



# RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

MAY 1, 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

Teleconference Location: 22930 St. Annes Court, Murrieta, CA 92562

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 **ADOPTION OF THE REVISED 2019 PLANNING COMMISSION CALENDAR** – Adding May 29, 2019 to be heard in Riverside at 9:00 a.m.**

**1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. TR31500** – Applicant: Trip Hord Associates – Third Supervisorial District – Homeland Area Zoning District – Harvest Valley/Winchester Area Plan: Community Development: Medium High Density Residential (CD-MDR) (2 – 5 dwelling units per acre) as reflected on the Land Use Plan for SP260A1 – Highway 79 Policy Area – Location: Southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road, and northerly of McLaughlin Road – 53.3 Gross Acres – Zoning: Specific Plan No. 260, Planning Area Nos. 32 & 33B – Approved Project Description: Schedule "A" subdivision of 53.3 acres into 206 residential lots with a minimum lot size of 4,000 sq. ft. and 12 open space lots totaling approximately acres 6.74 – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 31500, extending the expiration date to April 5, 2022. Project Planner: Travis Engelking at (951) 955-1417 or email at [TEngelki@rivco.org](mailto:TEngelki@rivco.org).**

**1.3 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22954 – RECEIVE and FILE** – Applicant: SBA Monarch Towers, LLC – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (R-RR) (5 acre min.) – Location: Easterly of Rancho Road, southerly of Aurora Road, and westerly of Long Canyon Road – 10.16 Acres – Zoning: Controlled Development Areas (W-2) – Approved Project Description: The Plot Plan is a proposal for the construction of an unmanned T-Mobile wireless telecommunication facility disguised as a 70' high broadleaf tree. The project will consist of 12 antennas mounted 65' high above grade level, six (6) equipment cabinets, and one (1) parabolic dish within a 600 sq. ft. net lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 22954, extending the expiration date to December 30, 2028. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).**

**1.4 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23096 – RECEIVE and FILE** – Applicant: SBA Monarch Towers, LLC – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Location: Northerly of Yucca Avenue, easterly of Hanson Avenue, southerly of Lakeview Avenue E, and westerly of Citrus Street – 6.15 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Approved Project Description: An**

unmanned disguised 75' high palm tree for T-Mobile within a 775 sq. ft. equipment enclosure – **REQUEST:** First Extension of Time Request for Plot Plan No. 23096, extending the expiration date to January 15, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

- 1.5 **FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23193 – RECEIVE and FILE** – Applicant: SBA Monarch Towers, LLC – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Low Density Residential (CD-LDR) (0.5 acre min.) – Location: Northerly of Orange Avenue, easterly of Murrieta Road, southerly of Water Avenue, and westerly of Center Street – 12.88 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: an unmanned T-Mobile wireless telecommunications facility. The project shall consist of a 50' high monopole disguised as a monopine with 12 antenna panels mounted onto three (3) sectors and located 47' high above grade level. Additionally the project shall include six (6) equipment cabinets and one (1) GPS antenna within a 7' high wrought iron fence enclosure on a 581 sq. ft. lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 23193, extending the expiration date to December 15, 2028. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request).  
**NONE**
- 3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.  
**NONE**
- 4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter.
- 4.1 **TENTATIVE TRACT MAP NO. 33978, REVISION NO. 1 – Intent to Consider Addendum No. 3 to Environmental Impact Report No. 319** – (CEQ190007) – Applicant: Rockne Construction, Inc. – Engineering/Representative: Engineering Solutions – Fifth Supervisorial District – Nuevo Area/Perris Reservoir Zoning District/Areas – Lakeview/Nuevo Area Plan – Community Center (CC) – Medium Density Residential (MDR) – Medium High Density Residential (MHDR) – Open Space – Conservation (OS-C) – Open Space Recreation (OS-R) – Rural Residential (RR) – Located: Northerly of Placentia Avenue, southerly of Walnut Street, easterly of Bradley Road, and westerly of Sherman Avenue – 51.5 Gross Acres – Zoning: Specific Plan (SP) – **REQUEST:** A revision to an approved Schedule “A” Tentative Tract Map subdivision of 51.5 gross acres into 139 single family residential lots. The revision proposes to include a dedication for a future parkway, and does not propose additional lots or a reduction in open space. Project Planner: Jason Killebrew at (951) 955-0314 or email at [jkillibr@rivco.org](mailto:jkillibr@rivco.org).
- 4.2 **CONDITIONAL USE PERMIT NO. 3599, REVISION NO. 1 – Intent to Consider Addendum No. 1 to a Mitigated Negative Declaration** – (EA41981) – Applicant: Fayez Sedrak – Engineer/Representative: Creative Design Associates, c/o Caleb Wong – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Light Industrial (CD-LI) (0.25 - 0.60 Floor Area Ratio) Community Center Overlay (CCO) Location: Northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of 215 freeway – 3.1 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** Conditional Use Permit No. 3599, Revision No.1 (CUP03599R01), is a request by the applicant, Creative Designs Associates, to modify the perimeter fencing design for the approved 3-story, 52,798 sq. ft., 103 room Fairfield Inn hotel. The revision proposes the installation of a wrought iron fence surrounding the hotel property in the same location of the previously approved solid block wall. Project Planner: Travis Engelking at (951) 955-1417 or email at [TEngelki@RIVCO.ORG](mailto:TEngelki@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

# 2019 PLANNING COMMISSION CALENDAR

Wednesdays at 9:00 a.m. on the dates and location noted below

**Riverside:** County Administration Center, Board Chambers 1st floor, 4080 Lemon Street

**Desert:** Location TBD

**No Meeting:** Dark

**Holidays:** Closed

January						
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Review the agenda prior to meeting date to confirm the time and location. The meeting dates, times, and locations are subject to change.



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

**Agenda Item No.:**

**1.2**

**Planning Commission Hearing: May 1, 2019**

**PROPOSED PROJECT**

**Case Number(s):** TR31500E01  
**Area Plan:** Harvest Valley/Winchester  
**Zoning Area/District:** Rancho California Area  
**Supervisory District:** Third District  
**Project Planner:** Travis Engelking  
**APN** 459-020-068, 459-020-070

**Applicant(s):**  
Trip Hord Associates

  
 Charissa Leach, P.E.  
 Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

The applicant of Tentative Map No.31500 (TR31500) has requested an extension of time to allow for the recordation of the final map. The Tentative Map is a Schedule "A" subdivision of 53.3 acres into 206 residential lots with minimum lot size of 4,000 square feet and twelve (12) open space lots. This project is located Southerly of Highway 74, westerly of Sultanas Road, easterly of Emperor Road, and northerly of McLaughlin Road.

**PROJECT RECOMMENDATION**

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31500**, extending the expiration date to April 5, 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. 31500 was approved at Planning Commission on January 20, 2016. It proceeded to the Board of Supervisors along with Specific Plan No. 260 and Change of Zone No. 7870 where both applications were approved on April 5, 2016.

The First Extension of Time was received February 6, 2019, ahead of the expiration date of April 5, 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 April 5, 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 April 5, 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.

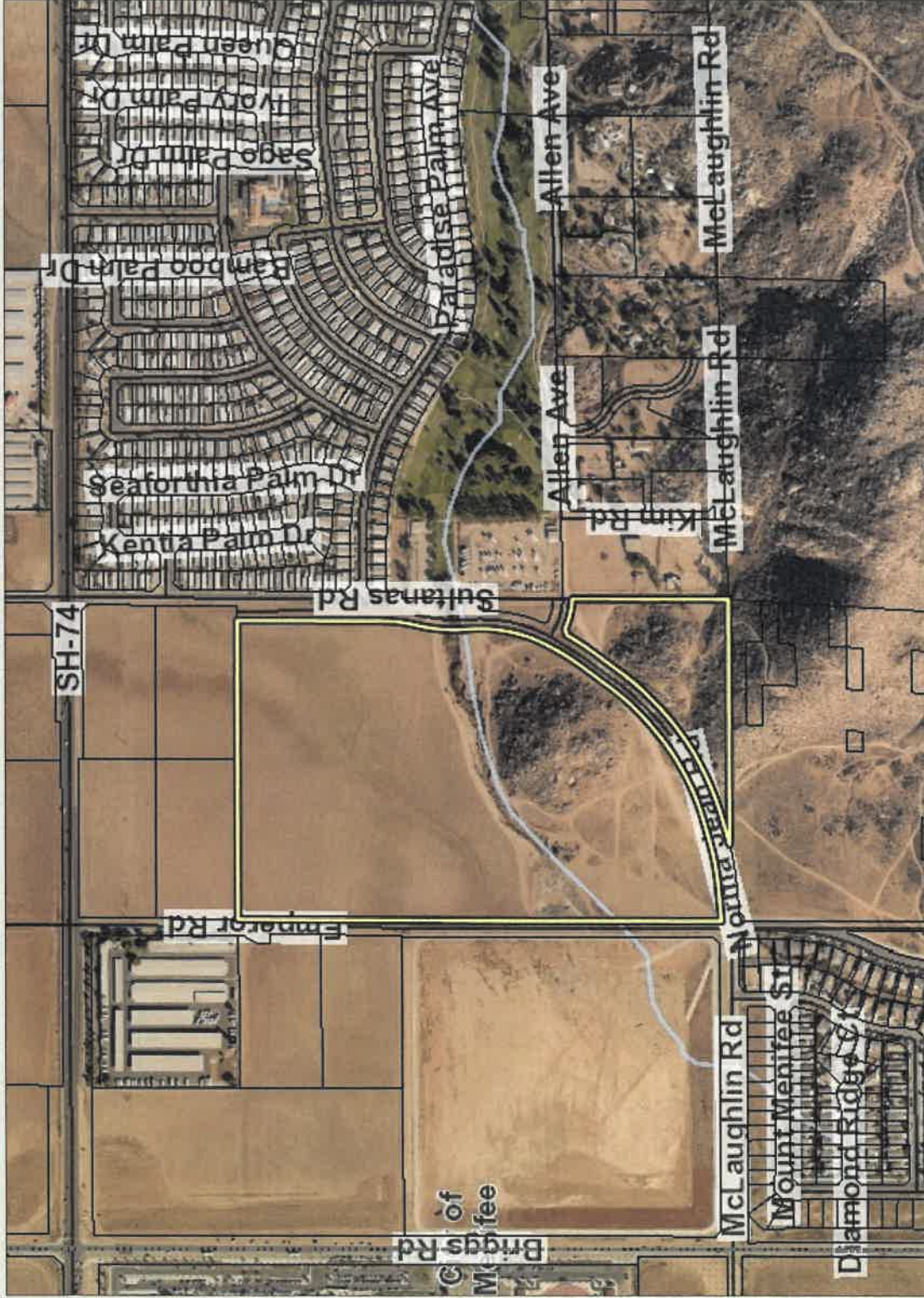
## **FINDINGS**

**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 TR31500 Vicinity Map



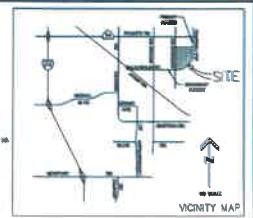
- Legend**
- Parcels
  - County Centerline Names
  - County Centerlines
  - Blueline Streams
  - ⋮ City Areas



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

**Notes**  
Map Area in Yellow

# TENTATIVE TRACT MAP 31500 AMENDED MAP NO. 3



**LOT AREA TABLE**

LOT NO.	AREA (SQ FT)	AREA (AC)
1	8,424	0.192
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**LOT AREA TABLE**

LOT NO.	AREA (SQ FT)	AREA (AC)
31	8,424	0.192
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**LOT AREA TABLE**

LOT NO.	AREA (SQ FT)	AREA (AC)
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**LOT AREA TABLE**

LOT NO.	AREA (SQ FT)	AREA (AC)
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120	8,424	0.192

**LEGAL DESCRIPTION**

THE S1/4 OF THE S1/4 OF SECTION 18, T19N, R11E, AND S1/4 OF SECTION 19, T19N, R11E, COUNTY OF RIVERSIDE, CALIFORNIA, MORE OR LESS AS SHOWN ON THE MAP, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, AS SHOWN ON THE MAP, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, AS SHOWN ON THE MAP, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, AS SHOWN ON THE MAP...

**ASSUMPTIONS**

1. ALL INFORMATION ON THIS MAP IS BASED ON THE RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AS SHOWN ON THE MAP, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, AS SHOWN ON THE MAP, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, AS SHOWN ON THE MAP...

**ENGINEER/CONTACT PERSON**

ACS CONSULTING, INC.  
1500 N. CALIFORNIA AVENUE  
SUITE 100  
CORONA, CALIFORNIA 92701  
TEL: 951-361-2323  
FAX: 951-361-2324  
WWW.ACSCONSULTING.COM

**OWNER**

STONEMASTER INVESTMENTS, LLC  
10000 CALIFORNIA AVENUE, SUITE 100  
CORONA, CALIFORNIA 92701  
TEL: 951-361-2323  
FAX: 951-361-2324  
WWW.ACSCONSULTING.COM

**APPROVED/DEVELOPER**

STONEMASTER INVESTMENTS, LLC  
10000 CALIFORNIA AVENUE, SUITE 100  
CORONA, CALIFORNIA 92701  
TEL: 951-361-2323  
FAX: 951-361-2324  
WWW.ACSCONSULTING.COM

**DATE OF MAP**

SECTION 18, T19N, R11E, COUNTY OF RIVERSIDE, CALIFORNIA, MORE OR LESS AS SHOWN ON THE MAP, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, AS SHOWN ON THE MAP, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, AS SHOWN ON THE MAP...

**LEGEND**

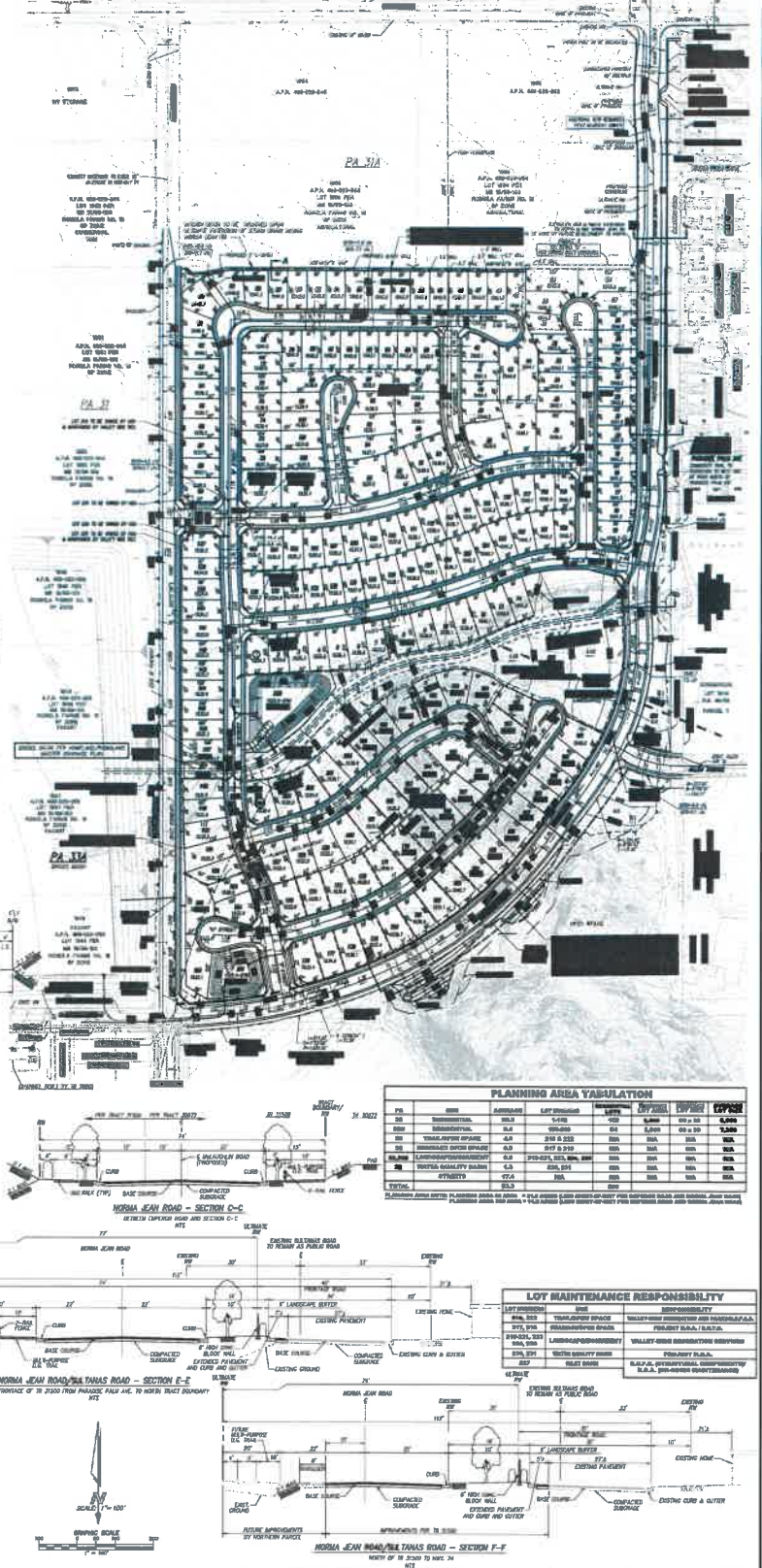
ROAD	PROPOSED	EXISTING
PAVEMENT	PROPOSED	EXISTING
CURB	PROPOSED	EXISTING
SIDEWALK	PROPOSED	EXISTING
BIKEWAY	PROPOSED	EXISTING
UTILITY	PROPOSED	EXISTING
LANDSCAPE	PROPOSED	EXISTING
TOPOGRAPHY	PROPOSED	EXISTING
BOUNDARY	PROPOSED	EXISTING
SETBACK	PROPOSED	EXISTING

**GENERAL NOTES**

1. THE INFORMATION ON THIS MAP IS BASED ON THE RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AS SHOWN ON THE MAP, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, AS SHOWN ON THE MAP, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, AS SHOWN ON THE MAP...
2. ALL INFORMATION ON THIS MAP IS BASED ON THE RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AS SHOWN ON THE MAP, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, AS SHOWN ON THE MAP, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, AS SHOWN ON THE MAP...
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**GENERAL NOTES (CONT'D)**

21. THE INFORMATION ON THIS MAP IS BASED ON THE RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AS SHOWN ON THE MAP, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, AS SHOWN ON THE MAP, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, AS SHOWN ON THE MAP...
22. ALL INFORMATION ON THIS MAP IS BASED ON THE RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AS SHOWN ON THE MAP, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, AS SHOWN ON THE MAP, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, AS SHOWN ON THE MAP...
23. THE INFORMATION ON THIS MAP IS BASED ON THE RECORDS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, AS SHOWN ON THE MAP, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, AS SHOWN ON THE MAP, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, AS SHOWN ON THE MAP...



**TYPICAL LOCAL STREET**

**TYPICAL ENTRY SECTION**

**TYPICAL LOCAL STREET**

**SECTION A-B**

**SECTION C-D**

**SECTION E-E**

**SECTION F-F**

**PLANNING AREA TABULATION**

NO.	AREA	APPROXIMATE	ESTIMATED	PERCENTAGE	PERCENTAGE	TOTAL
1	RESIDENTIAL	120	120	100	100	120
2	COMMERCIAL	80	80	100	100	80
3	INDUSTRIAL	50	50	100	100	50
4	RECREATION	30	30	100	100	30
5	UNDEVELOPED	10	10	100	100	10
6	WATERWAYS	5	5	100	100	5
7	ROADS	5	5	100	100	5
8	UTILITIES	5	5	100	100	5
9	OTHER	5	5	100	100	5
10	TOTAL	300	300	100	100	300

**LOT MAINTENANCE RESPONSIBILITY**

LOT NO.	AREA	RESPONSIBILITY
1	120	RESIDENT
2	80	RESIDENT
3	50	RESIDENT
4	30	RESIDENT
5	10	RESIDENT
6	5	RESIDENT
7	5	RESIDENT
8	5	RESIDENT
9	5	RESIDENT
10	5	RESIDENT
11	5	RESIDENT
12	5	RESIDENT
13	5	RESIDENT
14	5	RESIDENT
15	5	RESIDENT
16	5	RESIDENT
17	5	RESIDENT
18	5	RESIDENT
19	5	RESIDENT
20	5	RESIDENT
21	5	RESIDENT
22	5	RESIDENT
23	5	RESIDENT
24	5	RESIDENT
25	5	RESIDENT
26	5	RESIDENT
27	5	RESIDENT
28	5	RESIDENT
29	5	RESIDENT
30	5	RESIDENT

**COUNTY OF RIVERSIDE**  
**TENTATIVE TRACT**  
**MAP 31500**

SHEET 1 OF 1

**ACS CONSULTING, INC.**

1500 N. CALIFORNIA AVENUE  
SUITE 100  
CORONA, CALIFORNIA 92701  
TEL: 951-361-2323  
FAX: 951-361-2324  
WWW.ACSCONSULTING.COM



# Extension of Time Environmental Determination

Project Case Number: TR31500

Original E.A. Number: EA39357

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

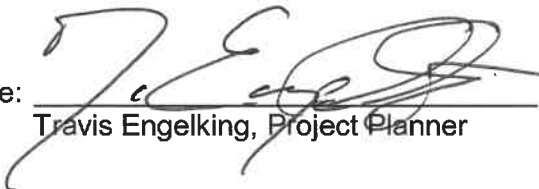
Original Approval Date: April 5<sup>th</sup>, 2018

Project Location: Northerly of Safflower Street, southerly of Koon Street, easterly of McColery Road, and westerly of Woodshire Drive.

Project Description: The Tentative Tract Map is a "Schedule A" subdivision of 20.3 acres into 71 residential lots and 14 open space lots.

On April 5<sup>th</sup>, 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, <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:  Date: 4-17-19  
 Travis Engelking, Project Planner For Charissa Leach, Assistant TLMA Director

## Engelking, Travis

---

**From:** Trip Hord <ambrosehord@gmail.com>  
**Sent:** Thursday, April 04, 2019 11:21 AM  
**To:** Engelking, Travis  
**Subject:** Fwd: Recommended Conditions for TR31500 1st EOT

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

----- Forwarded message -----

**From:** Trip Hord <[ambrosehord@gmail.com](mailto:ambrosehord@gmail.com)>  
**Date:** Wed, Feb 13, 2019 at 8:48 AM  
**Subject:** Re: Recommended Conditions for TR31500 1st EOT  
**To:** Villalobos, Gabriel <[GVillalo@rivco.org](mailto:GVillalo@rivco.org)>

Gabriel:

The Applicant / Owner of this Project have agreed to the COA modifications presented in your 02/11/19 email. Please proceed with the processing of the EOT for TR 31500.

Thanks very much,

TH

On Mon, Feb 11, 2019 at 4:42 PM Villalobos, Gabriel <[GVillalo@rivco.org](mailto:GVillalo@rivco.org)> wrote:

Attn: Trip Hord  
P.O. Box 1235  
Riverside, CA 92502

### **RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31500.**

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*



04/16/19, 5:03 pm

TR31500

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TR31500. 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 20160405  
RECOMMND SGONZALE 20110302  
DRAFT SGONZALE 20110302

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 20160405  
RECOMMND SGONZALE 20110302  
DRAFT SGONZALE 20110302

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 20160405  
RECOMMND SGONZALE 20110302  
DRAFT SGONZALE 20110302

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.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND SGONZALE 20110302  
DRAFT SGONZALE 20110302

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 5                      0010-BS-Grade-MAP - EROS CNTRL PROTECT (cont.)

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 20160405  
RECOMMND SGONZALE 20110302  
DRAFT SGONZALE 20110302

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 20160405  
RECOMMND SGONZALE 20110302  
DRAFT SGONZALE 20110302

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 20160405  
RECOMMND SGONZALE 20110302  
DRAFT SGONZALE 20110302

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

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

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND SGONZALE 20110302  
DRAFT SGONZALE 20110302

BS-Grade. 9                      0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 9                      0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE (cont.)  
Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND SGONZALE 20110302  
DRAFT SGONZALE 20110302

BS-Grade. 10                      0010-BS-Grade-MAP - NPDES INSPECTIONS

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A

**ADVISORY NOTIFICATION DOCUMENT**

BS-Grade

BS-Grade. 10                                      0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)

Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

Comments: INEFFECT JAIESPIN 20160405  
 RECOMMND SGONZALE 20110302  
 DRAFT SGONZALE 20110302

BS-Grade. 11                                      0010-BS-Grade-MAP - OBEY ALL GDG REGS

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

Comments: INEFFECT JAIESPIN 20160405  
 RECOMMND SGONZALE 20110302  
 DRAFT SGONZALE 20110302

BS-Grade. 12                                      0010-BS-Grade-MAP - RETAINING WALLS

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

Comments: INEFFECT JAIESPIN 20160405  
 RECOMMND SGONZALE 20110302  
 DRAFT SGONZALE 20110302

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.



## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 13                      0010-BS-Grade-MAP - SLOPE SETBACKS (cont.)

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND SGONZALE 20110302  
DRAFT SGONZALE 20110302

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 20160405  
RECOMMND SGONZALE 20110302  
DRAFT SGONZALE 20110302

BS-Grade. 15                      0010-BS-Grade-SP-ALL CLEARNC'S REQ'D B-4 PMT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

Comments: INEFFECT RBRADY 20080710

BS-Grade. 16                      0010-BS-Grade-SP-GSP-1 ORD. NOT SUPERSEDED

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

Comments: INEFFECT RBRADY 20080710

BS-Grade. 17                      0010-BS-Grade-SP-GSP-2 GEO/SOIL TO BE OBEYED

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

Comments: INEFFECT RBRADY 20080710

**ADVISORY NOTIFICATION DOCUMENT**

## E Health

E Health. 1                      0010-E Health-EMWD WATER AND SEWER SERVICE

Tract Map#31500 is proposing Eastern Municipal Water District (EMWD) potable water and sanitary sewer service. 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 septic systems and/or wells must be properly removed or abandoned under permit with the Department of Environmental Health (DEH). For further information, please contact DEH at (951) 955-8980.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND MMISTICA 20110228

E Health. 2                      0010-E Health-RETENTION BASINS - NO VECTORS

All retention basins must be constructed and managed in a manner that prevents vector breeding as well as vector nuisances.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND MMISTICA 20110228

E Health. 3                      0010-E Health-USE - NOISE STUDY

Noise Consultant:RK Engineering Group, Inc  
4000 Westerly Place, Suite 280  
Newpoert Beach, CA 92660

Noise Study:Menifee Substantial Conformance #1 (TR31500)  
Noise Impact Study Update Letter, County of  
Riverside March 16, 2015

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR31500 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated July 20, 2015 c/o Steve Uhlman(RivCo Industrial Hygienist).

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

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND KAKIM 20150720

## Fire

### ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 0010-Fire-MAP-#16-HYDRANT/SPACING (cont.)

Fire. 1 0010-Fire-MAP-#16-HYDRANT/SPACING

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND DWAGNER 20140102  
DRAFT DWAGNER 20140102  
RECOMMND DWAGNER 20080527

Fire. 2 0010-Fire-MAP-#50-BLUE DOT REFLECTORS

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

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND DWAGNER 20080527

Fire. 3 0010-Fire-SP-#56-IMPACT MITIGATION

The project proponents shall participate in the fire protection impact mitigation program as adopted by the Riverside County Board of Supervisors.

Comments: INEFFECT RBRADY 20080710

Fire. 4 0010-Fire-SP-#71-ADVERSE IMPACTS

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate

**ADVISORY NOTIFICATION DOCUMENT**

Fire

Fire. 4 0010-Fire-SP-#71-ADVERSE IMPACTS (cont.)  
developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

Comments: INEFFECT RBRADY 20080710

Fire. 5 0010-Fire-SP-#85-FINAL FIRE REQUIRE

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

Comments: INEFFECT RBRADY 20080710

Fire. 6 0010-Fire-SP-#86-WATER MAINS

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

Comments: INEFFECT RBRADY 20080710

Fire. 7 0010-Fire-SP-#87-OFF-SET FUNDING

The fiscal analysis for this project should identify a funding source to off-set the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$100.00 per dwelling unit and 16c per square foot for retail, commercial and industrial.

Comments: INEFFECT RBRADY 20080710

Fire. 8 0010-Fire-SP-#95-HAZ FIRE AREA

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

Comments: INEFFECT RBRADY 20080710

Fire. 9 0010-Fire-SP-#96-ROOFING MATERIAL

## ADVISORY NOTIFICATION DOCUMENT

### Fire

Fire. 9 0010-Fire-SP-#96-ROOFING MATERIAL (cont.)

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

Comments: INEFFECT RBRADY 20080710

Fire. 10 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 RBRADY 20080710

Fire. 11 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 \_ 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 RBRADY 20080710

### 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.

## ADVISORY NOTIFICATION DOCUMENT

### Flood

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

Comments: INEFFECT JAIESPIN 20160405  
 RECOMMND ERUSSELL 20150604  
 DRAFT ERUSSELL 20150220

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: INEFFECT JAIESPIN 20160405  
 RECOMMND ERUSSELL 20150604  
 DRAFT ERUSSELL 20150220

Flood. 3    0010-Flood-MAP CONSTRUCT MDP LINE 4

Tract 31500 shall construct Homeland MDP Line 4. This facility shall be designed and constructed to collect storm runoff from the existing golf course at the east side of Emperor Road and convey these flows into the Briggs Road Basin. All easements and/or right of way necessary for the District to operate and maintain this facility, including access to the inlet, shall be dedicated or acquired by the developer to the satisfaction of the District. An encroachment permit will be required if the construction of the Briggs Road Basin is complete and it is a District maintained facility.

Comments: INEFFECT JAIESPIN 20160405  
 RECOMMND ERUSSELL 20150604

Flood. 4    0010-Flood-MAP COORDINATE DRAINAGE DESIGN

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

Comments: INEFFECT JAIESPIN 20160405  
 RECOMMND ERUSSELL 20150604  
 DRAFT ERUSSELL 20150220

## ADVISORY NOTIFICATION DOCUMENT

Flood

- Flood. 5                                    0010-Flood-MAP FEMA PANEL NO 06065C-2060G (cont.)
- Flood. 5                                    0010-Flood-MAP FEMA PANEL NO 06065C-2060G

Portions of Tract 31500 is within the 100 year Zone A flood plain limits as delineated on Panel No. 060245-2060G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND ERUSSELL 20151124

- Flood. 6                                    0010-Flood-MAP FLOOD HAZARD REPORT

Tract 31500, Amended No. 9, is a proposal to subdivide an approximately 53.3-acre site for single family residential lots along with a park and water quality basins. The site is located in the Homeland area between Sultanas Road and Emperor Road south of State Highway 74.

This project is dependent on the construction of major flood control facilities to provide this development protection from storm runoff tributary to the site but more importantly, to provide this site an adequate downstream outlet where flows from the site can be discharged. This downstream component will be accomplished with the construction of Romoland Master Drainage Plan (MDP) Line A and the Homeland MDP Briggs Road Basin.

Construction started in April 2015 on a District administered public works contract for several drainage facilities which are part of the Romoland MDP and the Homeland MDP. This public works contract document is titled "Romoland MDP Line A, Stages 4, 5 and 6, Homeland MDP Line 1, Briggs Basin, Romoland MDP Line A-2, Romoland MDP Line A-3 (Project No. 4-0-00310)". Starting at the downstream end of this construction project, Romoland MDP Line A, Stages 4, 5 and 6 runs from the east side of Interstate 215 easterly approximately 3-miles toward Briggs Road. This facility connects to the outlet of the Briggs Road Basin, a major detention basin located between Briggs Road and Tract 31500. This public works contract also includes Homeland MDP Line 1, an underground drainage facility that collects storm runoff along Highway 74 then turns south in Briggs Road and discharges these storm flows into the Briggs Road Basin. Unless otherwise approved by the District, no occupancy shall be permitted within any portion of Tract 31500 until the downstream drainage

## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 6 0010-Flood-MAP FLOOD HAZARD REPORT (cont.)  
facilities (Briggs Road Basin and Romoland Line A) are substantially complete.

Tract 31500 will be required to construct Homeland MDP Line 4 where it will collect flows from the existing golf course on the east side of Emperor Road and convey these flows into the Briggs Road Basin. This will be a District maintained facility and shall be designed and constructed to District standards. Access for the maintenance of the inlet that is acceptable to the District shall be provided and shall be located within an easement and/or right of way obtained by the developer. This facility shall collect and convey the 100-year tributary flow rate. These flows shall be discharged into Briggs Road Basin. While the District is aware of this development and the construction of Line 4, the public works construction drawings for Briggs Road Basin do not include any provisions for Line 4. If Briggs Road Basin is constructed prior to the construction of Line 4, an encroachment permit for the construction of the outlet for Line 4 into the Briggs Road Basin will be required. If the construction of the Briggs Road Basin is not complete, the developer shall contact the District's Design and Construction Division so the design and construction of the two facilities can be coordinated.

A large drainage area is tributary to the northeast corner of the project site. The construction of Homeland MDP Line 1 should reduce, but not eliminate, some of the storm runoff tributary to this point. The existing 100-year flow rate at this point is estimated to be 650 cfs. The applicant/engineer has proposed to construct an interim basin/inlet. The footprint for this interim basin/inlet, located at the northerly end of the "C" Street cul-de-sac, covers Lots 26 through 31. Runoff would be collected into the interim basin/inlet and then exit through a reinforced concrete box (RCB), primarily located within Norma Jean Road, and conveyed southerly approximately 850-feet where flows would confluence with Line 4. This RCB, including the inlet, would also be a District maintained facility but the responsibility for the maintenance of the interim basin would be the Home Owners Association (HOA). With District and County Planning approval, once the upstream facilities and/or other developments are constructed and the necessity for this interim basin/inlet is completely eliminated, this area that includes Lots 26 through 31 may be developed.



## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 6 0010-Flood-MAP FLOOD HAZARD REPORT (cont.)

A preliminary project specific Water Quality Management Plan (WQMP) was submitted and reviewed by the Transportation Department's consultant (CValdo) and determined that the document met the minimum criteria requirements for a preliminary WQMP. The primary bmps for water quality mitigation are 2 basins. These basins shall also comply with the Hydrological Conditions of Concern (HCOC) requirements. Since the onsite drainage/bmps connect directly to District maintained facilities, the District will assume responsibility for the review and approval of the project's drainage and the final WQMP when final engineered construction drawings and plans are submitted for plan check. The final WQMP must comply with the latest MS4 permit issued by the Water Quality Control Board.

The project is located within the boundaries of the Line A sub-watershed of the Homeland/Romoland Area Drainage Plan (ADP) for which fees have been established by the Board of Supervisors.

ADDED 11/24/2015: It shall also be noted that a portion of this project site is located within the 100-year Zone A flood plain limits as delineated on Panel No. 06065C-2060G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The applicant/engineer shall comply with FEMA regulations and if necessary, submit appropriate documentation for a Conditional Letter of Map Revision (CLOMR) and a Letter of Map Revision (LOMR) which modifies the Zone A designation for this development.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND ERUSSELL 20151124  
DRAFT ERUSSELL 20151124  
RECOMMND ERUSSELL 20150604 C000782989

Flood. 7 0010-Flood-MAP INTERCEPTOR DRAIN CRITERIA

The criteria for maintenance access of terrace/interceptor is as follows:  
flows between 1-5 cfs shall have a 5-foot wide access road,  
flows between 6-10 cfs shall be a minimum 6-foot rectangular channel.  
Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 7 0010-Flood-MAP INTERCEPTOR DRAIN CRITERIA (cont.)

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND ERUSSELL 20150604  
DRAFT ERUSSELL 20150220

Flood. 8 0010-Flood-MAP LOTS 26-31

No residential housing units shall be allowed on these lots without prior approval of the District and County Planning.

These lots serve as an interim basin with an inlet. Offsite storm runoff is collected within this basin. Until such time as upstream drainage facilities or other development(s) completely eliminates the need for this interim basin, these lots shall not be allowed to develop.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND ERUSSELL 20150604

Flood. 9 0010-Flood-MAP MAJOR FACILITIES

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

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND ERUSSELL 20150604  
DRAFT ERUSSELL 20150220

Flood. 10 0010-Flood-MAP MAJOR FACILITIES - ADP

Prior to initiation of the final construction drawings for those facilities required to be built as part of the Homeland/Romoland Area Drainage Plan, the developer shall contact the Riverside County Flood Control and Water Conservation District to ascertain the terms and conditions of design, construction, inspection, transfer of rights of way, project credit in lieu of charges and reimbursement schedules which may apply. The developer shall note that if the estimated cost for required Area Drainage Plan facilities exceeds the required mitigation charges and the developer wishes to receive credit for reimbursement in excess of his charges, the facilities will be constructed as a public works contract. Scheduling for construction of these facilities will be at the discretion of the District.

## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 10    0010-Flood-MAP MAJOR FACILITIES - ADP (cont.)

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND ERUSSELL 20150604  
DRAFT ERUSSELL 20150220

Flood. 11    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 JAIESPIN 20160405  
RECOMMND ERUSSELL 20150604  
DRAFT ERUSSELL 20150220

Flood. 12    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 JAIESPIN 20160405  
RECOMMND ERUSSELL 20150604  
DRAFT ERUSSELL 20150220

Flood. 13    0010-Flood-MAP SUBMIT FINAL WQMP =PRELIM

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:

## **ADVISORY NOTIFICATION DOCUMENT**

### Flood

Flood. 13                              0010-Flood-MAP SUBMIT FINAL WQMP =PRELIM (cont.)  
[www.rcflood.org](http://www.rcflood.org) under Programs and Services, Stormwater Quality.

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

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

Comments: INEFFECT JAIESPIN 20160405  
 RECOMMND ERUSSELL 20150604  
 DRAFT ERUSSELL 20150220

Flood. 14                              0010-Flood-MAP WATERS OF THE US (NO FEMA)

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments pertaining thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public

## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 14                                      0010-Flood-MAP WATERS OF THE US (NO FEMA) (cont.)  
health and safety.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND ERUSSELL 20150604  
DRAFT ERUSSELL 20150220

Flood. 15                                      0010-Flood-MAP WQMP ESTABL MAINT ENTITY

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, 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 20160405  
RECOMMND ERUSSELL 20150604  
DRAFT ERUSSELL 20150220

Flood. 16                                      0010-Flood-SP FLOOD HAZARD REPORT

This is a proposal to develop 1604.6 acres for residential, commercial, industrial and open space use in the Romoland area. The site is located along Highway 74.

The southern portion of the site is located within the 100 year Zone A floodplain limits for Ethanac Wash as delineated on Panel No. 060245 2085C of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The site is also subject to tributary offsite runoff from the east and north of Highway 74.

The development of this site is contingent upon the construction of major Romoland Master Drainage Plan (MDP) facilities including Line A to the San Jacinto River, Homeland Line 1 and the Briggs Road Basin. A Community Facilities District (CFD) is in the process of being formed to construct these major drainage facilities. If the CFD

## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 16 0010-Flood-SP FLOOD HAZARD REPORT (cont.)

doesn't form, individual projects will be required to construct the portions of the MDP system required to provide flood protection and an adequate outlet for runoff emanating from the development area.

The project area will be still subject to offsite from the east and north of Highway 74 even after the construction of the backbone MDP facilities. Any facilities, interim or permanent, would require a public entity to maintain them. The District is not willing to accept maintenance of roadside ditches

As this development will be required to construct Line A to the San Jacinto River, mitigation for increased runoff will not be required for portions of the project tributary to Line A. A small portion of the site is tributary to Romoland MDP Line B. If any development precedes the construction of Line B, mitigation for increased runoff will be required for that development.

It should be noted that the District will not allow the issuance of grading permits nor allow recordation of any final map until the plans for Line 1 (including inlets that will be publicly maintained), Line A, and Briggs Road detention basin have been approved, bonds have been posted, and the offsite right-of-way acquired. Alternatively, if a Community Facilities District (CFD) is formed to construct the facilities listed above, then map recordation and grading permits will be allowed when the construction contracts for those facilities are awarded. Occupancy will not be granted for any unit until all necessary upstream and downstream facilities are functional.

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies.

To comply with the WQMP a "Project Specific" WQMP will be required. This report is intended to a) identify potential

# ADVISORY NOTIFICATION DOCUMENT

## Flood

Flood. 16                                 0010-Flood-SP FLOOD HAZARD REPORT (cont.)  
 post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report would mimic the format/template of the final report but could be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary Project Specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The site is located within the bounds of the Homeland/Romoland Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. It is likely that the obligation under the CFD would replace the ADP fee requirement.

Comments: INEFFECT RBRADY 20080710

Flood. 17                                 0010-Flood-XXM BMP MAINTENANCE & INSPECT

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.

## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 17                                    0010-Flood-XXM BMP MAINTENANCE & INSPECT (cont.)

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND ERUSSELL 20150604  
DRAFT ERUSSELL 20150220

### General

General. 1                                    0100-Planning-SP - PA 10 Park Construction

PRIOR TO THE ISSUANCE OF THE 1,200th building permit within the SPECIFIC PLAN, the park designated as Planning Area 10 shall be constructed and fully operable.

Comments: NOTAPPLY MSTRAIT3 20150219  
INEFFECT RBRADY 20080710

General. 2                                    0100-Planning-SP - PA 10 Park Plans

PRIOR TO THE ISSUANCE OF THE 1,000th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 10. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 10 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

Comments: NOTAPPLY MSTRAIT3 20150219  
INEFFECT RBRADY 20080710

General. 3                                    0100-Planning-SP - PA 20 Park Construction

PRIOR TO THE ISSUANCE OF THE 1,435th building permit within the SPECIFIC PLAN, the park designated as Planning Area 20 shall be constructed and fully operable.

PA 20 is currently owned by EDA and park construction will be coordinated through EDA.



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### General

General. 3   0100-Planning-SP - PA 20 Park Construction (cont.)

Comments: NOTAPPLY MSTRAIT3 20150219  
INEFFECT RBRADY 20080710

General. 4   0100-Planning-SP - PA 20 Park Plans

PRIOR TO THE ISSUANCE OF THE 1,260th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 20. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 20 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

PA 20 is currently owned by EDA and EDA will be the lead agency on preparing the plans.

Comments: NOTAPPLY MSTRAIT3 20150219  
INEFFECT RBRADY 20080710

General. 5   0100-Regional Parks and Open Space-MAP - TRAIL  
CONSTRUCTION

Prior to the issuance of the 107th building permit, the applicant shall construct the trail as identified on the trails plan.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND SROMAN 20071211  
DRAFT SROMAN 20071211

### Planning

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

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

**ADVISORY NOTIFICATION DOCUMENT**

Planning

Planning. 1                                    0010-Planning-GEN - IF HUMAN REMAINS FOUND (cont.)

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 JAIESPIN 20160405  
RECOMMND LMOURIQU 20110208  
DRAFT LMOURIQU 20110208

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

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 it 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 archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative),

## ADVISORY NOTIFICATION DOCUMENT

### Planning

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

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 JAIESPIN 20160405  
RECOMMND LMOURIQU 20110208  
DRAFT LMOURIQU 20110208

Planning. 3                                      0010-Planning-MAP - CFD FORMATION

The applicant shall be required to pay school impact mitigation fees or fund school site acquisition and/or facility construction with proceeds from the Mello-Roos Community Facilities District. Community Facilities District (CFD) 91-1 has been formed which covers the entire Romoland School District. The CFD Report specifies the amounts of school fees to be paid, provides methods of tax apportionment and establishes the maximum amount of bonds to be sold. The project applicants has agreed to comply with the terms of the Resolution of Formation of the CFD.

This implements Condition of Approval 30.Planning.36.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND MSTRAIT3 20150218

Planning. 4                                      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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 4                                      0010-Planning-MAP - FEES FOR REVIEW (cont.)  
intended to comply with.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND MSTRAIT3 20150218  
DRAFT DATAYLOR 20040924

Planning. 5                                      0010-Planning-MAP - GEO01833

County Geologic Report (GEO) No. 1833, submitted for this project (TR31500), was prepared by Leighton and Associates, Inc. and is entitled: "Preliminary Geotechnical Investigation, Proposed 54.1-Acre Residential Development, Tentative Tract Map No. 31500, Adjacent to the Northeast Corner of McLaughlin Road and Emperor Road, Riverside County, California", dated July 30, 2004. In addition, Leighton and Associates, Inc., prepared and submitted the following report for this project:

"Response to County Review Comments No. 3, Tentative Tract Map No. 31500, County Geologic Report No. 1299, Sun City Area, County of Riverside, California", dated February 9, 2005.

"Updated Preliminary Geotechnical Investigation, Proposed 54.1-Acre Residential Development, Tentative Tract Map No. 31500, Adjacent to the Northeast Corner of McLaughlin Road and Emperor Road, Homeland, Riverside County, California", dated June 18, 2007.

"Response to County Review Comments No. 3, Tentative Tract Map No. 31500, County Geologic Report No. 1833, Adjacent to the Northeast Corner of McLaughlin Road and Emperor Road, County of Riverside, California", dated February 8, 2008.

These documents are herein incorporated as a part of GEO No. 1833. It should also be noted that GEO No. 1833 supersedes GEO No. 1299 for this project (TR31500).

GEO No 1833 concluded:

- 1.No evidence of faulting was observed on-site or in the immediate vicinity of the site.
- 2.The potential for surface fault rupture at the site is very low.
- 3.The currently proposed 50-foot cut slopes will be globally and surficially stable.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 5

0010-Planning-MAP - GEO01833 (cont.)

4. There is a potential for liquefaction at this site (based on loose alluvial deposits).

5. Due to the presence of boulders and elevated rock out-croppings on this site, there may be a potential for seismically induced rock fall (delineated on Plate 1 - Addendum Geotechnical Map, 2/08/08).

6. The site has a potential for hydrocollapse of upper alluvial and colluvial soils.

7. A significant portion of the proposed cuts will consist of marginally rippable to non rippable rock. Reduced production rates should be anticipated in areas of marginally rippable rock or extensive boulders. Localized blasting may be required.

8. Oversized rock (greater than 12 inches) is anticipated on this project.

GEO No. 1833 recommended:

1. The cut slopes should be observed during grading to evaluate the actual conditions at the exposed slope faces.

2. The near-surface loose alluvial deposits (soils susceptible to liquefaction) within the proposed development area will be removed and recompacted during planned remedial grading.

3. Further geotechnical evaluation of the potential rock fall hazard be conducted during review of rough grading plans. Mitigation measures include removal and/or stabilization of individual potentially unstable boulders during grading of the site, alternatively rock fences or catchment areas may be incorporated into the final design of the impacted area.

4. Near-surface collapsible soils should be overexcavated and recompacted.

5. The project design should be revised to reduce the cut depths in areas where the investigation has indicated that nonrippable rock will be encountered.

**ADVISORY NOTIFICATION DOCUMENT**

Planning

Planning. 5 0010-Planning-MAP - GEO01833 (cont.)

6.All rock greater than 12 inches in size should be placed at least 10 feet below finish grade. If available disposal areas cannot accommodate all oversized rock generated during grading, then alternative methods may be required (crushing for base, rip-rap, crushed to less than 12 inches for fill, etc.).

GEO No. 1833 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 1833 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared relative to the liquefaction potential, hydrocollapse potential, rockfall potential and oversized rock at this site as described elsewhere in this conditions set.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND DLJONES 20080229

Planning. 6 0010-Planning-MAP - LANDSCAPE MAINTENANCE

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

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND MSTRAIT3 20150218  
DRAFT DATAYLOR 20040924

Planning. 7 0010-Planning-MAP - MAP ACT COMPLIANCE

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule A, unless modified by the conditions listed herein.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND MSTRAIT3 20150218  
DRAFT DATAYLOR 20040924

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 8    0010-Planning-MAP - MM 1.1 (cont.)

Planning. 8    0010-Planning-MAP - MM 1.1

The proposed structures and foundations shall be designed to resist seismic forces in accordance with the seismic design criteria contained in the California Building Standards Code.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND JAIESPIN 20151229

Planning. 9    0010-Planning-MAP - MM 1.2

The proposed Project shall demonstrate compliance with the Project's geotechnical investigation, dated June 18, 2007, on all plans prior to the issuance of grading and/or building permits.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND JAIESPIN 20151229

Planning. 10    0010-Planning-MAP - MM 13.1

Passive solar heating techniques will be encouraged whenever possible within the project. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof over hangs are adequate, making sure that walls are properly insulated and installing simple heat storage systems.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND JAIESPIN 20151229

Planning. 11    0010-Planning-MAP - MM 13.2

Building energy conservation will largely be achieved for residential, commercial, business park and industrial units by compliance with Title 24 of the California Administrative Code.

Title 24, California Administrative Code Section 2-5307(b) is the California Energy Conservation Standard for New Buildings which prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards. Title 24, California Administrative Code Sections 2-5452(i) and (j) address pipe installation requirements which can reduce water used before hot water reaches equipment or fixtures. Title 20, California Administrative Code Sections 1604(0 and 1601(b)

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 11                                      0010-Planning-MAP - MM 13.2 (cont.)  
 are Appliance Efficiency Standards that set the maximum  
 flow rates of all plumbing fixtures and prohibit the sale  
 of non-conforming fixtures.

Comments: INEFFECT JAIESPIN 20160405  
 RECOMMND JAIESPIN 20151229

Planning. 12                                      0010-Planning-MAP - MM 17.1

The payment of fees to EMWD will prevent any negative  
 financial impacts to the District. EMWD will collect a  
 maximum of \$3,500 per unit from developers in the area for  
 construction of the Romoland Treatment Plant Expansion.  
 All lines will be designed per EMWD requirements.

Comments: INEFFECT JAIESPIN 20160405  
 RECOMMND JAIESPIN 20151229

Planning. 13                                      0010-Planning-MAP - MM 17.4

Sections 2-5452(i) and (j) address pipe insulation  
 requirements which can reduce water used before hot water  
 reaches equipment or fixtures. Title 20, California  
 Administrative Code Sections 1604(f) and 1601(b) are  
 Appliance Efficiency Standards that set the maximum flow  
 rates of all plumbing fixtures and prohibit the sale of  
 non-conforming fixtures.

Comments: INEFFECT JAIESPIN 20160405  
 RECOMMND JAIESPIN 20151229

Planning. 13                                      0010-Planning-MAP - MM 17.4

The infrastructural system will be installed to the  
 requirements of the County's Engineering Department. In  
 addition, the following State laws require water efficient  
 plumbing fixtures in structures to minimize water use:

- oHealth and Safety Code Section 17921.3 requires low-flush  
 toilets and urinals in virtually all buildings.
- oTitle 20, California Administrative Code Section 1601(b)  
 (Appliance Efficiency Standards) prohibits the sale of  
 fixtures that do not comply with regulations.
- oTitle 20, California Administrative Code Section 1604(f)  
 (Appliance Efficiency Standards) establishes efficiency  
 standards that set the maximum flow rate of all new  
 showerheads, lavatory faucets, etc.
- oTitle 24, California Administrative Code Section 2-5307(b)  
 (California Energy Conservation Standards for New



## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 13**                                      0010-Planning-MAP - MM 17.4 (cont.)

Buildings) prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards.

oTitle 24, California Administrative Code Sections 2-5452(i) and (j) address pipe insulation requirements, which can reduce water used before hot water reaches equipment or fixtures.

oHealth and Safety Code Section 4047 prohibits installation of residential water softening or conditioning appliances unless certain conditions are satisfied.

oGovernment Code Section 7800 specifies that lavatories in all public facilities be equipped with self-closing faucets that limit flow of hot water.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND JAIESPIN 20151229

**Planning. 14**                                      0010-Planning-MAP - MM 17.5

Additionally, water and sewer demands shall be further mitigated through implementation of Water and Sewer Plan Development Standards. (See Specific Plan Section III.A.4.b)

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND JAIESPIN 20151229

**Planning. 15**                                      0010-Planning-MAP - MM 2.1

Positive drainage of the site shall be provided, and water shall not be allowed to pond behind or flow over any cut and fill slopes. Where water is collected in a common area and discharged, protection of the native soils shall be provided by planting erosion resistant vegetation, as the native soils are susceptible to erosion by running water.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND JAIESPIN 20151229

**Planning. 16**                                      0010-Planning-MAP - MM 2.4

Final determination of the foundation characteristics of soils within on-site development areas shall be performed by a geotechnical engineer.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND JAIESPIN 20151229

**Planning. 17**                                      0010-Planning-MAP - MM 22.1

**ADVISORY NOTIFICATION DOCUMENT**

## Planning

Planning. 17 0010-Planning-MAP - MM 22.1 (cont.)

Development plans will be provided to Southern California Edison, the Southern California Gas Company and General Telephone Company as they become available in order to facilitate engineering, design and construction of improvements necessary to provide services to the project site.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND JAIESPIN 20151229

Planning. 18 0010-Planning-MAP - MM 22.2

The applicant will comply with guidelines provided by the Southern California Gas Company in regard to easement restriction, construction guidelines, protection of pipeline easement and potential amendments to right-of-way in the areas of any existing Gas Company easements.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND JAIESPIN 20151229

Planning. 19 0010-Planning-MAP - MM 22.3

Building energy conservation will be largely achieved by compliance with Title 24 of the Energy Conservation Code. Title 24, California Administrative Code Section 2-5307(b) is the California Energy Conservation Standard for New Buildings which prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND JAIESPIN 20151229

Planning. 20 0010-Planning-MAP - MM 23.3

The project applicant shall work with the County Waste Management District and participate in efforts to achieve the mandated goals of the Integrated Waste Management Act. Additionally, the proposed permitted refuse hauler for the project site shall be advised of the efforts the developer will be pursuing relating to recycling and waste reduction (i.e. curbside recycling, buy back centers, etc.) in accordance with County Resolution No. 90-402.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND JAIESPIN 20151229

**ADVISORY NOTIFICATION DOCUMENT**

Planning

Planning. 21                                0010-Planning-MAP - MM 23.4 (cont.)

Planning. 21                                0010-Planning-MAP - MM 23.4

The developer will consider the feasibility of installing trash compactors as a standard feature in new homes, as well as establishing collection points for recycling of solid waste. In addition, industrial and commercial businesses will be encouraged to utilize trash compactors.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND JAIESPIN 20151229

Planning. 22                                0010-Planning-MAP - MM 26.2

Other potentially lighted areas (i.e. entry monumentation, commercial, business, and industrial signage) shall orient and shield light to prevent direct upward illumination.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND JAIESPIN 20151229

Planning. 23                                0010-Planning-MAP - MM 5.1

Construction adjacent to existing residential development shall be limited to the hours of 7 a.m. to 7 p.m., Monday through Friday. Construction should not be allowed on weekends or federal holidays.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND JAIESPIN 20151229

Planning. 24                                0010-Planning-MAP - MM 5.8

In conjunction with development of the blasting plan required as a component of a blasting permit application from the Riverside County Sheriff's Department, a noise and vibration minimization plan shall be prepared. The plan shall include provisions for the control of potential noise and vibration impacts associated with blasting activities. Such provisions shall be based on the Blasting Guidance Manual issued in March 1987 by the U.S. Department of the Interior, Office of Surface Mining, Reclamation, and Enforcement.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND JAIESPIN 20151229

Planning. 25                                0010-Planning-MAP - MM 5.9

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 25 0010-Planning-MAP - MM 5.9 (cont.)

During rock crushing activities and as required pursuant to Ordinance No. 847, the rock crusher shall be sited in the location depicted on Figure 11 of Environmental Assessment No. 39357.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND JAIESPIN 20151229

Planning. 26 0010-Planning-MAP - MM 6.1

The quantity of particulate matter and other pollutants emitted during the grading and construction phase of the proposed project may be reduced through watering graded surfaces and planting ground cover as dust palliatives, in accordance with SCAQMD Rule 403. Though not required by SCAQMD Rule 403, the following additional mitigations are recommended to minimize construction activity emissions: Water site and equipment morning and evening; spread soil binders on site, unpaved roads and parking areas; operate street-sweepers on paved roads adjacent to site; reestablish ground cover on construction site through seeding and watering; pave construction access roads, clean up the access roads and public roadways of soil, if necessary; and implement rapid cleaning up of debris from streets after major storm events. The following mitigations are recommended to reduce construction equipment emissions: wash off trucks leaving site; require trucks to maintain two feet of freeboard, i.e., the distance between the top of the load and the top of the truck bed sides; properly tune and maintain construction equipment, and use low sulfur fuel for construction equipment.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND JAIESPIN 20151229

Planning. 27 0010-Planning-MAP - MM 6.2

In response to the County of Riverside General Plan, a Class II Bikeway shall be provided along Highway 74 through the project site.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND JAIESPIN 20151229

Planning. 28 0010-Planning-MAP - MM 6.4

Figure V-19, Bus Turnout and Stop Locations, shows recommended bus turnout and potential future bus stop

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 28 0010-Planning-MAP - MM 6.4 (cont.)  
locations, although the study area is currently not served  
by a transit service. These on-site turnouts should be  
constructed in conjunction with street improvements.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND JAIESPIN 20151229

Planning. 29 0010-Planning-MAP - MM 6.5

Low VOC (Volatile Organic Compound) emitting paints should  
be used.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND JAIESPIN 20151229

Planning. 30 0010-Planning-MAP - MM 6.6

The Project shall demonstrate compliance with SCAQMD Rules  
403 and 1113 and the EPA and CARB Tier 3 standards.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND JAIESPIN 20151229

Planning. 31 0010-Planning-MAP - MM 7.2

The project will comply with the requirements of the  
California State Water Quality Control Board, Santa Ana  
Region

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND JAIESPIN 20151229

Planning. 32 0010-Planning-MAP - MM 7.3

The project will comply with any ordinances or regulations  
relative to water quality in the San Jacinto Drainage area  
that are in place at the time of Specific Plan or  
subsequent tentative map approvals.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND JAIESPIN 20151229

Planning. 33 0010-Planning-MAP - NON-IMPLEMENTING MAPS

A land division filed for the purposes of phasing or  
financing shall not be considered an implementing  
development application for the purposes of the Planning  
Department's conditions of approval.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 33 0010-Planning-MAP - NON-IMPLEMENTING MAPS (cont.)

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE.

This implements condition of approval 30.Planning.03

Comments: INEFFECT JAIESPIN 20160405 RECOMMND MSTRAIT3 20150219

Planning. 34 0010-Planning-MAP - OFFSITE SIGNS ORD 679.4

No offsite subdivision signs advertising this land

ivision/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 JAIESPIN 20160405 RECOMMND MSTRAIT3 20150218 DRAFT DATAYLOR 20040924

Planning. 35 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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 35                                      0010-Planning-MAP - ORD 810 OPN SPACE FEE (cont.)  
ordinance, payment of the appropriate fee set forth in  
that ordinance shall be required.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND MSTRAIT3 20150218  
DRAFT DATAYLOR 20040924

Planning. 36                                      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 JAIESPIN 20160405  
RECOMMND MSTRAIT3 20150218  
DRAFT DATAYLOR 20040924

Planning. 37                                      0010-Planning-MAP - PA PROCEDURES

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 defined these planning areas.
2. The project proponent shall file a change of zone application along with a legal description defining the





### ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 39                      0010-Planning-MAP - PROJ M/M PROGRAM (GENERA  
(cont.)

The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND MSTRAIT3 20150219  
DRAFT DATAYLOR 20040924

Planning. 40                      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.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED. This implements Condition of Approval 30.Planning.6.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND MSTRAIT3 20150219

Planning. 41                      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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 41                                0010-Planning-MAP - REQUIRED MINOR PLANS (cont.)  
shall be submitted to the Transportation Department only.

5. Each phase shall have a separate wall and fencing plan.
6. Entry monument and gate entry plan.

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

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND MSTRAIT3 20150218  
DRAFT DATAYLOR 20040924

Planning. 42                                0010-Planning-MAP - RES. DESIGN STANDARDS

The design standards for the subject parcels are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone.
- b. The front yard setback is 15 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 15 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The maximum height of any building is 30 feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- j. No more than 70% of the lot shall be covered by structure.
- 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.

### ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 42                                    0010-Planning-MAP - RES. DESIGN STANDARDS (cont.)

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND MSTRAIT3 20150218  
DRAFT DATAYLOR 20040924

Planning. 43                                    0010-Planning-MAP - SPECIAL STUDIES ANALYSIS

Special Studies Analysis shall be completed for each bedrock milling feature that cannot be relocated. Specimens will be submitted to an appropriate facility for Protein Residue Analysis (CIEP). The results of these studies shall be included in the Phase IV Monitoring report.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND HTHOMSON 20160104  
DRAFT HTHOMSON 20160104  
RECOMMND HTHOMSON 20151223

Planning. 44                                    0010-Planning-SP - MAINTAIN AREAS & PHASES

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

Comments: INEFFECT RBRADY 20080710

Planning. 45                                    0010-Planning-SP - NO P.A. DENSITY TRANSFER

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment or Specific Plan Substantial Conformance process.

Comments: INEFFECT RBRADY 20080710

Planning. 46                                    0020-Planning-MAP - DUARTION OF SP VALIDITY

The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 46                                0020-Planning-MAP - DUARTION OF SP VALIDITY (cont.)  
 the SPECIFIC PLAN as most recently amended, which equals  
 2,252.) The specific plan amendment will update the entire  
 specific plan document to reflect current development  
 requirements.

This condition shall be considered as NOT APPLICABLE if the  
 implementing project has been filed within the above listed  
 parameters, and shall be considered as MET if the specific  
 plan amendment has been filed.

This implements Condition of approval 30.Planning.4.

Comments: INEFFECT JAIESPIN 20160405  
 RECOMMND MSTRAIT3 20150219

Planning. 47                                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 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 JAIESPIN 20160405  
 RECOMMND MSTRAIT3 20150218  
 DRAFT DATAYLOR 20040924

Planning. 48                                0020-Planning-MAP - SUBMIT FINAL DOCUMENTS

Within 30 days of the final action, the applicant  
 shall provide Three (3) hard copies of the final SPECIFIC  
 PLAN and EIR documents (SP/EIR) and 10 CD's. Documents  
 shall be submitted to the Planning Department for  
 distribution. The documents shall include all the items  
 listed in the condition titled "SP - Documents". The final

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 48                                      0020-Planning-MAP - SUBMIT FINAL DOCUMENTS (cont.)  
SP/EIR documents shall be distributed in the following  
fashion:

Building and Safety Department 1 copy Department of  
Environmental Health 1 copy Fire Department 1 copy Flood  
Control and Water Conservation 1 copy Transportation  
Department 1 copy County Planning Department in Riverside 1  
copy Riverside County Planning Department in Indio 2 copies  
in Murrieta 2 copies Executive Office - CSA Administrator 2  
copies Clerk of the Board of Supervisors 1 copy

Any and all remaining documents shall be kept with the  
Planning Department in Riverside, or as otherwise  
determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT  
APPLICABLE. This implements condition of approval  
30.Planning.5.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND MSTRAIT3 20150219

Planning. 49                                      0020-Planning-SP - 90 DAYS TO PROTEST

The applicant has ninety (90) days from the date of the  
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 exactions imposed on this project as a  
result of the approval or conditional approval of this  
project.

Comments: INEFFECT RBRADY 20080710

Planning. 50                                      0030-Planning-SP - ACOUSTICAL STUDY REQD

Prior to the approval of any implementing project within  
the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,  
plot plan, etc.), the following condition shall be placed  
on the implementing project:

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be  
submitted to the Planning Department and the Department of  
Environmental Health - Industrial Hygiene Division for  
review and approval.

Residential projects shall submit an acoustical study for  
evaluation of adjacent traffic noise. Commercial and

### ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 50                                      0030-Planning-SP - ACOUSTICAL STUDY REQD (cont.)

Industrial projects shall submit an acoustical study to evaluate the potential noise impacts of the proposed use on any neighboring residential areas or other sensitive receptor.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

Comments: MET      MSTRAIT3 20150219  
INEFFECT RBRADY 20080710

Planning. 51                                      0030-Planning-SP - ADDENDUM EIR

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical informaiton (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

### ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 51                                    0030-Planning-SP - ADDENDUM EIR (cont.)

Comments: MET    MSTRAIT3 20150219  
INEFFECT RBRADY 20080710

Planning. 52                                    0030-Planning-SP - AMENDMENT REQUIRED

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

Comments: NOTAPPLY MSTRAIT3 20150219  
INEFFECT RBRADY 20080710

Planning. 53                                    0030-Planning-SP - ARCHAEO M/M PROGRAM

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, a qualified archaeologist shall be retained by the land divider for

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 53                      0030-Planning-SP - ARCHAEO M/M PROGRAM (cont.)  
consultation and comment on the proposed grading with respect to potential impacts to unique cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, the Native American moniotr(s), and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist."

Comments: MET    MSTRAIT3 20150218  
INEFFECT RBRADY 20080710

Planning. 54                      0030-Planning-SP - ARCHAEO STUDY REQD

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a archaeological study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA



### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 54                                    0030-Planning-SP - ARCHAEO STUDY REQD (cont.)  
determination of an Addendum to a previously adopted EIR be  
made, at a minimum."

Comments: MET    LMOURIQU 20080721  
INEFFECT RBRADY 20080710

Planning. 55                                    0030-Planning-SP - AVIGATION EASEMENTS

Prior to the approval of any implementing project within  
the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,  
plot plan, etc.), the following condition shall be placed  
on the implementing project:

"Areas within the March Air Reserve Base Influence Area  
shall provide Avigation Easements to March Air Reserve  
Base."

This condition shall be considered not applicable if the  
project does not fall within the boundaries of the  
influence area.

Comments: NOTAPPLY MSTRAIT3 20150218  
INEFFECT RBRADY 20080710

Planning. 56                                    0030-Planning-SP - CC&R RES PRI COMMON AREA

Prior to the approval of any implementing land division  
project within the SPECIFIC PLAN (tract map or parcel map),  
the following condition shall be placed on the implementing  
project PRIOR TO MAP RECORDATION if the permanent master  
maintenance organization referenced in the condition  
entitled "SP - Common Area Maintenance" is a private  
organization:

"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;
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













### ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 62

0030-Planning-SP - DURATION OF SP VALIDITY (cont.)

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended, which equals 2,252.) The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

Comments: MET MSTRAIT3 20150219  
INEFFECT RBRADY 20080710

Planning. 63

0030-Planning-SP - EA REQUIRED

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

Comments: MET MSTRAIT3 20150219  
INEFFECT RBRADY 20080710

Planning. 64

0030-Planning-SP - ENTRY MONUMENTATION



ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 64 0030-Planning-SP - ENTRY MONUMENTATION (cont.)

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"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 on the Exhibit \_\_\_\_\_.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area \_\_\_\_ of the SPECIFIC PLAN, as shown on pages \_\_\_\_ to \_\_\_\_ and the Ethanac Corridor Planning Group Summary Booklet."

Comments: NOTAPPLY MSTRAIT3 20150218 C000770164 INEFFECT RBRADY 20080710

Planning. 65 0030-Planning-SP - IF HUMAN REMAINS FOUND

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit as a general (10-series condition), and shall read as follows:

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 a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

Comments: MET MSTRAIT3 20150218 INEFFECT RBRADY 20080710

Planning. 66 0030-Planning-SP - M/M PROGRAM (GENERAL)

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 66                                    0030-Planning-SP - M/M PROGRAM (GENERAL) (cont.)

prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

Comments: MET     MSTRAIT3 20150219  
INEFFECT RBRADY 20080710

Planning. 67                                    0030-Planning-SP - NON-IMPLEMENTING MAPS

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

Comments: MET     MSTRAIT3 20150219  
INEFFECT RBRADY 20080710

Planning. 68                                    0030-Planning-SP - PA 33A CONSTRUCTION

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to any residential building permit final inspection, the park facilities to be located within and adjacent to PA33A (Briggs Road detention basin) shall be fully installed and operational."

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 68                              0030-Planning-SP - PA 33A CONSTRUCTION (cont.)

This condition shall be considered as NOTAPPLY if the implementing project is not within a residential project.

Comments: MET     MSTRAIT3 20150218  
INEFFECT RBRADY 20080710

Planning. 69                              0030-Planning-SP - PA 33A PLANS

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to map recordation, planning and construction plans for the park facilities to be located within and adjacent to PA33A (Briggs Road detention basin) shall be reviewed and approved by Valley-Wide Recreation and Parks District, Planning Department, and Riverside County Flood Control District. The park plans should be designed and approved concurrently with the plans for the detention basin."

This condition shall be considered as NOTAPPLY if the implementing project is not within a residential project or the project is not required to construct the Briggs Road detention basin.

Comments: MET     MSTRAIT3 20150218  
INEFFECT RBRADY 20080710

Planning. 70                              0030-Planning-SP - PA PROCEDURES

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning area[s] 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 this [these] planning area[s]:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which

## **ADVISORY NOTIFICATION DOCUMENT**

### **Planning**

Planning. 70    0030-Planning-SP - PA PROCEDURES (cont.)  
legally defined this [these] planning area[s].

- 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."

Comments: MET    MSTRAIT3 20150219  
INEFFECT RBRADY 20080710

Planning. 71    0030-Planning-SP - PALEO M/M PROGRAM

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. 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 as described in the EIR are substantially complied with."

Comments: MET    MSTRAIT3 20150218  
INEFFECT RBRADY 20080710

Planning. 72    0030-Planning-SP - PARK AGENCY REQUIRED

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"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,

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Planning

Planning. 72                                0030-Planning-SP - PARK AGENCY REQUIRED (cont.)  
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."

Comments: MET    MSTRAIT3 20150218  
INEFFECT RBRADY 20080710

Planning. 73                                0030-Planning-SP - PROJECT LOCATION EXHIBIT

Prior to the approval of any implementing project within  
the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,  
plot plan, etc.), the following condition shall be placed  
on the implementing project:

"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.

This condition shall be considered MET once the applicant  
provides the Planning Department with the required  
information. This condition may not be DEFERRED."

Comments: MET    MSTRAIT3 20150219  
INEFFECT RBRADY 20080710

Planning. 74                                0030-Planning-SP - SCENIC CORRIDOR STBK

Prior to the approval of any implementing project within  
the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,  
plot plan, etc.), the following condition shall be placed  
on the implementing project:

"Projects located within Planning Areas 8, 13, 14, 16, 17,  
19, 23, 27, 29, 30, 31, 31A, 44, and 46 along State Highway  
74 will be required to have a fifty-foot (50') structural  
setback from the highway right-of-way line, as determined  
by the Transportation Department, Planning Department,  
RCTC, and CalTrans, for scenic corridor preservation. These  
projects shall also be required to conform to the  
streetscape design guidelines of the Ethanac Corridor  
Design Guidelines."

This condition shall be considered as MET if the  
implementing project is within these Planning Areas. This

### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 74                                      0030-Planning-SP - SCENIC CORRIDOR STBK (cont.)  
 condition shall be considered as NOTAPPLY if the  
 implementing project is not within these Planning Areas.

Comments: NOTAPPLY MSTRAIT3 20150218 C000770165  
 INEFFECT RBRADY 20080710

Planning. 75                                      0030-Planning-SP - SCHOOL MITIGATION PUHSD

Prior to the approval of any implementing project within  
 the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,  
 plot plan, etc.), the following condition shall be placed  
 on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Perris Union  
 High School District (PUHSD) shall be mitigated in  
 accordance with state law."

Comments: MET    MSTRAIT3 20150218  
 INEFFECT RBRADY 20080710

Planning. 76                                      0030-Planning-SP - SKR FEE CONDITION

Prior to the approval of any implementing project within  
 the SPECIFIC PLAN (tract map, parcel map, use permit,  
 etc.), the following condition shall be placed on the  
 implementing project:

"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."

### ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 76                                      0030-Planning-SP - SKR FEE CONDITION (cont.)

Comments: MET    MSTRAIT3 20150218  
INEFFECT RBRADY 20080710

Planning. 77                                      0030-Planning-SP - SUBMIT FINAL DOCUMENTS

Prior to the approval of ny implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Thirteen (13) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

- Building and Safety Department                                      1 copy
- Department of Environmental Health                                      1 copy
- Fire Department                                      1 copy
- Flood Control and Water Conservation                                      1 copy
- Transportation Department                                      1 copy
- County Planning Department in Riverside                                      1 copy
- Riverside County Planning Department in Indio                                      2 copies
- in Murrieta                                      2 copies
- Executive Office - CSA Administrator                                      2 copies
- Clerk of the Board of Supervisors                                      1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

Comments: MET    MSTRAIT3 20150219  
INEFFECT RBRADY 20080710

Planning. 78                                      0030-Planning-SP - SUBSEQUENT EIR

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The

**ADVISORY NOTIFICATION DOCUMENT**

Planning

Planning. 78 0030-Planning-SP - SUBSEQUENT EIR (cont.)

Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

Comments: NOTAPPLY MSTRAIT3 20150219  
INEFFECT RBRADY 20080710

Planning. 79 0030-Planning-SP - SUPPLEMENT TO EIR

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

Comments: NOTAPPLY MSTRAIT3 20150219  
INEFFECT RBRADY 20080710

Planning. 80 0030-Planning-SP - GEOLOGIC STUDY



## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 80                                      0030-Planning-SP - GEOLOGIC STUDY (cont.)

PRIOR TO SCHEDULING OF ANY IMPLEMENTING PROJECT FOR A PUBLIC HEARING/ACTION, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

A geologic investigation report. The investigation shall address geologic hazards including, but not necessarily limited to, slope stability, rock fall hazards, landslide hazards, surface fault rupture, fissures, liquefaction potential, collapsible and/or expansive soils, subsidence, wind and water erosion, debris flows, and groundshaking potential. The report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing.

Note: acquisition of a County geologic report (GEO) number and submittal of review fees is required. All reports (2 wet-signed original copies), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or his/her representative, at one of the County's three main offices (Riverside, Indio, Murrieta). These items should be submitted at the Land Use counter. Reports and payment should not be given to the Planner or County Geologist directly.

In support of the County developing a database of all GEO reports, submittal of an electronic copy (.pdf preferred) of report and figures along with paper copies is REQUIRED.

Comments: MET    MSTRAIT3 20150219  
INEFFECT RBRADY 20080710

Planning. 81                                      0040-Planning-MAP - CONCEPTUAL PHASE GRADING

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

- A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.
- B. Approximate time frames for grading and areas which may

### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 81                                    0040-Planning-MAP - CONCEPTUAL PHASE GRADING  
(cont.)

be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND MSTRAIT3 20150218  
DRAFT DATAYLOR 20040924

Planning. 82                                    0040-Planning-MAP - LOT ACCESS/UNIT PLANS

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND MSTRAIT3 20150218  
DRAFT DATAYLOR 20040924

#### Planning-All

Planning-All. 1                                    0010-Planning-All-MAP - 90 DAYS TO PROTEST

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

### ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1                      0010-Planning-All-MAP - 90 DAYS TO PROTEST (cont.)

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND MSTRAIT3 20150218  
DRAFT DATAYLOR 20040924

Planning-All. 2                      0010-Planning-All-MAP - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 31500 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 31500, Amended No. 9, dated 1/29/15.

EXHIBIT W = Tentative Tract Map No. 31500 Wall and Fence Plan dated 9/16/14.

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

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND MSTRAIT3 20150219  
DRAFT MSTRAIT3 20150219  
RECOMMND MSTRAIT3 20150218  
DRAFT DATAYLOR 20040924

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

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

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

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Planning-All

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

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND MSTRAIT3 20150218  
DRAFT DATAYLOR 20040924

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

The land division hereby permitted is to a "Schedule A" subdivision of 53.3 acres into 206 residential lots with a minimum lot size of 4,000 square feet and twelve (12) open space lots totaling approximately acres 6.74.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND MSTRAIT3 20150218  
DRAFT DATAYLOR 20040924

Planning-All. 5                      0010-Planning-All-SP - Definitions

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 260 Amendment No. 2 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 260, Amendment No. 2.

CHANGE OF ZONE = Change of Zone No. 7195.

EIR = Environmental Impact Report No. 329.

EA = Environmental Assessment No. 40275.

Comments: INEFFECT RBRADY 20080710

Planning-All. 6                      0010-Planning-All-SP - SP Document

Specific Plan No. 260 shall include the following:

- a. Specific Plan Document, which shall include:
  - 1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
  - 2. Conditions of Approval.
  - 3. Specific Plan Zoning Ordinance.
  - 4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
  - 5. Specific Plan text.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 6                                      0010-Planning-All-SP - SP Document (cont.)

6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 329 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

Comments: INEFFECT RBRADY 20080710

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.

Comments: INEFFECT RBRADY 20080710

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 RBRADY 20080710

Planning-All. 9                                      0010-Planning-All-SPA - Amendment Description

This Specific Plan Amendment provides for the following land uses within the boundaries of the 1,604.6 acres of the

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 9                      0010-Planning-All-SPA - Amendment Description (cont.)  
entire Specific Plan

Medium Density Residential (7,200 sq ft lots) - 261.2 acres  
- 947 dwelling units

Medium Density Residential (6,000 sq ft lots) - 178.5 acres  
- 827 dwelling units

Medium High Density Residential (5,000 sq ft lots) - 159.5  
acres - 716 dwelling units

Medium High Density Residential (4,000 sq ft lots) - 15.2  
acres - 85 dwelling units

High Density Residential (Garden Courts) - 30.0 acres - 240  
dwelling units

Commercial - 164.9 acres

Commercial/Business Park - 66.3 acres

Business Park - 50.1 acres

Mixed Use - 18.5 acres

Industrial - 214.7 acres

Active Parks - 29.4

Open Space - 102.8

Specific Plan No. 260 Amendment No. 2 specifically proposes  
to:

1) divide and redesignate Planning Area 7 from Business  
Park to Medium High Density Residential (Planning Area 7A)  
and High Density Residential (Garden Courts - Planning Area  
7B);

2) redesignate Planning Area 10 from Low Density  
Residential to Community Park;

3) combine Planning Area 48 (Community Center) into  
Planning Area 20 (Community Park) to become Community Park  
/ Center, and redesignate Planning Area 23 into High  
Density Residential (Planning Area 23A - Garden Courts) and  
Commercial (Planning Area 23B)

4) increasing the maximum number of dwelling units by 312  
from 2,503 to 2,815 by shifting land uses from commercial  
land uses to residential land uses; and

5) minor modifications to various planning area boundaries.

Comments: INEFFECT RBRADY 20080710

Planning-All. 10                      0010-Planning-All-SPA - Replace all previous

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 10                      0010-Planning-All-SPA - Replace all previous (cont.)

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 RBRADY 20080710

### 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 20160405  
RECOMMND JAIESPIN 20151229  
DRAFT REGRAML4 20150225  
RECOMMND REGRAMLI 20111222  
DRAFT REGRAMLI 20110830

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.

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### Transportation

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

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND JAIESPIN 20151229  
DRAFT REGRAM4 20150225  
RECOMMND REGRAMLI 20111222  
DRAFT REGRAMLI 20110303  
RECOMMND REGRAMLI 20080616  
DRAFT REGRAMLI 20080104

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 JAIESPIN 20160405  
RECOMMND JAIESPIN 20151229  
DRAFT REGRAM4 20150225  
RECOMMND REGRAMLI 20111222  
DRAFT REGRAMLI 20110303  
RECOMMND REGRAMLI 20080616  
DRAFT REGRAMLI 20080104

Transportation. 4                      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 20160405  
RECOMMND JAIESPIN 20151229  
DRAFT REGRAM4 20150225  
RECOMMND REGRAMLI 20111222  
DRAFT REGRAMLI 20110303  
RECOMMND REGRAMLI 20080616  
DRAFT REGRAMLI 20080104

Transportation. 5                      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



## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 5                    0010-Transportation-MAP - STD INTRO 3(ORD 460/461)  
(cont.)

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.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND JAIESPIN 20151229  
DRAFT REGRAMLI 20150225  
RECOMMND REGRAMLI 20111222  
DRAFT REGRAMLI 20110303  
RECOMMND REGRAMLI 20080616  
DRAFT REGRAMLI 20080104

Transportation. 6                    0010-Transportation-MAP - TS/CONDITIONS

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

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

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

Palomar Road (NS) at:  
SR-74 (EW)

Menifee Road (NS) at:  
SR-74 (EW)

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 6                      0010-Transportation-MAP - TS/CONDITIONS (cont.)

Briggs Road (NS) at:  
SR-74 (EW)

Emperor Road (NS) at:  
SR-74 (EW)  
Project Access (EW)  
McLaughlin Road/Norma Jean Road (EW)

Project Access (NS) at:  
Norma Jean Road (EW)

Sultanas Road/Norma Jean Road (NS) at:  
SR-74 (EW)

Norma Jean Road (NS) at:  
Areca Palm Drive (EW)  
Paradise Palm Avenue (EW)  
Project Access (EW)  
Allen Avenue (EW)

Leon Road (NS) at:  
SR-74 (EW)

Juniper Flats Road (NS) at:  
SR-74 (EW)

As such, the proposed project is consistent with this  
General Plan policy.

The associated conditions of approval incorporate  
mitigation measures identified in the traffic study, which  
are necessary to achieve or maintain the required level of  
service.

Comments: INEFFECT JAIESPIN 20160405  
RECOMMND JAIESPIN 20151229  
DRAFT REGRAML4 20150225  
RECOMMND REGRAMLI 20111222  
DRAFT REGRAMLI 20110303  
RECOMMND REGRAMLI 20080616

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50. Prior To Map Recordation

E Health

050 - E Health. 1                      0050-E Health-EA PHASE 1 STUDY                      Not Satisfied

050 - E Health. 2                      0050-E Health-IND HYGIENE-NOISE REPORT REQ'D                      Not Satisfied

Prior to Map Recordation, a noise study shall be required.  
For further information, please contact the Office of  
Industrial Hygiene at (951) 955-8980.

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

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

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

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

Fire

050 - Fire. 1                              0050-Fire-MAP-#004-ECS-FUEL MODIFICATION                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

050 - Fire. 2                              0050-Fire-MAP-#46-WATER PLANS                      Not Satisfied

The applicant or developer shall furnish one copy of the

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50. Prior To Map Recordation

Fire

050 - Fire. 2                                      0050-Fire-MAP-#46-WATER PLANS (cont.)                                      Not Satisfied

water system plans to the Fire Department for review.  
Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

050 - Fire. 3                                      0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS                                      Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

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 coordinated with the District's Right of Way Section.

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50. Prior To Map Recordation

Flood

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

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 Line A sub-watershed of the Homeland/Romoland 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 easement.

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Flood

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 CLOMR                      Not Satisfied

Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to map recordation.

050 - Flood. 7                      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. 8                      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. 9                      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. 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.

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50. Prior To Map Recordation

Planning

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

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

050 - Planning. 2                      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. 3                      0050-Planning-MAP - ECS BLASTING                      Not Satisfied

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential requirement of bedrock blasting for construction purposes. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1833, is subject to the potential requirement of bedrock blasting for construction purposes. This blasting may present a potential hazard during site grading/construction. Therefore, mitigation of this potential hazard, in the form of acquiring all necessary blasting permits, conforming to appropriate blasting plans and utilization of only experienced and appropriately licensed blasting contractors is required as a matter of grading/construction on this site."

050 - Planning. 4                      0050-Planning-MAP - ECS HYDORCOLLAPSE                      Not Satisfied

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential hazard of hydrocollapse (may include entirety of site). In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1833, is subject to the potential hazard of hydrocollapse. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

050 - Planning. 5                      0050-Planning-MAP - ECS LIQUEFACTION                      Not Satisfied

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50. Prior To Map Recordation

Planning

050 - Planning. 5                      0050-Planning-MAP - ECS LIQUEFACTION (cont.)                      Not Satisfied

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction (may include entirety of site). In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1833, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

050 - Planning. 6                      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. 7                      0050-Planning-MAP - ECS OVERSIZED ROCK                      Not Satisfied

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the production fo oversized rock during grading operations. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1833, is subject to the production of oversized rock. All rock greater than 12 inches in size should be placed at least 10 feet below finish grade. If available disposal areas cannot accommodate all oversized rock generated during grading, then alternative methods may be required (crushing for base, rip-rap, crushed to less than 12 inches for fill, etc.)."

050 - Planning. 8                      0050-Planning-MAP - ECS ROCKFALL                      Not Satisfied

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential rockfall. In addition, a note shall be placed on the ECS as follows:



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50. Prior To Map Recordation

Planning

- |   |   |               |
|---|---|---------------|
| 050 - Planning. 8   | 0050-Planning-MAP - ECS ROCKFALL (cont.)  | Not Satisfied |
| <p>"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1833, contain areas of potential rockfall hazards. These areas must be assessed by the project engineering geologist and/or geotechnical engineer and appropriately mitigated during site grading. All slopes must be maintained by the property owner to protect against erosion and future potential rockfall."</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 - ECS SHEET CULTURAL    | Not Satisfied |
| <p>An Environmental Constraints Sheet (ECS) shall be prepared for this project. The ECS sheet shall indicate the site contains sensitive cultural resources to be preserved in place and protected in perpetuity within dedicated open space including: CA-RIV-2607, CA-RIV-11897, CA-RIV-11920, CA-RIV-11921, and CA-RIV-7538. The ECS shall show these as "Sensitive Cultural Areas" and not label them individually.</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 - PA 33A PLANS          | Not Satisfied |
| <p>Prior to map recordation, planning and construction plans for the park facilities to be located within and adjacent to PA33A (Briggs Road detention basin) shall be reviewed and approved by Valley-Wide Recreation and Parks District, Planning Department, and Riverside County Flood Control District. The park plans should be designed and approved concurrently with the plans for the detention basin.</p>                |   |               |
| <p>This Implements Condition of Approval 30.Planning.40.</p>  |   |               |
| 050 - Planning. 13  | 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 prepared in accordance with the current County</p>  |   |               |

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50. Prior To Map Recordation

Planning

050 - Planning. 13                      0050-Planning-MAP - PREPARE A FINAL MAP (cont.)                      Not Satisfied  
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  
Parks and recreation District which demonstrates to the  
satisfaction of the County that the land divider has  
provided for the payment of parks and recreation fees  
and/or dedication of land for the TENTATIVE MAP in  
accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 15                      0050-Planning-MAP - REGIONAL STUDY REQ.                      Not Satisfied  
Prior to Map recordation, the Applicant shall provide  
Planning with a fully executed Regional Study Agreement  
between the Applicant and a qualified ethnographic  
consultant, who shall be chosen by mutual agreement of the  
Applicant, the County and the Pechanga Tribe. The  
Agreement must be approved by the County and the Pechanga  
Tribe prior to submittal to Planning. The Agreement shall  
discuss the scope of work and contain an appropriate  
research design needed to develop a regional study of the  
cultural resources located within the Project boundaries  
and within a reasonable radius sufficient to document the  
Traditional Cultural Property (TCP) identified by the  
Pechanga Tribe. The reasonable radius shall be determined  
in consultation with the Pechanga Tribe in order to include  
all attributes of the TCP as defined by the Tribe. The  
Regional Study shall be completed in consultation with the  
Pechanga Tribe, which shall be given at least 20 days to  
review the Study prior to finalization and submission to  
the County.

050 - Planning. 16                      0050-Planning-MAP - REQUIRED APPLICATIONS                      Not Satisfied  
No FINAL MAP shall record until, Specific Plan No. 260S1,  
have been approved and adopted by the Board of Supervisors  
and has been made effective. This land division shall  
conform with the development standards of the SP.

050 - Planning. 17                      0050-Planning-MAP - SP CC&R PRI COMN 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

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50. Prior To Map Recordation

Planning

050 - Planning. 17                      0050-Planning-MAP - SP CC&R PRI COMN AREA (cont.)                      Not Satisfied  
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 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 the TENTATIVE TRACT MAP, 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.

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50. Prior To Map Recordation

Planning

050 - Planning. 17                      0050-Planning-MAP - SP CC&R PRI COMN AREA (cont.)                      Not Satisfied

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.

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.

This condition implements condition 30.PLANNING.22 of the SPECIFIC PLAN.

050 - Planning. 18                      0050-Planning-MAP - SP CC&R PUB COMN 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

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Parcel: 459020068

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Planning

050 - Planning. 18                      0050-Planning-MAP - SP CC&R PUB COMN AREA (cont.)                      Not Satisfied

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 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 the TENTATIVE TRACT MAP 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.

Plan: TR31500E01

Parcel: 459020068

50. Prior To Map Recordation

Planning

050 - Planning. 18                      0050-Planning-MAP - SP CC&R PUB COMN AREA (cont.)                      Not Satisfied

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.

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.

This condition implements condition 30.PLANNING.21 of the SPECIFIC PLAN.

050 - Planning. 19                      0050-Planning-MAP - SP COMMON AREA MAIN                      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.

Plan: TR31500E01

Parcel: 459020068

50. Prior To Map Recordation

Planning

050 - Planning. 19                      0050-Planning-MAP - SP COMMON AREA MAIN (cont.)                      Not Satisfied

This condition implements condition 30.PLANNING.20 of the SPECIFIC PLAN.

050 - Planning. 20                      0050-Planning-MAP - SP PARK AGNECY REQD                      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.

This condition implements condition 30.PLANNING.17 of the SPECIFIC PLAN.

050 - Planning. 21                      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 5000 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

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50. Prior To Map Recordation

Planning

050 - Planning. 21                      0050-Planning-MAP - SURVEYOR CHECK LIST (cont.)                      Not Satisfied  
    numbered lots on the FINAL MAP.

Regional Parks and Open Space

050 - Regional Parks and Open Space                      0050-Regional Parks and Open Space-MAP - TRAIL EASEMENT                      Not Satisfied

Prior to or in conjunction with the recordation of the final map, the applicant shall offer for dedication to the County of Riverside an easement for trails purposes. This easement shall be as shown on the approved trails plan.

The dedicated easement shall be shown as identified on the Amended No. 2 exhibit which reflects a multi-purpose trail. Said trail shall be either 15 or 18 foot total dedicated easements for trail purposes.

Survey

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

Lot access shall be restricted on Norma Jean Road and Emperor Road and so noted on the final map.

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

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

Transportation

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

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping.
- (2) Trails.
- (3) Streetlights.
- (4) Traffic signals located on Sultanas Road at



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Transportation

050 - Transportation. 1      0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST (cc      Not Satisfied  
intersection of SR-74.

(5) Graffiti abatement of walls and other permanent structures.

(6) Street sweeping.

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

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

(1) Completed Transportation Department application.

(2) Appropriate fees for annexation.

(3) Two (2) sets of street lighting plans approved by Transportation Department.

(4) "Streetlight Authorization" form from SCE, IID or other electric provider.

050 - Transportation. 2      0050-Transportation-MAP - CONSTRUCT RAMP      Not Satisfied  
Ramps shall be constructed at 4-way intersections and "T" intersections per draft Standard No. 403, sheets 1 through 7 of Ordinance 461.

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 - DEDICATION      Not Satisfied  
Interior streets are designated Local and shall be improved with 36 foot full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk adjacent to the right-of-way line 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

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Transportation

050 - Transportation. 4            0050-Transportation-MAP - DEDICATION (cont.)  
right-of-way line within the 10' parkway.

Not Satisfied

Entry streets "A", "B" and "D" are designated Local Entry and shall be improved with 50 foot full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk (3' from the right-of-way line) within the 76' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (50'/76') (Modified for increased AC pavement improvements from 44' to 46' and increased right-of-way from 50' to 76'.)

NOTE: A 10' landscaped entry median shall be constructed at the centerline of the street.

Norma Jean Road along project boundary from Emperor Road to Paradise Palm Avenue is designated Collector and shall be improved with 44 foot full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (44'/74')

NOTE: A 5' sidewalk shall be constructed 3' from the right-of-way line within the 15' parkway (on the west/north side) and a 10' multi-purpose trail shall be constructed adjacent to the southerly/easterly right-of-way line within the 15' parkway.

Norma Jean Road along project boundary from Paradise Palm Avenue to northerly tract boundary is a paved County maintained road designated Collector and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk (3' from the westerly right-of-way line) within a 59' full-width dedicated right-of-way (between the westerly existing Sultana right-of-way and proposed Norma Jean Road right-of-way) in accordance with County Standard No. 103, Section "A". (44'/59') (Modified for reduced right-of-way from 74' to 59'.)

NOTE: 1. A 5' sidewalk shall be constructed 3' from the right-of-way line within the 20' parkway.

2. A 10' multi-purpose trail adjacent to the curb line shall be constructed as directed by the Director of Transportation. A rail fence shall be constructed between the sidewalk and trail.

Allen Avenue from Norma Jean Road to easterly tract boundary is designated Collector and shall be improved with

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Transportation

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

44' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk (3' from the right-of-way line) within the 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section A. (44'/74')

Sultanas Road from Caltrans maintained SH-74 to 450' northerly is designated Local and shall be improved with 32' full-width AC pavement, (16' east of centerline and 16' west of centerline) with approved centerline alignment to join the existing pavement within the 60' dedicated right-of-way as shown on Amended Exhibit No. 3.

NOTE: Construct transition tapering for acceleration and deceleration lane and join existing AC pavement as approved by the Transportation Department.

050 - Transportation. 5            0050-Transportation-MAP - EXISTING MAINTAINED            Not Satisfied

Sultana Road from lot 16 northerly to SH-74 is a paved County maintained road and designated Local Frontage. It shall be improved with 32' full-width AC pavement, 6" concrete curb and gutter, and 10' multi-purpose trail, and 6' high concrete block wall within a 63' full-width dedicated right-of-way (as shown on Amended Exhibit No. 3) in accordance with County Standard No. 107, Section "A". (32'/63') (Modified for reduced AC pavement from 34' to 32' and increased right-of-way from 52' to 63'.)

NOTE: 1. A 6' concrete block wall, 3' from the curb line, and a 10' multi-purpose trail 6' from the curb line, shall be constructed within the westerly 21' parkway.

2. A fire truck turnaround shall be constructed 150' north of Areca Palm Drive per Fire Department requirements.

3. No access shall be permitted from Sultanas Road to SH-74 and a barricade shall be constructed.

050 - Transportation. 6            0050-Transportation-MAP - IMP PLANS            Not Satisfied

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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 6            0050-Transportation-MAP - IMP PLANS (cont.)            Not Satisfied

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

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

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

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

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

050 - Transportation. 9            0050-Transportation-MAP - OFF-SITE ACCESS 2            Not Satisfied

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for a paved access road to a paved and maintained road. Said access road shall be constructed with 32' of A.C. pavement within a 60' dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the northerly extension of Emperor Road to a paved "Caltrans" maintained SH-74.

050 - Transportation. 10            0050-Transportation-MAP - OFF-SITE INFO            Not Satisfied

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Transportation

050 - Transportation. 10      0050-Transportation-MAP - OFF-SITE INFO (cont.)      Not Satisfied  
The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

050 - Transportation. 11      0050-Transportation-MAP - PART-WIDTH      Not Satisfied  
Emperor Road along project boundary is designated as a collector road and shall be improved with 34' part-width AC pavement, (22' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter and 5' sidewalk, within a 52' part-width dedicated right-of-way (37' on project side and 15' minimum on opposite side of the centerline) in accordance with County Standard No. 103, Section "A".

NOTE: A 5' sidewalk shall be constructed 3' from the right-of-way line within the 15' parkway.

Norma Jean Road from the northern tract boundary to SH-74 is a paved County maintained road designated as a collector road and shall be improved with 34' part-width AC pavement, (22' on the east side of the centerline and 12' on the west side of the centerline), 6" concrete curb and gutter on east side of the centerline, within a 52' part-width dedicated right-of-way (22' east of the centerline and 30' west of the centerline), in accordance with County Standard No. 103, Section "A" and as determined by the Transportation Department. (Modified for reduced right-of-way from 74' to 52'.)

050 - Transportation. 12      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. 13      0050-Transportation-MAP - ST DESIGN/IMPRV CONCEPT      Not Satisfied  
The street design and improvement concept of this project shall be coordinated with TR30972.

050 - Transportation. 14      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. 15      0050-Transportation-MAP - STREETLIGHT PLAN      Not Satisfied  
A separate street light plan is required for this project.

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Transportation

050 - Transportation. 15      0050-Transportation-MAP - STREETLIGHT PLAN (cont.)      Not Satisfied

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 intersections of:

Signals not eligible for fee credit:

Sultanas Road/Norma Jean Road (NS) at SR-74 (EW)

or as approved by the Transportation Department.

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

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

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

The intersection of Sultanas Road/Norma Jean Road (NS) at SR-74 (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane

Southbound: one left turn lane, one through lane

Eastbound: one left-turn lane, two through lanes

Westbound: one left-turn lane, two through lanes, one right turn lane

The intersection of Emperor Road (NS) at SR-74 (EW) shall

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50. Prior To Map Recordation

Transportation

050 - Transportation. 18 0050-Transportation-MAP - TS/GEOMETRICS (cont.)  
be improved to provide the following geometrics:

Not Satisfied

Northbound: one right turn lane

Southbound: N/A

Eastbound: two through lanes, one right turn lane

Westbound: two through lanes

NOTE: At this intersection, Emperor Road will be  
restricted to right-in/right-out access.

Appropriate channelization shall be provided by the  
project proponent.

The intersection of Emperor Road (NS) at Project Access  
(EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right turn lane

Southbound: one shared left turn/through lane lane

Eastbound: N/A

Westbound: one shared left/right turn lane

The intersection of Project Access (South) (NS) at Norma  
Jean Road (EW) shall be improved to provide the following  
geometrics:

Northbound: N/A

Southbound: one shared left/right turn lane

Eastbound: one shared left-turn/through lane

Westbound: one shared through/right-turn lane

The intersection of Norma Jean Road (NS) at Paradise Palm  
Avenue (EW) shall be improved to provide the following  
geometrics:

Northbound: one shared through/right lane

Southbound: one left-turn lane/one through lane

Eastbound: N/A

Westbound: one shared left/right-turn lane

The intersection of Norma Jean Road (NS) at Project Access  
(North) (EW) shall be improved to provide the following  
geometrics:

Northbound: one shared left turn/through lane

Southbound: one shared through/right turn lane

Eastbound: one shared left/right turn lane

Westbound: N/A

The intersection of Norma Jean Road (NS) at Allen Avenue  
(EW) shall be improved to provide the following geometrics:

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Transportation

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

Northbound: one through lane  
Southbound: one through lane  
Eastbound: N/A  
Westbound: one shared left/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.

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 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      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.



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50. Prior To Map Recordation

Transportation

050 - Transportation. 20 EOT1 - FINAL ACCESS AND MAINT (cont.) Not Satisfied  
(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 and that all approved water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 2 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 Not Satisfied

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

060 - BS-Grade. 3 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 4 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 5                      0060-BS-Grade-MAP - IMPORT/EXPORT (cont.)                      Not Satisfied

shall have obtained approval for the import/export location from the Building and Safety Department.

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

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

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

060 - BS-Grade. 6                      0060-BS-Grade-MAP - LOT TO LOT DRN ESMT                      Not Satisfied

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

060 - BS-Grade. 7                      0060-BS-Grade-MAP - NOTRD OFFSITE LTR                      Not Satisfied

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

060 - BS-Grade. 8                      0060-BS-Grade-MAP - NPDES/SWPPP                      Not Satisfied

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 8                      0060-BS-Grade-MAP - NPDES/SWPPP (cont.)                      Not Satisfied  
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 - RECORDED ESMT REQ'D                      Not Satisfied

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

060 - BS-Grade. 12                      0060-BS-Grade-MAP - SWPPP REVIEW                      Not Satisfied

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

060 - BS-Grade. 13                      0060-BS-Grade-MAP- BMP CONST NPDES PERMIT                      Not Satisfied

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

060 - BS-Grade. 14                      EOT1 - REQ BMP SWPPP WQMP                      Not Satisfied

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 14                      EOT1 - REQ BMP SWPPP WQMP (cont.)                      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)

Fire

060 - Fire. 1                                      0060-Fire-MAP-#004 FUEL MODIFICATION                                      Not Satisfied

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

Flood

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

Tract 31500 is located within the limits of the Line A sub-watershed of the Homeland/Romoland 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

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

060 - Flood. 2                      0060-Flood-MAP CONSTRUCT MDP LINE 4                      Not Satisfied

Tract 31500 shall construct Homeland MDP Line 4. This facility shall be designed and constructed to collect storm runoff from the existing golf course at the east side of Emperor Road and convey these flows into the Briggs Road Basin. All easements and/or right of way necessary for the District to operate and maintain this facility, including access to the inlet, shall be dedicated or acquired by the developer to the satisfaction of the District. An encroachment permit will be required if the construction of the Briggs Road Basin is complete and it is a District maintained facility.

060 - Flood. 3                      0060-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.

060 - Flood. 4                      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. 5                      0060-Flood-MAP LOTS 26-31                      Not Satisfied

No residential housing units shall be allowed on these lots without prior approval of the District and County Planning. These lots serve as an interim basin with an inlet. Offsite storm runoff is collected within this basin. Until such time as upstream drainage facilities or other development(s) completely eliminates the need for this

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 5                      0060-Flood-MAP LOTS 26-31 (cont.)                      Not Satisfied  
interim basin, these lots shall not be allowed to develop.

060 - Flood. 6                      0060-Flood-MAP OFFSITE EASE OR REDESIGN                      Not Satisfied

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

060 - Flood. 7                      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. Each phase shall provide the required water quality mitigation.

060 - Flood. 8                      0060-Flood-MAP SUBMIT CLOMR                      Not Satisfied

Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of grading permits.

060 - Flood. 9                      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. 10                      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-GEN - CULTURAL RESOURCES PROFE                      Not Satisfied

As a result of information contained within archaeological study PD-A-4237, prepared by Archaeological Associates in May 2007, it has been determined that the project is sensitive for prehistoric archaeological deposits, and that

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Planning

060 - Planning. 1                      0060-Planning-GEN - CULTURAL RESOURCES PROFE (co    Not Satisfied  
archeological monitoring is required.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and any required tribal monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, facilitate tribal consultation, and potential recovery of cultural resources in coordination with the tribal monitor.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and tribal monitor throughout the process.

2)This agreement shall not modify any approved condition of approval or mitigation measure.

060 - Planning. 2                      0060-Planning-GEN - TRIBAL MONITORING                      Not Satisfied

As a result of information submitted by the Pechanga Band of Luiseno Indians, it has been determined that tribal monitoring is required.

Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement and retain a monitor designated by the Pechanga Band of

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2                      0060-Planning-GEN - TRIBAL MONITORING (cont.)                      Not Satisfied

Luiseno Mission Indians. This group shall be known as the Tribal Monitor for this project. The agreement shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor(s) shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, conduct tribal consultation, and potential recovery of cultural resources in coordination with the Project Archaeologist.

The developer/permit holder shall submit a fully executed copy of the agreement to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

**NOTE:**

1) The Project Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process. The tribal monitor is responsible only to the Tribe for consultation purposes.

2) Tribal monitoring does not replace any required archaeological resources monitoring, but rather serves as a supplement for consultation and advisory purposes for the Tribe's interests only.

3) This agreement shall not modify any approved condition of approval or mitigation measure.

4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met.

5) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department.



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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2                      0060-Planning-GEN - TRIBAL MONITORING (cont.)                      Not Satisfied  
Should curation be preferred, the developer/permit holder is responsible for all costs.

060 - Planning. 3                      0060-Planning-MAP - CA-RIV-7530                      Not Satisfied

PRIOR TO GRADING APPROVAL THE PROJECT APPLICANT, COUNTY PLANNING DEPARTMENT AND THE PECHANGA TRIBE SHALL DETERMINE THE ULTIMATE DISPOSITION FOR THIS SITE. ALL EFFORTS WILL BE MADE TO AVOID AND PRESERVE THIS SITE. IN THE EVENT THAT THIS SITE CANNOT BE AVOIDED, THE APPLICANT AGREES TO RELOCATE THE SITE WITHIN PREVIOUSLY DESIGNATED OPEN SPACE WITHIN TR30972, PROPERTY CONTIGUOUS TO THE SOUTH OF TR31500.

060 - Planning. 4                      0060-Planning-MAP - CULT. SENSITIVITY TRAIN                      Not Satisfied

The County certified Archaeologist and Native American monitor shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered.

This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

060 - Planning. 5                      0060-Planning-MAP - FEATURE RELOCATION                      Not Satisfied

- Sites CA-RIV-7529, 11898, 11899, 11900, 11901, and 11902 cannot be avoided through Project redesign. Prior to any ground disturbance in these areas, the Project Supervisor, Project Archaeologist and the Tribe shall meet onsite to determine the strategy for relocating the milling features to a permanent open space area predetermined and designated on a confidential map. Before construction activities are allowed to start, any visible artifacts shall be recovered and recorded using professional archaeological methods. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature.

Special Studies Analysis shall be completed for each bedrock milling feature that cannot be relocated. Specimens will be submitted to an appropriate facility for analysis

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5                      0060-Planning-MAP - FEATURE RELOCATION (cont.)                      Not Satisfied  
of protein residues. The results of these studies shall be included in the Phase IV Monitoring Report.

060 - Planning. 6                      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. 7                      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. 8                      0060-Planning-MAP - PALEONTOLOGIST REQUIRED                      Not Satisfied  
Because the subject parcel is designated as HIGH B for paleontological resources, the land divider/permit holder shall retain a qualified paleontologist for monitoring and mitigation services. The developer shall submit a copy of a fully executed contract, including the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. A pre-grade meeting between the paleontologist and the excavation and grading contractor shall be held. 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. 9                      0060-Planning-MAP - SP ARCHAEO M/M PROGRAM                      Not Satisfied  
PRIOR TO THE ISSUANCE OF GRADING PERMITS, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique cultural resources. Should the archaeologist, after consultation with the appropriate Native American tribe(s), find the potential is high for impact to unique archaeological resources

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 9                      0060-Planning-MAP - SP ARCHAEO M/M PROGRAM (cont.)      Not Satisfied  
(cultural resources and sacred sites), a pre-grading meeting between the archaeologist, the Native American moniotr(s), and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

This condition implements condition 30.PLANNING.23 of the SPECIFIC PLAN.

060 - Planning. 10                      0060-Planning-MAP - SP PALEON M/M PROGRAM                      Not Satisfied  
PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. 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 as described in the EIR are substantially complied with.

This condition implements condition 30.PLANNING.24 of the SPECIFIC PLAN.

060 - Planning. 11                      0060-Planning-MAP - SP SKR FEE CONDITION                      Not Satisfied  
PRIOR TO THE ISSAUNCE OF GRADING PERMITS, whichever comes first, the applicant shall comply with the provisions of iverside 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. 11                      0060-Planning-MAP - SP 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 53.3 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.
- This condition implements 30.PLANNING.28 of the SPECIFIC PLAN.
- 060 - Planning. 12                      0060-Planning-MAP - TEMPORARY FENCING                      Not Satisfied
- Prior to any ground disturbing activities within 100' of the current boundaries of CA-RIV-11920, CA-RIV-11921 and CA-RIV- 7538, the Applicant shall prepare a temporary fencing plan in consultation with a County approved archaeologist and the Pechanga Tribe. The fenced area shall include a buffer sufficient to protect the archaeological site(s). The fence shall be installed under the supervision of the County approved archaeologist and Tribal Monitor prior to commencement of grading or brushing and be removed only after grading operations have been completed.
- 060 - Planning. 13                      0060-Planning-MAP- MM 2.5                      Not Satisfied
- Prior to issuance of grading permits, a seismic refraction survey shall be conducted to evaluate the rippability characteristics of the bedrock on-site indicating the approximate rippability of the bedrock materials at various depths for grading purposes.
- 060 - Planning. 14                      0060-Planning-MAP- MM 6.7                      Not Satisfied
- Prior to grading permit issuance, the Project Applicant shall provide documentation to the Riverside County Planning Department indicating that a pedestrian network design shall be implemented that promotes non-vehicular modes of transportation.
- 060 - Planning. 15                      0060-Planning-MAP- MM 6.9                      Not Satisfied
- Prior to building permit issuance, the Project Applicant provide documentation to the Riverside County Planning

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 15                      0060-Planning-MAP- MM 6.9 (cont.)                      Not Satisfied

Department that the Project shall implement a water conservation strategy that will obtain a 20% reduction for indoor/outdoor water use as compared to year 2010 Title 24 requirements.

060 - Planning. 16                      0060-Planning-MAP\*- AGENCY CLEARANCE                      Not Satisfied

A clearance letter from \_\_\_\_ shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated \_\_\_\_, summarized as follows:

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.

060 - Planning-EPD. 2                      0060-Planning-EPD-EPD - MBTA SURVEYS                      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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2            0060-Planning-EPD-EPD - MBTA SURVEYS (cont.)            Not Satisfied

the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted.

060 - Planning-EPD. 3            0060-Planning-EPD-EPD - MITIGATION CREDITS            Not Satisfied

Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits for impacts to Riparian/Riverine resources have been purchased in accordance with the mitigation measures described in Section 5 of the Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis For Impacts to Riparian/Riverine Areas, Dated November 3, 2014 and prepared by Glenn Lukos Associates, Inc. In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

060 - Planning-EPD. 4            0060-Planning-EPD-EPD - TEMPORARY FENCING            Not Satisfied

The areas mapped as "Riparian" and "Riverine and our outside of the mapped project footprint on Exhibit 5 of the document entitled "Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis For Impacts to Riparian/Riverine Areas," dated November 3 2014 and prepared by Glenn Lukos Associates, Inc., will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. The only Riparian/Riverine areas that will not be fenced are those that have been proposed for disturbance and accounted for in the DBESP for the project dated November 3 2014. Installation of fencing and signage must be verified by EPD

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4            0060-Planning-EPD-EPD - TEMPORARY FENCING (cont.)            Not Satisfied  
personnel in the field prior to the issuance of a grading permit.

Regional Parks and Open Space

060 - Regional Parks and Open Space-MAP - TRAILS PLAN            Not Satisfied

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail as follows with all topography, grading, cross-sections, signage, fencing, street crossings and under crossings and all landscaping. The applicant shall arrange for an inspection of the constructed trail upon trail completion with the Riverside County Regional Open-Space and Park District.

Transportation

060 - Transportation. 1            0060-Transportation-MAP - TS/CREDIT/REIMBURSEMENT            Not Satisfied

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

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

For more information regarding the public work bidding requirements please visit the following link:  
[http://www.rctlma.org/trans/rbbd\\_contractbidding.html](http://www.rctlma.org/trans/rbbd_contractbidding.html).

060 - Transportation. 2            EOT1 - FINAL WQMP FOR GRADING            Not Satisfied

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

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

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

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2            EOT1 - FINAL WQMP FOR GRADING (cont.)            Not Satisfied

70. Prior To Grading Final Inspection

Planning

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

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts to the Pechanga Tribe of Luiseno Indians and provide the Riverside County Archaeologist with evidence of same.

070 - Planning. 2            0070-Planning-MAP - PHASE IV CULTURAL REPORT            Not Satisfied

Phase IV Report -Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of the Residue Analysis as well as include evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting. In addition to the County, a copy of the final report shall be provided to the Pechanga Tribe and to the Eastern Information Center.

070 - Planning. 3            0070-Planning-MAP - PRESERVATION PLAN            Not Satisfied

Prior to the issuance of Building Permits, the Applicant, County Archaeologist and the Pechanga Tribe shall develop a Preservation Plan for the long term care and maintenance of CA-RIV-2607, CA-RIV-11897, CA-RIV-7538, CA-RIV-11920, CA-RIV-11921 and all of the bedrock milling features relocated to the open space within Tract 30972. The plan shall indicate at a minimum, the specific areas to be included in and excluded from long-term maintenance, prohibited activities, methods of preservation to be employed, the party responsible for the long term maintenance, appropriate protocols, monitoring by the Tribe and compensation for services if appropriate; and necessary emergency protocols. The Project applicant shall submit a fully executed copy of this preservation and maintenance



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70. Prior To Grading Final Inspection

Planning

070 - Planning. 3                      0070-Planning-MAP - PRESERVATION PLAN (cont.)                      Not Satisfied  
plan to the County Archaeologist to ensure compliance.

80. Prior To Building Permit Issuance

BS-Grade

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

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

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

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

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

Fire

080 - Fire. 1                      0080-Fire-MAP-#50C-TRACT WATER VERIFICA                      Not Satisfied

The required water system, including all fire hydrant(s),

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1                      0080-Fire-MAP-#50C-TRACT WATER VERIFICA (cont.)                      Not Satisfied

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  
East County- Palm Desert Office 760-863-8886

Flood

080 - Flood. 1                      0080-Flood-MAP ADP FEES                      Not Satisfied

Tract 31500 is located within the limits of the Line A sub-watershed of the Homeland/Romoland 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 CONSTRUCT MDP LINE 4                      Not Satisfied

Tract 31500 shall construct Homeland MDP Line 4. This facility shall be designed and constructed to collect storm runoff from the existing golf course at the east side of Emperor Road and convey these flows into the Briggs Road Basin. All easements and/or right of way necessary for the District to operate and maintain this facility, including access to the inlet, shall be dedicated or acquired by the developer to the satisfaction of the District. An

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 2                      0080-Flood-MAP CONSTRUCT MDP LINE 4 (cont.)                      Not Satisfied  
encroachment permit will be required if the construction of the Briggs Road Basin is complete and it is a District maintained facility.

080 - Flood. 3                      0080-Flood-MAP LOTS 26-31                      Not Satisfied  
No residential housing units shall be allowed on these lots without prior approval of the District and County Planning. These lots serve as an interim basin with an inlet. Offsite storm runoff is collected within this basin. Until such time as upstream drainage facilities or other development(s) completely eliminates the need for this interim basin, these lots shall not be allowed to develop.

080 - Flood. 4                      0080-Flood-MAP SUBMIT CLOMR                      Not Satisfied  
Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of building permits.

080 - Flood. 5                      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. 6                      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 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

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Planning

080 - Planning. 1                      0080-Planning-MAP - ACOUSTICAL STUDY (cont.)                      Not Satisfied

Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

080 - Planning. 2                      0080-Planning-MAP - CONFORM FINAL SITE PLAN                      Not Satisfied

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

080 - Planning. 3                      0080-Planning-MAP - FEE BALANCE                      Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 4                      0080-Planning-MAP - FNL SITE DEV PLOT 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 SPECIFIC PLAN.

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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Planning

080 - Planning. 4                      0080-Planning-MAP - FNL SITE DEV PLOT 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.

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. 5                      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. 6                      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.

The proposal is located within the Valley-Wide Recreation and Park District thus prior to landscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning Department that they have 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

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Planning

080 - Planning. 6                      0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.)                      Not Satisfied

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.

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)

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Planning

080 - Planning. 6                      0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.)                      Not Satisfied

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. 7                      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 permanent filing and agency distribution after the Planning Department has reviewed and approved

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Planning

080 - Planning. 7                      0080-Planning-MAP - MODEL HOME COMPLEX (cont.)                      Not Satisfied

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. 8                      0080-Planning-MAP - PA 33A CONSTRUCTION                      Not Satisfied

Prior to any residential building permit final inspection, the park facilities to be located within and adjacent to PA33A (Briggs Road detention basin) shall be fully installed and operational.

This implements Condition of Approval 30.Planning.41.

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

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 10                      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. 11                      0080-Planning-MAP - UNDERGROUND UTILITIES                      Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 12                      0080-Planning-MAP - WALLS/FENCING PLOT PLAN                      Not Satisfied

The land divider/permit holder shall file seven (7) sets of



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Planning

080 - Planning. 12                      0080-Planning-MAP - WALLS/FENCING PLOT PLAN (cont.)      Not Satisfied

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.

1. 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.

2. 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.

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 WALL/FENCING PLAN condition of approval shall be cleared individually.

080 - Planning. 13                      0080-Planning-MAP- MM 5.2    Not Satisfied

Residential uses along Emperor Road or McLaughlin Road/Norma Jean Road may experience noise levels over 65 CNEL without some form of mitigation. In order to ensure that noise levels on-site achieve Riverside County's interior and exterior noise thresholds, five- to six-foot tall noise barriers shall be constructed between proposed residential uses on-site and abutting segments of Emperor Road and McLaughlin Road/Norma Jean Road, as follows:

"Lots 15 through 28: 5.0 ft

"Lots 60 through 69: 6.0 ft

"Lots 137 through 156: 6.0 ft

"Lots 176 through 182: 6.0 ft

"Lots 183 through 191: 5.0 ft

Prior to the issuance of building permits, the County Building and Safety Department shall review proposed architecture plans to ensure that the walls are identified on Project plans. The required noise barriers may consist of a wall, a berm, or a combination of the two. The noise barriers shall have a surface density of at least 3.5 pounds per square foot, and shall have no openings or gaps.

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Planning

080 - Planning. 13                      0080-Planning-MAP- MM 5.2 (cont.)                      Not Satisfied

The wall may be constructed of masonry block; stucco veneer over wood framing (or foam core); one-inch thick tongue and groove wood of sufficient weight per square foot; or glass (1/4 inch thick), or other transparent material with sufficient weight per square foot

080 - Planning. 14                      0080-Planning-MAP- MM 5.4                      Not Satisfied

Prior to the issuance of building permits, the County Building and Safety Department shall review proposed architecture plans to ensure that Lots 15-28, 60-69, 137-156, and 176-191 of TR31500 are provided with enhanced interior noise protection. The enhanced interior noise protection shall include the following for Lots 15-28, 60-69, 137-156, and 176-191:

"Mechanical ventilation system (i.e., air conditioning units);

"Upgraded windows and sliding glass doors with a minimum STC rating of 25 for all first floor windows and sliding glass doors facing Emperor Road or Norma Jean Road;

"Upgraded windows and sliding glass doors with a minimum STC rating of 26 and 28 for all second floor windows and sliding glass doors facing Emperor Road or Norma Jean Road, respectively;

"Where attic vents directly face Norma Jean Road or Emperor Road, acoustical baffles shall be required;

"All exterior windows, doors, and sliding glass doors shall have a positive seal and leaks/cracks shall be kept to a minimum.

080 - Planning. 15                      0080-Planning-MAP- MM 6.8                      Not Satisfied

Prior to building permit issuance, the Project Applicant shall submit a Title 24 Compliance Report to the Riverside County Planning Department indicating that the Project shall exceed year 2010 Title 24 energy requirement by 20%.

080 - Planning. 16                      0080-Planning-MAP- MM 7.6                      Not Satisfied

As development occurs within the floodplain, the alteration of the floodplain must also be determined under developed conditions, and a Conditional Letter of Map Revision (CLOMR) shall be issued by the Federal Emergency Management Agency (FEMA) prior to building permit issuance.

Transportation

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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT1 - WQMP AND MAINTENANCE (cont.) 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-MAP - BMP GPS COORDINATES Not Satisfied

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRDG APPROVAL Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2                      0090-BS-Grade-MAP - PRECISE GRDG APPROVAL (cont.)      Not Satisfied  
accordance with the approved WQMP.

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

090 - BS-Grade. 3                      0090-BS-Grade-MAP - REQ'D GRDG INSP'S                      Not Satisfied

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 4                      0090-BS-Grade-MAP - WQMP ANNUAL INSP FEE                      Not Satisfied

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 5                      0090-BS-Grade-MAP - WQMP BMP CERT REQ'D                      Not Satisfied

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

090 - BS-Grade. 6                      0090-BS-Grade-MAP - WQMP BMP INSPECTION                      Not Satisfied

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 6                      0090-BS-Grade-MAP - WQMP BMP INSPECTION (cont.)                      Not Satisfied

constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

090 - BS-Grade. 7                      0090-BS-Grade-MAP - WQMP BMP REGISTRATION                      Not Satisfied

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division.

090 - BS-Grade. 8                      EOT1 - WQMP REQUIRED                      Not Satisfied

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

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

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 NPDES Section by either the District's website [www.rcflood.org](http://www.rcflood.org), e-mail [fcnpdes@rcflood.org](mailto:fcnpdes@rcflood.org), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK

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90. Prior to Building Final Inspection

Flood

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

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 D/S FACILITIES FUNCTIONAL                      Not Satisfied

Unless otherwise approved by the District, no occupancy shall be permitted within any portion of Tract 31500 until the downstream drainage facilities (Briggs Road Basin and Romoland MDP Line A) are substantially complete.

090 - Flood. 3                      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 unless otherwise approved by the District.

090 - Flood. 4                      0090-Flood-MAP IMPLEMENT WQMP                      Not Satisfied

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

090 - Flood. 5                      0090-Flood-MAP SUBMIT LOMR                      Not Satisfied

A Letter of Map Revision (LOMR) shall be obtained from FEMA for all lots impacted by a FEMA floodplain prior to the issuance of occupancy permits.

Planning

090 - Planning. 1                      0090-Planning-GEN - CULTURAL RESOURCES RPT                      Not Satisfied

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90. Prior to Building Final Inspection

Planning

090 - Planning. 1                      0090-Planning-GEN - CULTURAL RESOURCES RPT (cont.)      Not Satisfied

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

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

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. 3                      0090-Planning-MAP - CONCRETE DRIVEWAYS                      Not Satisfied

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 4                      0090-Planning-MAP - FENCING COMPLIANCE                      Not Satisfied

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 5                      0090-Planning-MAP - PALEO MONITORING REPORT                      Not Satisfied

Prior to Final Inspection, the applicant shall submit to the County Archaeologist one paper copy and two (2) CD copies of the Paleontology Monitoring report. This report shall be certified by a professionally-qualified paleontologist listed on the County's Paleontology Consultant List.

090 - Planning. 6                      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.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 6                      0090-Planning-MAP - QUIMBY FEES (2) (cont.)                      Not Satisfied

090 - Planning. 7                      0090-Planning-MAP - REGIONAL STUDY SUBMITTAL                      Not Satisfied

Prior to final inspection of the first building permit, the developer/permit holder shall provide Planning with two (2) copies of the completed Regional Study. The study shall comply with all County requirements for such documents. Planning shall review the study to determine its completeness and to confirm that adequate consultation with the Pechanga Tribe and any other historic society/group has been completed and appropriately addressed. Upon confirming that the Regional Study is adequate, Planning shall clear this condition. The developer/permit holder is responsible for submitting final copies of the Regional Study to the Eastern Information Center and the Pechanga Tribe.

090 - Planning. 8                      0090-Planning-MAP - ROOF RUN-OFF DISCHARGE                      Not Satisfied

Since this project is a zero lot line situation, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged.

090 - Planning. 9                      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 53.3 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. 10                      0090-Planning-MAP- MM 5.7                      Not Satisfied



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90. Prior to Building Final Inspection

Planning

090 - Planning. 10                      0090-Planning-MAP- MM 5.7 (cont.)                      Not Satisfied

Prior to building permit final inspection for Lots 15-28, 60-69, 137-156, or 176-191 of TR31500, an interior noise analysis shall be prepared demonstrating compliance with the County's interior noise standard of 45 Ldn. The interior noise analysis shall evaluate proposed building materials to determine whether special architectural design measures are necessary to achieve the required interior noise level reductions. Special architectural measures may include, but are not limited to, glazing (e.g., dual-paned windows), insulation, roof material, caulking standards, or other measures as recommended by the acoustical engineer. All requirements of the future interior noise analysis shall be reflected on the building plans.

090 - Planning. 11                      0090-Planning-MAP- ROLL-UP GARAGE DOORS                      Not Satisfied

All residences shall have automatic roll-up garage doors.

Transportation

090 - Transportation. 1                      0090-Transportation-MAP - 80% COMPLETION                      Not Satisfied

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

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the 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.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1            0090-Transportation-MAP - 80% COMPLETION (cont.)            Not Satisfied

- 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 - 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) Trails.
- (3) Streetlights.
- (4) Traffic signals located on Sultanas Road at intersection of SR-74.
- (5) Graffiti abatement of walls and other permanent structures.

Plan: TR31500E01

Parcel: 459020068

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2            0090-Transportation-MAP - ANNEX L&LMD/OTHER DIST (cr)    Not Satisfied  
    (6) Street sweeping.

090 - Transportation. 3            0090-Transportation-MAP - LANDSCAPING                            Not Satisfied

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

Landscaping shall be improved within Norma Jean Road, Emperor Road, Sultanas Road, and entry streets "A", "B", and "D".

090 - Transportation. 4            0090-Transportation-MAP - STREETLIGHTS INSTALL                Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. 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. 5            0090-Transportation-MAP - TS/INSTALLATION                      Not Satisfied

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

Signals not eligible for fee credit:

    Sultanas Road/Norma Jean Road (NS) at SR-74 (EW)

or as approved by the Transportation Department.

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

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

090 - Transportation. 6            0090-Transportation-MAP - UTILITY INSTALL                      Not Satisfied

Plan: TR31500E01

Parcel: 459020068

90. Prior to Building Final Inspection

Transportation

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

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

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

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

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

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



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


**Agenda Item No.:**

**1.3**

**Planning Commission Hearing: May 1, 2019**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	PP22954E01	<b>Applicant(s):</b>	SBA Monarch Towers, LLC
<b>Area Plan:</b>	Western Coachella Valley	<b>Representative(s):</b>	Danielle Tschuscke
<b>Zoning Area/District:</b>	Pass and Desert District		
<b>Supervisory District:</b>	Fourth District		
<b>Project Planner:</b>	Gabriel Villalobos		
<b>APN:</b>	656-390-008		




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Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

The applicant of the subject case has requested an extension of time to extend the lifespan of the Plot Plan No. 22954 which is a 70-foot high unmanned telecommunications facility disguised as a broadleaf tree with 12 antenna panels within a 600 square foot lease area.

The project is located east of Rancho Rd, south of Aurora Rd and west of Long Canyon Rd.

**PROJECT RECOMMENDATION**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Director on March 25, 2019.

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

**APPROVED** the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 22954**, extending the expiration date to December 30, 2028, 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**

Plot Plan No. 22954 was originally approved at the Director's Hearing on December 30, 2008. It proceeded to the Planning Commission where it was received and filed on February 4, 2009.

The First Extension of Time was received November 16, 2018, ahead of the expiration date of December 30, 2018. The applicant and the County discussed conditions of approval and reached consensus on December 4, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommended one (1) new condition 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 this recommended condition and has agreed to accept it.

On March 25, 2019, the Planning Director approved PP22954E01. This 1<sup>st</sup> extension will grant 10 years. Therefore, upon receive and file action by the Planning Commission, and the conclusion of the 10-day appeal period, this Plot Plan's expiration date will become December 30, 2028. However, the added COA could eliminate this 10 year life span provision (AND. Planning. 1) if this requirement is removed from Ordinance No. 348.



**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
MARCH 25, 2019**

**1.0 CONSENT CALENDAR:**

- 1.1 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23096** – Applicant: SBA Monarch Towers, LLC – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Location: Northerly of Yucca Avenue, easterly of Hanson Avenue, southerly of Lakeview Avenue E, and westerly of Citrus Street – 6.15 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Approved Project Description: An unmanned disguised 75' high palm tree for T-Mobile within a 775 sq. ft. equipment enclosure – **REQUEST:** First Extension of Time Request for Plot Plan No. 23096, extending the expiration date to January 15, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org). **APPROVED** First Extension of Time Request for Plot Plan No. 23096, extending the expiration date to January 15, 2029.
- 1.2 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23193** – Applicant: SBA Monarch Towers, LLC – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Low Density Residential (CD-LDR) (0.5 acre min.) – Location: Northerly of Orange Avenue, easterly of Murrieta Road, southerly of Water Avenue, and westerly of Center Street – 12.88 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: An unmanned T-Mobile wireless telecommunications facility. The project shall consist of a 50' high monopole disguised as a monopine with 12 antenna panels mounted onto 3 sectors and located 47' high above grade level. Additionally the project shall include 6 equipment cabinets and 1 GPS antenna within a 7' high wrought iron fence enclosure on a 581 sq. ft. lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 23193, extending the expiration date to December 15, 2028. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org). **APPROVED** First Extension of Time Request for Plot Plan No. 23193, extending the expiration date to December 15, 2028.
- 1.3 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22954** – Applicant: SBA Monarch Towers, LLC – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (R-RR) (5 acre min.) – Location: Easterly of Rancho Road, southerly of Aurora Road and westerly of Long Canyon Road – 10.16 Acres – Zoning: Controlled Development Areas (W-2) – Approved Project Description: The Plot Plan is a proposal for the construction of an unmanned T-Mobile wireless telecommunication facility disguised as a 70' high broadleaf tree. The project will consist of 12 antennas mounted 65' high above grade level, six (6) equipment cabinets, and one (1) parabolic dish within a 600 sq. ft. net lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 22954, extending the expiration date to December 30, 2028. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org). **APPROVED** First Extension of Time Request for Plot Plan No. 22954, extending the expiration date to December 30, 2028.
- 2.0 HEARINGS – CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:**  
**NONE**
- 3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:**  
**NONE**
- 4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:**  
**NONE**
- 5.0 PUBLIC COMMENTS:**



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.3

Director's Hearing: March 25, 2019

## PROPOSED PROJECT

Case Number(s): PP22954E01

Applicant(s):

Area Plan: Western Coachella Valley

SBA Monarch Towers, LLC

Zoning Area/District: Pass and Desert District

c/o Danielle Tschuske

Supervisory District: Fourth District

Project Planner: Gabriel Villalobos

APN: 656-390-008

Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to extend the lifespan of the Plot Plan No. 22954 which is a 70-foot high unmanned telecommunications facility disguised as a broadleaf tree with 12 antenna panels.

The project is located east of Rancho Rd, south of Aurora Rd and west of Long Canyon Rd.

## PROJECT RECOMMENDATION

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 22954**, extending the expiration date to December 30, 2028, 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**

Plot Plan No. 22954 was originally approved at the Director's Hearing on December 30, 2008. It proceeded to the Planning Commission where it was received and filed on February 4, 2009.

The First Extension of Time was received November 16, 2018, ahead of the expiration date of December 30, 2018. The applicant and the County discussed conditions of approval and reached consensus on December 4, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one (1) new condition 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 this recommended condition and has agreed to accept it. Included in this staff report package is the new recommended condition of approval, and the correspondence from the Extension of Time applicant (December 4, 2018) indicating the acceptance of the one (1) recommended condition.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

This 1<sup>st</sup> extension will grant 10 years. Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Planning Commission, and the conclusion of the 10-day appeal period, this Plot Plan's expiration date will become December 30, 2028. However, the added COA could eliminate this 10 year life span provision (AND. Planning. 1) if this requirement is removed from Ordinance No. 348.

## **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 Plot Plan 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 project design and is therefore still found to be consistent.
2. This Plot Plan has been found to be consistent with Ordinance No. 348 (Land Use), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the project design and is therefore still found to be consistent.

3. No changes to the approved Plot Plan 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 PP22954

## Vicinity Map



### Legend

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

### Notes

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



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752 Feet

376

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**T-Mobile**  
 Stick Together.  
 2017 S. CLARK ROAD, SUITE 300  
 DENVER, CO 80210

**NATIONAL**  
 ARCHITECTURE & INTERIORS, INC.  
 2000 S. CLARK ROAD, SUITE 300  
 DENVER, CO 80210  
 PHONE: (303) 733-1100  
 FAX: (303) 733-1101

**SEQUOIA**  
 CONSULTANTS  
 17708 LONG CANYON DRIVE  
 DENVER, CO 80241  
 (303) 751-1000

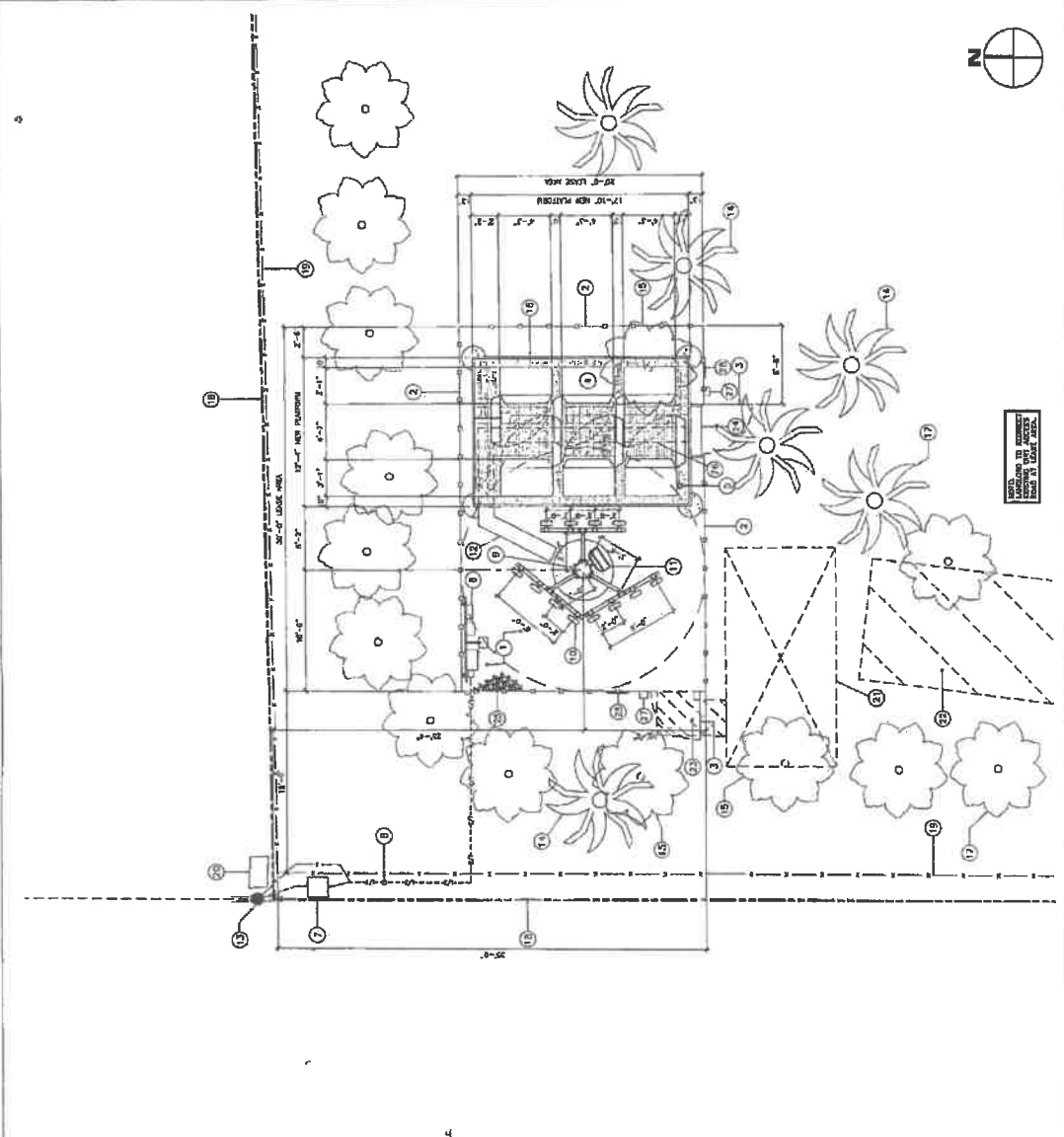
NO.	DATE	DESCRIPTION
1	08/11/07	CLIENT REVISIONS
2	09/11/07	CLIENT REVISIONS
3	07/12/07	CLIENT REVISIONS
4	10/02/07	PLANNING REVISIONS
5	01/29/08	CONSTRUCTION SET
6	02/11/08	DRM REVISIONS
7	08/12/08	POLE REVISIONS
8	08/24/08	CLIENT REVISIONS
9	11/25/08	CLIENT REVISIONS
10	12/30/08	CLIENT REVISIONS
11	01/19/09	ADD CM'S
12	01/21/09	DRM REVISIONS

**IE04734G**  
**LONG CANYON NURSERY**  
 17708 LONG CANYON DRIVE  
 DENVER, COLORADO 80241  
 (UNRECORDED)



**ENLARGED SITE PLAN**

**A-2**



- NOTES:**
1. ALL 1'-0" WALLS SHALL BE 16"-0" (MIN. OR 17" EXISTING) UNLESS OTHERWISE SHOWN.
  2. ALL 1'-0" WALLS SHALL BE 16"-0" UNLESS OTHERWISE SHOWN.
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SCALE: 1/4"=1'-0" 1  
 ENLARGED SITE PLAN

- 1. THE COLOR OF THE PAINT SHALL BE WHITE.
- 2. THE PAINT SHALL BE APPLIED AS A FULL COAT TO THE WALL SURFACE.
- 3. THE PAINT SHALL BE APPLIED AS A FULL COAT TO THE CEILING SURFACE.
- 4. THE PAINT SHALL BE APPLIED AS A FULL COAT TO THE TRUSS SURFACE.

THE SEQUOIA REGULATIONS & SPECIFICATIONS OF ARCHITECTURE shall govern the construction of the building. THE SEQUOIA REGULATIONS & SPECIFICATIONS OF ARCHITECTURE shall govern the construction of the building.

CUSTOM STAIN PAINT AND NOT T-ADHESIVE PAINT TO MATCH THE TREE TRUNK

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1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

- 1. THE COLOR OF THE PAINT SHALL BE WHITE.
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SCALE: 1/8" = 1'-0"

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CUSTOM STAIN PAINT AND NOT T-ADHESIVE PAINT TO MATCH THE TREE TRUNK

1 - Mobile -  
Stick Together -

2007 S. COURT ROAD, SUITE 200  
CORONA, CA 92605

1 - Mobile -  
Stick Together -  
2007 S. COURT ROAD, SUITE 200  
CORONA, CA 92605

1 - Mobile -  
Stick Together -  
2007 S. COURT ROAD, SUITE 200  
CORONA, CA 92605

NO.	DATE	DESCRIPTION	BY
1	6/11/07	CLIENT REVISIONS	RF
2	7/12/07	CLIENT REVISIONS	AM
3	10/02/07	PLANNING REVISIONS	RF
4	01/29/08	CONSTRUCTION SET	MG
5	02/11/08	DEW REVISIONS	MG
6	06/12/08	FOUR REVISIONS	MG
7	06/25/08	CLIENT REVISIONS	MG
8	11/26/08	CLIENT REVISIONS	MG
9	12/30/08	CLIENT REVISIONS	MG
10	01/19/09	ADD COMMENTS	MG
11	01/21/09	DEW REVISIONS	MG
12		DEW REVISIONS	MG

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ARCHITECTURAL  
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CORONA, CA 92605

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CORONA, CA 92605

# Extension of Time Environmental Determination

Project Case Number: PP22954  
Original E.A. Number: 41492  
Extension of Time No.: 1<sup>st</sup> EOT  
Original Approval Date: December 30, 2008  
Project Location: East of Rancho Rd and West of Long Canyon Rd

Project Description: The Plot Plan is a proposal for the construction of an unmanned T-Mobile wireless telecommunication facility disguised as a 70' high broadleaf tree. The project will consist of twelve (12) antennas mounted 65' high above grade level, six (6) equipment cabinets, and one (1) parabolic dish within a 600 square foot net lease area

On December 30, 2008, this Plot Plan 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: 12/13/18  
For Charissa Leach, Assistant TLMA Director

## Villalobos, Gabriel

---

**From:** Danielle Tschuschke <DTschuschke@sbsite.com>  
**Sent:** Tuesday, December 04, 2018 9:25 AM  
**To:** Villalobos, Gabriel  
**Subject:** Recommended Conditions for PP22954 1st EOT

Gabriel,

On behalf of SBA Monarch Towers, LLC, the Extension of Time Applicant, I, Danielle Tschuschke, accept the following conditions of approval of the First Extension of Time, PP22954E01:

- Planning.1 Telecom - Entitlement Life

Please let us know once the Planning Director's Hearing has been scheduled for our EOT request.

Happy Holidays!

Kind Regards,

**Danielle Tschuschke**  
*Zoning Compliance Specialist*

561.981.9913 + **T**  
561.226.0883 + **F**

**From:** Villalobos, Gabriel [mailto:GVillalo@rivco.org]  
**Sent:** Tuesday, November 27, 2018 5:18 PM  
**To:** Danielle Tschuschke <DTschuschke@sbsite.com>  
**Subject:** [External] Recommended Conditions for PP22954 1st EOT

Attn: SBA Monarch Towers, LLC  
c/o Danielle Tschuschke  
8051 Congress Avenue  
Boca Raton, FL 33487

**RE: EXTENSION OF TIME REQUEST for No. 22954.**

The County Planning Department has determined it necessary to recommend the addition of 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.

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 the Planning Director's 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



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

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**[County of Riverside California](#)**





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

*Juan C. Perez*  
*Agency Director*



03/07/19, 5:24 pm

PP22954E01

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PP22954E01. 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-USE - 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 CARMUNO1 20090313  
RECOMMND SGONZALE 20070905  
DRAFT SGONZALE 20070905  
PP22954

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

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

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND SGONZALE 20070905  
DRAFT SGONZALE 20070905  
PP22954

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

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

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND SGONZALE 20070905  
DRAFT SGONZALE 20070905  
PP22954

BS-Grade. 4                      0010-BS-Grade-USE-G1.4 NPDES/SWPPP

### ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 4                      0010-BS-Grade-USE-G1.4 NPDES/SWPPP (cont.)

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.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND SGONZALE 20070905  
DRAFT SGONZALE 20070905  
PP22954

Fire

Fire. 1                              0010-Fire-USE-#25-GATE ENTRANCES

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND TWILLIAM 20070823  
DRAFT TWILLIAM 20070823  
PP22954

Fire. 2                              0010-Fire-USE-#89-RAPID HAZMAT BOX

Rapid entry key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to

## ADVISORY NOTIFICATION DOCUMENT

### Fire

Fire. 2                                    0010-Fire-USE-#89-RAPID HAZMAT BOX (cont.)  
installation.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND TWILLIAM 20070823  
DRAFT TWILLIAM 20070823  
PP22954

### Flood

Flood. 1                                    0010-Flood-USE ELEVATE ELECTRONIC EQ

The electronic equipment, the equipment/shelter shall either be elevated a minimum of 18 inches above the highest adjacent ground or the building shall be dry floodproofed to a height of 18 inches.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND JGALE 20070910  
PP22954

Flood. 2                                    0010-Flood-USE FLOOD HAZARD REPORT

Plot Plan 22954 proposes to install and maintain a wireless communication facility in the Desert Hot Springs area. The site is located on the west side of Long Canyon Road between 18th Avenue and Dillon Road.

This site receives sheet type flows from the northeast. To protect the electronic equipment, the equipment/shelter shall either be elevated a minimum of 18 inches above the highest adjacent ground or the building shall be dry floodproofed to a height of 18 inches.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND JGALE 20070910  
PP22954

### Planning

Planning. 1                                    0010-Planning-MAP - IF HUMAN REMAINS FOUND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition

### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 1                                      0010-Planning-MAP - IF HUMAN REMAINS FOUND (cont.)  
 has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

Comments: INEFFECT CARMUNO1 20090313  
 RECOMMND LMOURIQU 20070829  
 DRAFT LMOURIQU 20070829  
 PP22954

Planning. 2                                      0010-Planning-MAP - INADVERTENT ARCHAEO FIND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple 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 resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal 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 representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
  
3. Grading of 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 mitigation.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 2                                    0010-Planning-MAP - INADVERTENT ARCHAEO FIND  
(cont.)

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND LMOURIQU 20070829  
DRAFT LMOURIQU 20070829  
PP22954

Planning. 3                                    0010-Planning-USE - 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).

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND JEQUINA 20071214  
DRAFT JEQUINA 20071214  
PP22954

Planning. 4                                    0010-Planning-USE - CEASED OPERATIONS

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND JEQUINA 20071214  
DRAFT JEQUINA 20071214  
PP22954

Planning. 5                                    0010-Planning-USE - CO-LOCATION

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND JEQUINA 20071214  
DRAFT JEQUINA 20071214  
PP22954

Planning. 6                                    0010-Planning-USE - COMPLY WITH ORD./CODES

## ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6                                  0010-Planning-USE - COMPLY WITH ORD./CODES (cont.)

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND JEQUINA 20071214  
DRAFT JEQUINA 20071214  
PP22954

Planning. 7                                  0010-Planning-USE - DESERT/BLYTHE TELECOM

Due to the location of this site, building permits and inspections may occur in Riverside County's Desert Permit Assistance Center (DPAC) and/or the City of Blythe. Please contact the DPAC office to determine which office will do the processing of the permits and inspections. The County of Riverside's DPAC office main line phone number is (760) 863-8271.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND PCLARK 20081204  
PP22954

Planning. 8                                  0010-Planning-USE - EQUIPMENT/BLDG COLOR CT

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

The color of the palm tree trunk shall be light to dark brown and the color of the antenna array shall be dark green in order to minimize visual impacts.

The antenna panels shall be required to be colored a shade of green to match tree frond colors to better disguise and blend within the monopalm.

The palm tree shall have a minimum of 80 fronds and all fronds shall extend as far as the antenna arrays. Additionally, the antenna panels shall be required to be colored green to match tree fronds to better disguise and blend within the monopalm wireless telecommunications facility. No antenna "leave socks" shall be installed.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 8                            0010-Planning-USE - EQUIPMENT/BLDG COLOR CT  
(cont.)

The project shall provide an additional 5 foot of tree foliage above the antennas panels for better disguise. As such, the extra embellishment shall create an overall height of 70', as shown on APPROVED EXHIBIT A.

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.

AMENDED BY THE PLANNING DIRECTOR ON DECEMBER 30, 2008.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND MBORROWS 20090115  
DRAFT MBORROWS 20090115  
RECOMMND PCLARK 20081224  
DRAFT PCLARK 20081224  
RECOMMND MBORROWS 20081223  
DRAFT MBORROWS 20081223  
RECOMMND CARRIETA 20081022  
DRAFT PCLARK 20080918  
RECOMMND JEQUINA 20071214  
DRAFT JEQUINA 20071214  
PP22954

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

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND JEQUINA 20071214  
DRAFT JEQUINA 20071214  
PP22954

Planning. 10                           0010-Planning-USE - 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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 10                                      0010-Planning-USE - FUTURE INTERFERENCE (cont.)  
communication facilities, the applicant shall consult with  
County Information Technology staff and implement  
mitigation measures acceptable to the Department of  
Information Technology.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND CARRIETA 20081022  
DRAFT CARRIETA 20081008  
RECOMMND JEQUINA 20071214  
DRAFT JEQUINA 20071214  
PP22954

Planning. 11                                      0010-Planning-USE - GEO01923

County Geologic Report (GEO) No. 1923, submitted for this  
project (PP22954), was prepared by AESCO Technologies, Inc.  
and is entitled: "Geotechnical Report, Proposed  
T-Mobile Wireless Communication Facility, Site No.  
IE04734G, Site Name: Long Canyon Nursery, 17505 Long Canyon  
Road, Desert Hot Springs, California," dated July 20, 2007.  
In addition, the following documents were submitted for  
this project:

"Response to the County of Riverside, Proposed T-Mobile  
Wireless Communications Facility, Site No. IE04734G, Site  
Name: Long Canyon Nursery, 17505 Long Canyon Road, Desert  
Hot Springs, California," dated January 16, 2008.

These documents are herein incorporated as part of GEO No.  
1923.

GEO No. 1923 concluded:

- 1.The consultant concluded that the nearest active fault to  
the site is the San Andreas Fault Zone, located about 0.4  
kilometers to the northeast of the site.
- 2.No faulting has been mapped on the site or noted during  
the consultant's geologic investigation of the site. .
- 3.The potential for surface fault rupture on the site is  
considered low.
- 4.The potential for liquefaction is considered low due to  
the lack of shallow groundwater.

GEO No. 1923 recommended:





**ADVISORY NOTIFICATION DOCUMENT**

## Planning

Planning. 14                      0010-Planning-USE - MAX HEIGHT (cont.)

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND JEQUINA 20071214  
DRAFT JEQUINA 20071214  
PP22954

Planning. 15                      0010-Planning-USE - NO USE PROPOSED LIMIT CT

The balance of the subject property, APN:656-390-008 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND JEQUINA 20071214  
DRAFT JEQUINA 20071214  
PP22954

Planning. 16                      0010-Planning-USE - ORD 875 CVMSHCP FEE (1)

In accordance with Riverside County Ordinance No. 875, to assist in providing revenue to acquire and preserve open space and habitat, a local development mitigation fee shall be paid for each development project or portion of an expanded development project to be constructed in the Coachella Valley and surrounding mountains. The amount of the fee for commercial or industrial development shall be calculated on the basis of "project area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND CARRIETA 20081022  
PP22954

Planning. 17                      0010-Planning-USE - SITE MAINTENANCE CT

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.

### ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 17                                    0010-Planning-USE - SITE MAINTENANCE CT (cont.)

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND JEQUINA 20071214  
DRAFT JEQUINA 20071214  
PP22954

Planning. 18                                    0010-Planning-USE - VIABLE LANDSCAPING

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Planning Department's conditions of approval 90 PLANNING 10 - Landscape/Irrigation Install.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND MBORROWS 20081203  
PP22954

Planning. 19                                    0020-Planning-USE - 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 the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration 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.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND CARRIETA 20081022  
PP22954

Planning. 20                                    0020-Planning-USE - 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

**ADVISORY NOTIFICATION DOCUMENT**

## Planning

Planning. 20                                      0020-Planning-USE - LIFE OF PERMIT (cont.)  
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.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND JEQUINA 20071214  
DRAFT JEQUINA 20071214  
PP22954

Planning. 21                                      Telcom – Entitlement Life

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

## Planning-All

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

The project developer 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 this project.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND PCLARK 20081204  
PP22954

Planning-All. 2                                      0010-Planning-All-USE - DEFINITIONS

The words identified in the following list that appear in

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 2                      0010-Planning-All-USE - DEFINITIONS (cont.)  
all capitals in the attached conditions of Plot Plan  
No.22954 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No.22954,  
Exhibit A-1, Amended No. 1 (cover page and notes),  
Exhibit A-2, Amended No. 1 (notes),  
Exhibit A-3, Amended No. 1 (topographic),  
Exhibit A-4, Amended No. 1 (site plan),  
Exhibit A-5, Amended No. 1 (enlarged site plan),  
Exhibit B-1, Amended No. 1 (elevations),  
Exhibit B-2, Amended No. 1 (elevations),  
Exhibit E-1, Amended No. 1 (conceptual planting plan),  
Exhibit E-2, Amended No. 1 (planting details),  
Exhibit M (simulation photos).

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND CARMUNOZ 20090109  
DRAFT CARMUNOZ 20090109 C000670279  
RECOMMND MBORROWS 20081203  
DRAFT PCLARK 20080918  
RECOMMND JEQUINA 20071214  
DRAFT JEQUINA 20071214  
PP22954

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

The applicant/permittee 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 PP22954. The COUNTY will promptly notify the applicant/permittee 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 applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND JEQUINA 20071214  
DRAFT JEQUINA 20071214  
PP22954

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 4                      0010-Planning-All-USE - PROJECT DESCRIPTION (cont.)

The use hereby permitted is for the installation and operation of a wireless communications facility disguised as a 70' high palm tree. The project shall consist of 12 antenna panels, located 65' high above grade level, six (6) equipment cabinets, and one (1) 2' in diameter parabolic antenna within a 600 square foot lease area, located within Assessors Parcel Number 656-390-008.

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND MBORROWS 20081224  
DRAFT MBORROWS 20081224  
RECOMMND PCLARK 20081204  
DRAFT PCLARK 20081204  
RECOMMND CARRIETA 20081022  
DRAFT PCLARK 20080918  
RECOMMND JEQUINA 20071214  
DRAFT JEQUINA 20071214  
PP22954

### Transportation

Transportation. 1                      0010-Transportation-USE - ASSESS/BENEFIT DIST 1

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

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND REGRAMLI 20071220  
DRAFT REGRAMLI 20071217  
PP22954

Transportation. 2                      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

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 2                    0010-Transportation-USE - STD INTRO 3(ORD 460/461)  
(cont.)

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 CARMUNO1 20090313  
RECOMMND REGRAMLI 20071220  
DRAFT REGRAMLI 20071217  
PP22954

Transportation. 3                    0010-Transportation-USE - TS/EXEMPT

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

Comments: INEFFECT CARMUNO1 20090313  
RECOMMND REGRAMLI 20071220  
DRAFT REGRAMLI 20071217  
PP22954

Plan: PP22954E01

Parcel: 656390008

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-USE-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.

Planning

060 - Planning. 1                      0060-Planning-USE - FEE STATUS                      Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 22954, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 2                      0060-Planning-USE - PM10 MITIGATION PLAN                      Not Satisfied

Notwithstanding any provision of Riverside County Ordinance No. 742 (Control of Fugitive Dust & PM10) to the contrary, this project shall comply with the requirements of Ordinance No. 742, including, but not necessarily limited to, the submission of a PM10 Mitigation Plan containing all reasonably available fugitive dust control measures, and, thereafter, the permit holder shall comply with all provisions of the approved PM10 Mitigation Plan during grading, earth movement operations and construction of the project as determined by the Director of the Department of Building and Safety.

The permit holder shall submit a copy of the approved PM10 Mitigation Plan to the Planning Department and the submitted copy shall include a cover letter containing a written certification from a state licensed professional



Plan: PP22954E01

Parcel: 656390008

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2                      0060-Planning-USE - PM10 MITIGATION PLAN (cont.)                      Not Satisfied  
that the control measures of the plan are included in the grading and building plans submitted to the Department of Building and Safety pursuant to obtaining a grading permit.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      0080-BS-Grade-USE - SITE EVALUATION                      Not Satisfied

The information provided does not indicate whether any grading has taken place or will take place on this lot. Therefore, prior to the issuance of any building permits, the applicant shall provide the Building & Safety Department with documentation that the cell tower and equipment site is not graded - a site is considered not graded if it has less than 50 cubic yards of cut or fill (whichever is greater) material on it. If the grading status of the site cannot be determined from the information supplied by the applicant, documentation of site status will be required. Documentation can be in the form of a signed and stamped letter from a registered civil engineer - stating less than 50 cubic yards of cut or fill material has been graded - or by a special inspection permit from the Building & Safety Department's Grading Division. This permit pays for a site review to determine the need for further information or a permit on the existing grading - if any.

Planning

080 - Planning. 1                      0080-Planning-USE - ELEVATIONS & MATERIALS                      Not Satisfied

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT M, dated 11/16/08.

AMENDED BY THE PLANNING DIRECTOR ON DECEMBER 30, 2008.

080 - Planning. 2                      0080-Planning-USE - LANDSCAPE PLOT PLAN                      Not Satisfied

Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping and Irrigation Plan shall be submitted to and approved by the County Planning Department. 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

Plan: PP22954E01

Parcel: 656390008

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2                      0080-Planning-USE - LANDSCAPE PLOT PLAN (cont.)                      Not Satisfied

through 19.304., and the conditions of approval of PP22954. The plan shall show all common open space areas and the location, number, genus, species, and container size of plants. The plan shall address all areas and conditions of the permit 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 which have low water usage.

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 Ordinance No. 348, Section 18.12.

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 Department.

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

080 - Planning. 3                      0080-Planning-USE - LNDSCG CV PROJ SPECIFIC                      Not Satisfied

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- a. Landscape plans shall contain the Agricultural Commissioner's note as indicated in general conditions, above, if the project is located in the Coachella Valley.
- b. In order to assist in project coordination with county inspection requirements, including but not necessarily limited to the Agricultural Commissioner's Office, all landscape plans shall contain the name, address and phone number of both the landscape plan preparer and the project developer, the property's Assessors Parcel Number(s) and a vicinity map.
- c. A minimum of three (3) date palms, or equivalent species, at a height of thirty (30) feet shall be planted near the wireless communication facility; appropriate

Plan: PP22954E01

Parcel: 656390008

80. Prior To Building Permit Issuance

Planning

080 - Planning. 3                      0080-Planning-USE - LNDSCG CV PROJ SPECIFIC (cont.)                      Not Satisfied  
irrigation shall be included from an on-site well system or  
a water utility. The source of water shall be verified as  
determined by the Planning Department.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1                      0090-E Health-USE - HAZMAT BUS PLAN                      Not Satisfied  
The facility will require a business emergency plan for the  
storage of hazardous materials greater than 55 gallons, 200  
cubic feet or 500 pounds, or any acutely hazardous  
materials or extremely hazardous substances.

090 - E Health. 2                      0090-E Health-USE - HAZMAT CONTACT                      Not Satisfied  
Contact the Hazardous Materials Management Division at  
(951) 358-5055 for any additional requirements.

090 - E Health. 3                      0090-E Health-USE - HAZMAT REVIEW                      Not Satisfied  
If further review of the site indicates additional  
environmental health issues, the Hazardous Materials  
Management Division reserves the right to regulate the  
business in accordance with applicable County Ordinances.

Planning

090 - Planning. 1                      0090-Planning-USE - CERTIFY LANDSCAPE COMPLY                      Not Satisfied  
The permit holder's landscape architect or other state  
licensed party responsible for preparing landscaping and  
irrigation plans shall provide a Compliance Letter to the  
Planning Department and the 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 thre (3) working days prior to  
final inspection of the structure or issuance of occupancy  
permit, whichever occurs first.

090 - Planning. 2                      0090-Planning-USE - COMPLY W/ LANDSCAPE PLAN                      Not Satisfied  
All required landscape planting and irrigation shall be  
installed in accordance with approved Landscaping,  
Irrigation, and Shading Plans and be in a condition  
acceptable to the Mangement Agency - Land Use Division. The  
plants shall be healthy and free of weeds, disease or  
pests. The irrigation system shall be properly  
constructed and determined to be in good working order.

Plan: PP22954E01

Parcel: 656390008

90. Prior to Building Final Inspection

Planning

090 - Planning. 2                      0090-Planning-USE - COMPLY W/ LANDSCAPE PLAN (cont)      Not Satisfied

090 - Planning. 3                      0090-Planning-USE - LANDSCAPE/IRRIG INSTALL                      Not Satisfied

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITIES and LANDSCAPE INSPECTION DEPOSIT," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.

090 - Planning. 4                      0090-Planning-USE - ORD 875 CVMSHCP FEE (2)                      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 Plot Plan No. 22954 is calculated to be 0.25 acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 5                      0090-Planning-USE - 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

Plan: PP22954E01

Parcel: 656390008

90. Prior to Building Final Inspection

Planning

090 - Planning. 5                      0090-Planning-USE - ORD NO. 659 (DIF) (cont.)                      Not Satisfied  
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 No.22954 has been calculated to be 0.25 acre.

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.

090 - Planning. 6                      0090-Planning-USE - PALM TREE TOWER REQ.                      Not Satisfied

The proposed cell tower shall be disguised as a 70' high palm tree. Therefore, the project shall adhere to the design requirements listed below:

- 1) Cell tower trunk shall be colored in light or dark brown to resemble a palm tree trunk.
- 2) The cell tower shall provide an additional 5 feet of palm tree fronds above the antenna panels for better disguise. As such, the extra embellishment shall create an overall height of 70'.
- 3) The antenna panels shall be required to be colored a shade of green to match tree frond colors to better disguise and blend within the monopalm.
- 4) A minimum of 80 tree fronds are required and fronds shall extend as far as the antenna arrays in order to prevent the antennas from protruding out.

AMENDED BY THE PLANNING DIRECTOR ON DECEMBER 30, 2008.

090 - Planning. 7                      0090-Planning-USE - SIGNAGE REQUIREMENT                      Not Satisfied

Prior to final inspection of any building permit, the applicant, 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:

Plan: PP22954E01

Parcel: 656390008

90. Prior to Building Final Inspection

Planning

090 - Planning. 7                      0090-Planning-USE - SIGNAGE REQUIREMENT (cont.)                      Not Satisfied

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 (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, a 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. 8                      0090-Planning-USE - 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                      0090-Planning-USE - WALL & FENCE LOCATIONS                      Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

090 - Planning. 10                      0090-Planning-USE - WROUGHT IRON FENCE REQ.                      Not Satisfied

A six (6) foot high wrought iron fence shall be constructed along the perimeter of the lease area. The required fence shall be subject to the approval of the Building and Safety Department.



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

**Agenda Item No.:**

7.4

**Planning Commission Hearing: May 1, 2019**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	PP23096E01	<b>Applicant(s):</b>	
<b>Area Plan:</b>	Lakeview/Nuevo	<b>Representative(s):</b>	
<b>Zoning Area/District:</b>	Lakeview Area		
<b>Supervisory District:</b>	Fifth District		
<b>Project Planner:</b>	Gabriel Villalobos		
<b>APN:</b>	426-140-023		
			 Charissa Leach, P.E. Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

The applicant of Plot Plan No. 23096 has requested an extension of time to extend the lifespan of the Plot Plan No. 23096 which is a 75-foot high unmanned telecommunications facility disguised as a palm tree with 12 antenna panels.

The project is located north of Orange Ave, east of Murrieta Rd, south of Water Ave, and west of Center St.

**PROJECT RECOMMENDATION**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Director on March 25, 2019.

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

**APPROVED** the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23096**, extending the expiration date to January 15, 2029, 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**

Plot Plan No. 23096 was originally approved at the Director’s Hearing on January 15, 2009. It proceeded to the Planning Commission where it was received and filed on February 4, 2009.

The First Extension of Time was received November 30, 2018, ahead of the expiration date of January 15, 2019. The applicant and the County discussed conditions of approval and reached consensus on December 12, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one (1) new condition 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 this recommended condition and has agreed to accept it. Included in this staff report package is the new recommended condition of approval, and the correspondence from the Extension of Time applicant (December 12, 2018) indicating the acceptance of the one (1) recommended condition.

On March 25, 2019, the Planning Director approved PP23096E01. This 1<sup>st</sup> extension will grant 10 years. Therefore, upon receive and file action by the Planning Commission, and the conclusion of the 10-day appeal period, this Plot Plan’s expiration date will become January 15, 2029. However, the added COA could eliminate this 10 year life span provision (AND. Planning. 1) if this requirement is removed from Ordinance No. 348.

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**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
MARCH 25, 2019**

**1.0 CONSENT CALENDAR:**

- 1.1 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23096** – Applicant: SBA Monarch Towers, LLC – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Location: Northerly of Yucca Avenue, easterly of Hanson Avenue, southerly of Lakeview Avenue E, and westerly of Citrus Street – 6.15 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Approved Project Description: An unmanned disguised 75' high palm tree for T-Mobile within a 775 sq. ft. equipment enclosure – **REQUEST:** First Extension of Time Request for Plot Plan No. 23096, extending the expiration date to January 15, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org). **APPROVED** First Extension of Time Request for Plot Plan No. 23096, extending the expiration date to January 15, 2029.
- 1.2 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23193** – Applicant: SBA Monarch Towers, LLC – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Low Density Residential (CD-LDR) (0.5 acre min.) – Location: Northerly of Orange Avenue, easterly of Murrieta Road, southerly of Water Avenue, and westerly of Center Street – 12.88 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: An unmanned T-Mobile wireless telecommunications facility. The project shall consist of a 50' high monopole disguised as a monopine with 12 antenna panels mounted onto 3 sectors and located 47' high above grade level. Additionally the project shall include 6 equipment cabinets and 1 GPS antenna within a 7' high wrought iron fence enclosure on a 581 sq. ft. lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 23193, extending the expiration date to December 15, 2028. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org). **APPROVED** First Extension of Time Request for Plot Plan No. 23193, extending the expiration date to December 15, 2028.
- 1.3 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22954** – Applicant: SBA Monarch Towers, LLC – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (R-RR) (5 acre min.) – Location: Easterly of Rancho Road, southerly of Aurora Road and westerly of Long Canyon Road – 10.16 Acres – Zoning: Controlled Development Areas (W-2) – Approved Project Description: The Plot Plan is a proposal for the construction of an unmanned T-Mobile wireless telecommunication facility disguised as a 70' high broadleaf tree. The project will consist of 12 antennas mounted 65' high above grade level, six (6) equipment cabinets, and one (1) parabolic dish within a 600 sq. ft. net lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 22954, extending the expiration date to December 30, 2028. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org). **APPROVED** First Extension of Time Request for Plot Plan No. 22954, extending the expiration date to December 30, 2028.
- 2.0 HEARINGS – CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:**  
**NONE**
- 3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:**  
**NONE**
- 4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:**  
**NONE**
- 5.0 PUBLIC COMMENTS:**



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

7.1

Director's Hearing: March 25, 2019

## PROPOSED PROJECT

<b>Case Number(s):</b>	PP23096E01	<b>Applicant(s):</b>	
<b>Area Plan:</b>	Lakeview/Nuevo	<b>SBA Monarch Towers, LLC</b>	
<b>Zoning Area/District:</b>	Lakeview Area	<b>c/o Danielle Tschuscke</b>	
<b>Supervisory District:</b>	Fifth District		
<b>Project Planner:</b>	Gabriel Villalobos		
<b>APN:</b>	426-140-023		




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Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to extend the lifespan of the Plot Plan No. 23096 which is a 75-foot high unmanned telecommunications facility disguised as a palm tree with 12 antenna panels.

The project is located north of Orange Ave, east of Murrieta Rd, south of Water Ave, and west of Center St.

## PROJECT RECOMMENDATION

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23096**, extending the expiration date to December 15, 2028, 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**

Plot Plan No. 23096 was originally approved at the Director's Hearing on January 15, 2009. It proceeded to the Planning Commission where it was received and filed on February 4, 2009.

The First Extension of Time was received November 30, 2018, ahead of the expiration date of January 15, 2019. The applicant and the County discussed conditions of approval and reached consensus on December 12, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one (1) new condition 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 this recommended condition and has agreed to accept it. Included in this staff report package is the new recommended condition of approval, and the correspondence from the Extension of Time applicant (December 12, 2018) indicating the acceptance of the one (1) recommended condition.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

This 1<sup>st</sup> extension will grant 10 years. Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Planning Commission, and the conclusion of the 10-day appeal period, this Plot Plan's expiration date will become January 15, 2029. However, the added COA could eliminate this 10 year life span provision (AND. Planning. 1) if this requirement is removed from Ordinance No. 348.

## **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 Plot Plan 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 project design and is therefore still found to be consistent.
2. This Plot Plan has been found to be consistent with Ordinance No. 348 (Land Use), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the project design and is therefore still found to be consistent.

3. No changes to the approved Plot Plan 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 PP23096

## Vicinity Map



### Legend

-  Parcels
-  County Centerlines
-  Blueline Streams
-  City Areas

**Notes**

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



0 188

376 Feet

REPORT PRINTED ON... 12/13/2018 4:10:28 PM

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NO.	DATE	DESCRIPTION	BY
1	02/18/08	90% CD'S	APC
2	03/05/08	100% CD'S	ESK
3	04/23/08	FINAL POWER AND TELCO DESIGN	ESK

SITE INFORMATION:

AMERICAN DOCK BOX  
**IE05314A**  
1800 HANSEN AVE.  
IRVINE, CA 92614  
COUNTY OF ORANGE

SCALE:

PROJECT USE

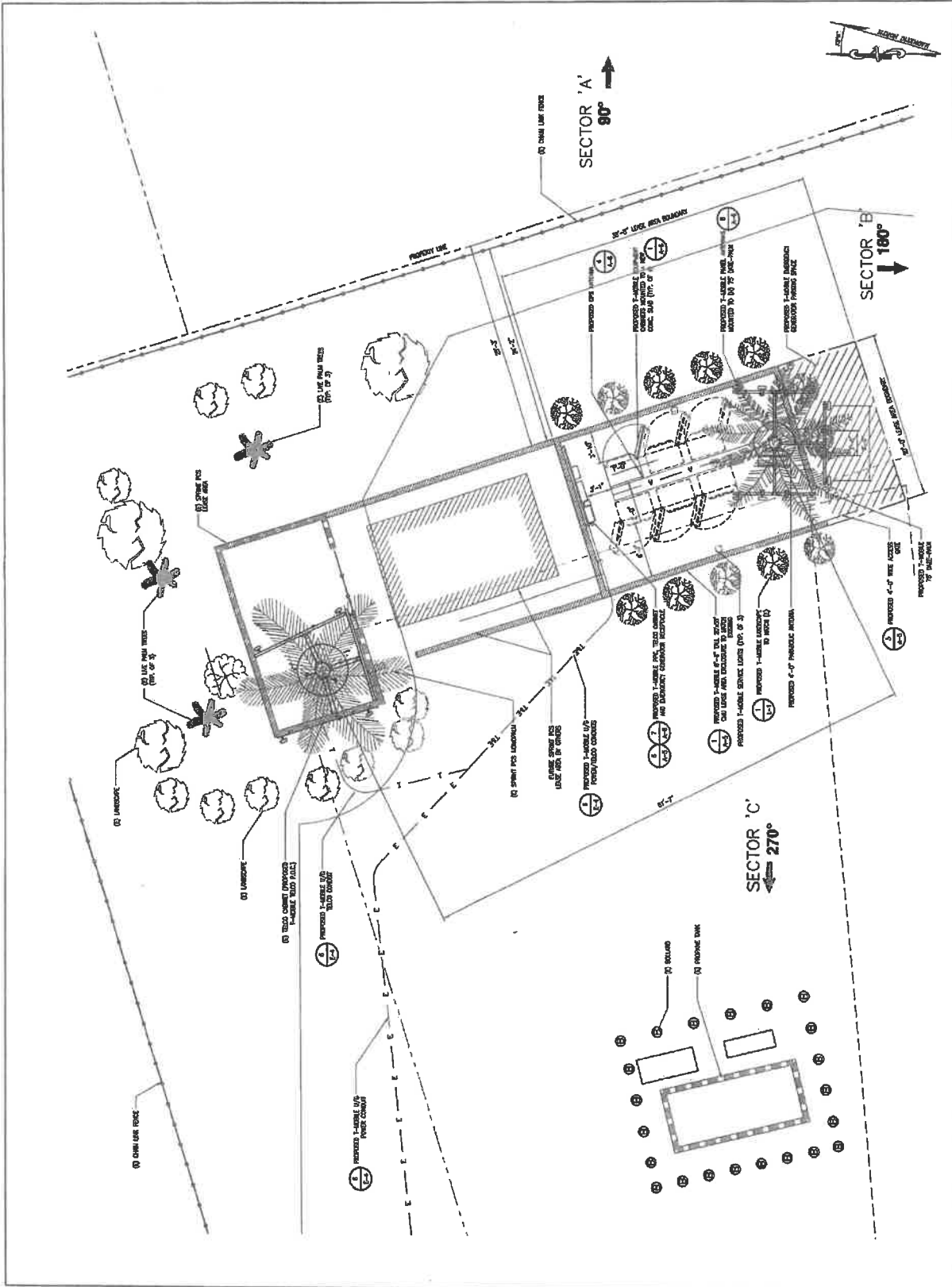
SHEET TITLE: PLOT PLAN #23069 AMENDED NO. 1

ENLARGED SITE PLAN

REV. DATE: 12/12/07

SHEET NUMBER:

**A-2**



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

1

0 2 4 8

ENLARGED SITE PLAN

**T-Mobile**  
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3257 S. GARDEN ST., SUITE 300  
DANA POINT, CA 92621



EDG ENGINEERING DESIGN GROUP  
CONSULTING GROUP  
440 HAZARD COURT, SUITE 100, UNIVERSITY CAMPUS  
DANA POINT, CA 92621  
PHONE: 949.249.1111  
FAX: 949.249.1112  
WWW.EDG-CA.COM  
CDD#: 07-9096



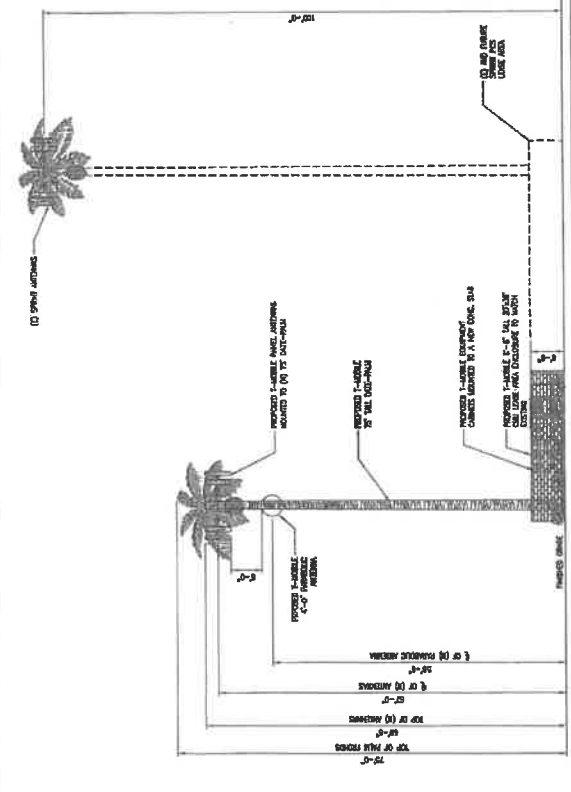
440 HAZARD COURT, SUITE 100, UNIVERSITY CAMPUS  
DANA POINT, CA 92621  
PHONE: 949.249.1111  
FAX: 949.249.1112  
WWW.RLS-CA.COM

NO.	DATE	DESCRIPTION	BY
1	02/19/08	POW. CO'S	JPC
2	03/05/08	100% CO'S	ESK
3	04/23/08	FINAL POWER AND TELLER DESIGN	ESK

**AMERICAN DOCK BOX**  
**IE05314A**  
1800 HANSEN AVE  
DANA POINT, CA 92621  
COUNTY OF PERRIS

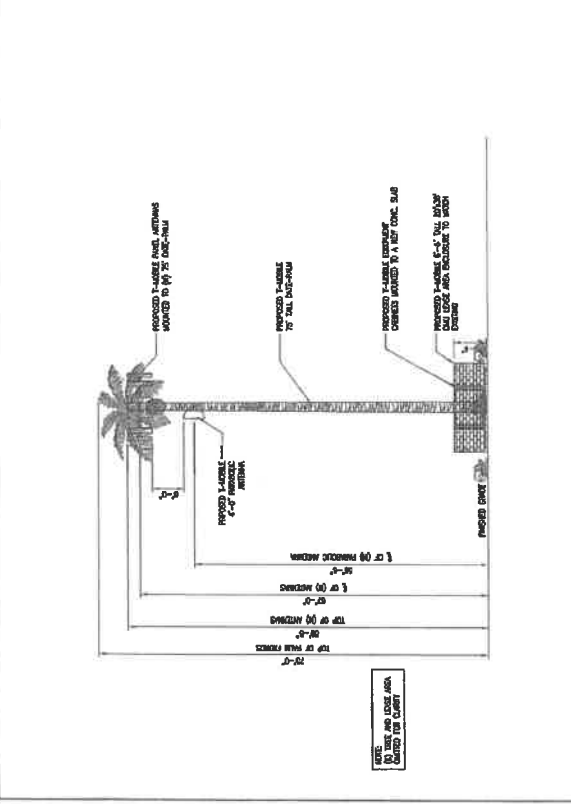
**SHEET TITLE**  
PLOT PLAN #22069  
AMENDED NO. 1  
**ARCHITECTURAL ELEVATIONS**  
REV. DATE: 12/12/07  
SHEET NUMBER:

**A-3**

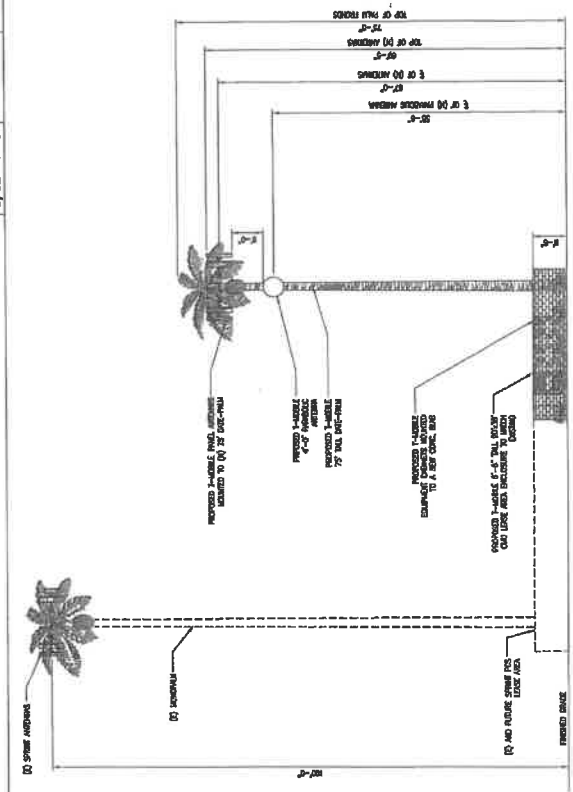


**NORTH ELEVATION**

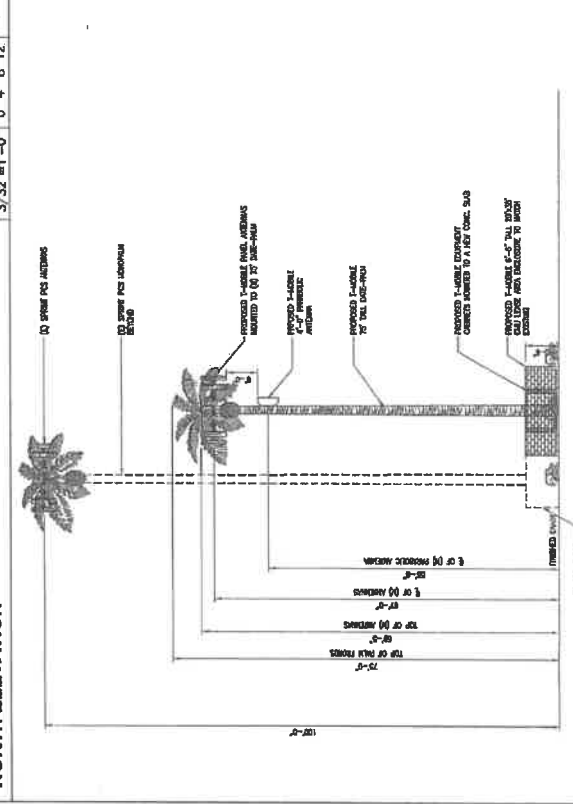
**EAST ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**



**SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"

SCALE: 3/32" = 1'-0"

# Extension of Time Environmental Determination

Project Case Number: PP23096  
 Original E.A. Number: N/A  
 Extension of Time No.: 1<sup>st</sup> EOT  
 Original Approval Date: January 15, 2009  
 Project Location: North of Yucca Ave, East of Hanson Ave, South of Lakeview Ave E, West of Citrus St  
 Project Description: an unmanned disguised 75' high palm tree (height includes 5' of tree foliage) for T-Mobile. The project consists of a 4' high parabolic dish, 12 panel antennas mounted onto 3 sectors located 69'-5" high above grade level. Additionally, the project will include six (6) equipment cabinets and one (1) GPS antenna within a 775 square foot lease area enclosed by a 6'- 6" tall concrete masonry wall.

On January 15, 2009, this Plot Plan 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: 12/13/18  
 For Charissa Leach, Assistant TLMA Director



## Villalobos, Gabriel

---

**From:** Danielle Tschuschke <DTschuschke@sbsite.com>  
**Sent:** Wednesday, December 12, 2018 6:35 AM  
**To:** Villalobos, Gabriel  
**Subject:** Recommended Conditions for PP23096 1st EOT

Good morning Gabriel,

On behalf of SBA Monarch Towers, LLC, the Extension of Time Applicant, I, Danielle Tschuschke, accept the following conditions of approval of the First Extension of Time, PP23096E01:

- Planning.1 Telecom - Entitlement Life

Please let us know once the Planning Director's Hearing has been scheduled for our EOT request.

Please let us know if there is anything else we can do to assist.

Kind Regards,

**Danielle Tschuschke**  
*Zoning Compliance Specialist*

561.981.9913 + **T**  
561.226.0883 + **F**

**From:** Villalobos, Gabriel [mailto:GVillalo@rivco.org]  
**Sent:** Tuesday, December 11, 2018 6:39 PM  
**To:** Danielle Tschuschke <DTschuschke@sbsite.com>  
**Subject:** [External] Recommended Conditions for PP23096 1st EOT

Attn: SBA Monarch Towers, LLC  
c/o Danielle Tschuschke  
8051 Congress Avenue  
Boca Raton, FL 33487

**RE: EXTENSION OF TIME REQUEST for No. 23096.**

The County Planning Department has determined it necessary to recommend the addition of 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.

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 the Planning Director's 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*



03/07/19, 5:31 pm

PP23096E01

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PP23096E01. 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-USE - 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 VACALDE2 20090220  
RECOMMND SGONZALE 20071107  
DRAFT SGONZALE 20071107  
PP23096

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

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

Comments: INEFFECT VACALDE2 20090220  
RECOMMND SGONZALE 20071107  
DRAFT SGONZALE 20071107  
PP23096

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

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

Comments: INEFFECT VACALDE2 20090220  
RECOMMND SGONZALE 20071107  
DRAFT SGONZALE 20071107  
PP23096

BS-Grade. 4                      0010-BS-Grade-USE-G1.4 NPDES/SWPPP

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 4                                      0010-BS-Grade-USE-G1.4 NPDES/SWPPP (cont.)

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.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND SGONZALE 20071107  
DRAFT SGONZALE 20071107  
PP23096

### E Health

E Health. 1                                      0010-E Health-USE - GENERAL COMMENTS

Based on the information provided to the Department of Environmental Health (DEH), no further information is required at this time. However, DEH reserves the right to regulate in accordance with County Ordinances should further information indicate the requirements.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND MMISTICA 20081028  
PP23096

### Flood

Flood. 1                                      0010-Flood-USE ELEVATE ELECTRONIC EQUIP

To protect the electronic equipment, electronic equipment shall be floodproofed a minimum of 12-inches above highest adjacent ground.

## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 1                                      0010-Flood-USE ELEVATE ELECTRONIC EQUIP (cont.)

Comments: INEFFECT VACALDE2 20090220  
RECOMMND JGALE 20071025  
PP23096

Flood. 2                                      0010-Flood-USE FLOOD HAZARD REPORT

Plot Plan 23096 is a proposal to construct a telecommunications monopole and in the Lakeview/Nuevo area. The site is located south of Lakeview Avenue approximately 300 feet east of Hansen Avenue.

This site is located within the 100 year Zone B floodplain limits as delineated on Panel No. 060245-1455C of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

This site receives sheet type flows from the northeast. To protect the electronic equipment, electronic equipment shall be floodproofed a minimum of 12-inches above highest adjacent ground.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND JGALE 20071025  
PP23096

### Planning

Planning. 1                                      0010-Planning-MAP - IF HUMAN REMAINS FOUND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and 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 a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 1                                      0010-Planning-MAP - IF HUMAN REMAINS FOUND (cont.)

Comments: INEFFECT VACALDE2 20090220  
RECOMMND LMOURIQU 20071105  
DRAFT LMOURIQU 20071105  
PP23096

Planning. 2                                      0010-Planning-MAP - INADVERTENT ARCHAEO FIND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple 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 resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal 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 representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of 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 mitigation.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND LMOURIQU 20071105  
DRAFT LMOURIQU 20071105  
PP23096

Planning. 3                                      0010-Planning-USE - 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

**ADVISORY NOTIFICATION DOCUMENT**

Planning

Planning. 3 0010-Planning-USE - BUSINESS LICENSING (cont.)  
 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.

Comments: INEFFECT VACALDE2 20090220  
 RECOMMND KHESTERL 20090113  
 DRAFT KHESTERL 20081107  
 PP23096

Planning. 4 0010-Planning-USE - CEASED OPERATIONS

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Comments: INEFFECT VACALDE2 20090220  
 RECOMMND KHESTERL 20090113  
 DRAFT KHESTERL 20081107  
 PP23096

Planning. 5 0010-Planning-USE - CO-LOCATION

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

Comments: INEFFECT VACALDE2 20090220  
 RECOMMND KHESTERL 20090113  
 DRAFT KHESTERL 20081107  
 PP23096

Planning. 6 0010-Planning-USE - COMPLY WITH ORD./CODES

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 6                      0010-Planning-USE - COMPLY WITH ORD./CODES (cont.)

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20090115  
DRAFT KHESTERL 20081107  
PP23096

Planning. 7                      0010-Planning-USE - EQUIPMENT/BLDG COLOR CT

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

The color of the monopalm shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Palm fronds shall be wide enough and thick enough to cover the width and length of antennas.

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.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20090113  
DRAFT KHESTERL 20081107  
PP23096

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

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20090113  
DRAFT KHESTERL 20081107  
PP23096

Planning. 9                      0010-Planning-USE - FUTURE INTERFERENCE

If the operation of the facilities authorized by this



## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 9                                      0010-Planning-USE - FUTURE INTERFERENCE (cont.)  
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.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20090113  
DRAFT KHESTERL 20081107  
PP23096

Planning. 10                                      0010-Planning-USE - GEO 2011

County Geologic Report (GEO) No. 2011, submitted for this  
project (PP23096) was prepared by AESCO Technologies, Inc.  
and is entitled: "Geotechnical Report, Proposed T-Mobile  
Wireless Communications Facility, Site Number: IE05314A,  
Site Name: American Dock Box, 19940 Hansen Avenue, Nuevo,  
CA, AESCO Project No. 20073365-A2397" dated November 27,  
2007. In addition the following report was submitted for  
this project:

"Geotechnical Report, Proposed T-Mobile Wireless  
Communication Facility, Site No. IE5314A, Site Name:  
"American Dock Box, 19940 Hansen Avenue, Nuevo, CA, AESCO  
Project No. 20073365-A4328" dated June 9, 2008.

This additional report is now included as part of GEO No.  
2011.

GEO No 2011 concluded:

- 1.The report and response concluded that the closest active  
fault (San Jacinto-San Jacinto Valley segment) is located  
about 6.1 kilometers from the site.
- 2.The geotechnical consultant determined that a peak site  
acceleration of 0.65g is expected at the project site from  
an earthquake on the San Jacinto fault with a 10%  
probability of exceedence in 50 years.
- 3.The geotechnical consultant concluded that the potential  
for surface fault rupture at the site is negligible, based  
upon their research, review of aerial photos and geologic  
mapping of the site.
- 4.There is a low potential for liquefaction at the site

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 10   0010-Planning-USE - GEO 2011 (cont.)  
based on the depth to groundwater and the relatively high  
density of the subsurface soils.

5. Aside from the potential for this site to be affected by strong seismic shaking, there is a low potential for this site to be affected by other secondary seismic hazards such as seiche/tsunami, seismically induced flooding or landsliding or seismically induced dynamic settlement.

6. Although this site is located within a County methane potential zone, a Phase I Environmental site assessment and the data collected in this investigation revealed no evidence for past dairy or poultry operations on this site and no evidence of manure or highly organic soils were encountered in the boring advanced for this project study.

GEO No 2011 recommended:

1. The seismic design of structures shall adhere to the seismic design parameters in the report and the seismic design requirements in the recently adopted California Building Code (CBC 2007).

2. The surficial soils on this site should be removed to a depth sufficient to expose firm native soil exhibiting an in-place relative compaction of at least 90% as determined by ASTM D 1557. After approval of the removal bottoms, the areas to receive fill should be scarified, moisture conditioned and compacted prior to fill placement.

3. The excavated on-site soils are acceptable for re-use as compacted fill provided they are cleaned of organics and other deleterious materials. All fill should be placed in loose lifts of 8 inches or less, moisture conditioned to optimum to 4% above optimum moisture content and compacted to a minimum of 90%. Where engineered fill underlies structural elements such as slabs or footings, it should be compacted to a minimum of 95% relative compaction as determined by ASTM D 1557 and verified by field density testing.

GEO No. 2011 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 2011 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 10                              0010-Planning-USE - GEO 2011 (cont.)  
 approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

Comments: INEFFECT VACALDE2 20090220  
 RECOMMND DGADDIE 20080801  
 DRAFT DGADDIE 20080801  
 PP23096

Planning. 11                              0010-Planning-USE - LIGHTING HOODED/DIRECTED

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

Comments: INEFFECT VACALDE2 20090220  
 RECOMMND KHESTERL 20090113  
 DRAFT KHESTERL 20081107  
 PP23096

Planning. 12                              0010-Planning-USE - NO USE PROPOSED LIMIT CT

The balance of the subject property, APN 426-140-023 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED," and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

Comments: INEFFECT VACALDE2 20090220  
 RECOMMND KHESTERL 20090113  
 DRAFT KHESTERL 20081107  
 PP23096

Planning. 13                              0010-Planning-USE - SITE MAINTENANCE CT

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.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 13                                      0010-Planning-USE - SITE MAINTENANCE CT (cont.)

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20090113  
DRAFT KHESTERL 20081107  
PP23096

Planning. 14                                      0020-Planning-USE - 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 to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration 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.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20090113  
DRAFT KHESTERL 20081107  
PP23096

Planning. 15                                      0020-Planning-USE - 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.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 15                                    0020-Planning-USE - LIFE OF PERMIT (cont.)

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20090113  
DRAFT KHESTERL 20081107  
PP23096

Planning. 16                                    Telcom – Entitlement Life

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

### Planning-All

Planning-All. 1                                    0010-Planning-All-USE - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 23096 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 23096, Exhibit A,B &L, (Sheets 1-20), dated December 22, 2008.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20090115  
DRAFT KHESTERL 20081107  
PP23096

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

The applicant/permittee 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 PP23096. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 2                              0010-Planning-All-USE - HOLD HARMLESS (cont.)  
to promptly notify the applicant/permittee of any such  
claim, action, or proceeding or fails to cooperate fully in  
the defense, the applicant/permittee shall not, thereafter,  
be responsible to defend, indemnify, or hold harmless the  
COUNTY.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20090113  
DRAFT KHESTERL 20081107  
PP23096

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

This is a proposal for a wireless telecommunication  
facility disguised as a 70' high palm tree (with  
additional 5' of tree foliage) for T-Mobile. The project  
consists of a 4' high parabolic dish, twelve (12) panel  
antennas mounted onto three (3) sectors located 69'-5"  
high above grade level. Additionally, the project will  
include six (6) equipment cabinets and one (1) GPS antenna  
within a 775 square foot lease area enclosed by a 6'- 6"  
high block wall.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20090115  
DRAFT KHESTERL 20081107  
PP23096

### Transportation

Transportation. 1                              0010-Transportation-USE - NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way shall be required on  
Hansen Road since adequate right-of-way exists, per MB  
2/16.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KTSANG 20071205  
DRAFT BDUNMIRE 20071115  
PP23096

Transportation. 2                              0010-Transportation-USE - NO ADD'L ROAD IMPRVMNTS

No additional road improvements will be required at this  
time along Hansen Road due to existing improvements.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 2                      0010-Transportation-USE - NO ADD'L ROAD IMPRVMENTS  
(cont.)

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KTSANG 20071205  
DRAFT BDUNMIRE 20071115  
PP23096

Transportation. 3                      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 VACALDE2 20090220  
RECOMMND KTSANG 20071205  
DRAFT BDUNMIRE 20071115  
PP23096

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

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

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KTSANG 20071205  
DRAFT BDUNMIRE 20071115  
PP23096

Plan: PP23096E01

Parcel: 426140023

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1

0060-BS-Grade-USE-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.

Planning

060 - Planning. 1

0060-Planning-USE - GRADING PLANS

Not Satisfied

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

060 - Planning. 2

0060-Planning-USE - SKR FEE CONDITION

Not Satisfied



Plan: PP23096E01

Parcel: 426140023

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2                      0060-Planning-USE - SKR FEE CONDITION (cont.)                      Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.01 acres (gross) in accordance with APPROVED EXHIBIT NO. A. 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.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      0080-BS-Grade-USE - SITE EVALUATION                      Not Satisfied

The information provided does not indicate whether any grading has taken place or will take place on this lot. Therefore, prior to the issuance of any building permits, the applicant shall provide the Building & Safety Department with documentation that the cell tower and equipment site is not graded - a site is considered not graded if it has less than 50 cubic yards of cut or fill (whichever is greater) material on it. If the grading status of the site cannot be determined from the information supplied by the applicant, documentation of site status will be required. Documentation can be in the form of a signed and stamped letter from a registered civil engineer - stating less than 50 cubic yards of cut or fill material has been graded - or by a special inspection permit from the Building & Safety Department's Grading Division. This permit pays for a site review to determine the need for further information or a permit on the existing grading - if any.

Planning

080 - Planning. 1                      0080-Planning-USE - ELEVATIONS & MATERIALS                      Not Satisfied

Building and structure elevations shall be in substantial

Plan: PP23096E01

Parcel: 426140023

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1                      0080-Planning-USE - ELEVATIONS & MATERIALS (cont.)                      Not Satisfied  
conformance with that shown on the APPROVED EXHIBIT A,  
dated 12/22/08.

080 - Planning. 2                      0080-Planning-USE - LANDSCAPING SECURITIES                      Not Satisfied  
Performance securities, in amounts to be determined by the  
Director of Building and Safety to guarantee the  
installation of plantings, walls and/or fences, in  
accordance with the approved plan, shall be filed with the  
Department of Building and Safety. The performance security  
shall be released one year after structural final and the  
inspection report provides the plantings have been  
adequately installed and maintained. A cash security shall  
be required when the estimated cost is \$2,500.00 or less.

080 - Planning. 3                      0080-Planning-USE - LIGHTING PLANS CT                      Not Satisfied  
Any proposed outdoor lighting must 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 General Plan.

Transportation

080 - Transportation. 1                      0080-Transportation-USE - EVIDENCE/LEGAL ACCESS                      Not Satisfied  
Provide evidence of legal access.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1                      0090-E Health-USE - HAZMAT BUS PLAN                      Not Satisfied  
The facility will require a business emergency plan for the  
storage of hazardous materials greater than 55 gallons, 200  
cubic feet or 500 pounds, or any acutely hazardous  
materials or extremely hazardous substances.

090 - E Health. 2                      0090-E Health-USE - HAZMAT CONTACT                      Not Satisfied  
Contact the Hazardous Materials Management Division  
at (951) 358-5055 for any additional requirements.

090 - E Health. 3                      0090-E Health-USE - 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.

Plan: PP23096E01

Parcel: 426140023

90. Prior to Building Final Inspection

Planning

090 - Planning. 1                      0090-Planning-USE - CERTIFY LANDSCAPE COMPLY                      Not Satisfied

The permit holder's landscape architect or other state licensed party responsible for preparing landscaping and irrigation plans shall provide a Compliance Letter to the Planning Department and the 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 occurs first.

090 - Planning. 2                      0090-Planning-USE - COMPLY W/ LANDSCAPE PLAN                      Not Satisfied

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans and be in a condition acceptable to The Transportation and Land Mangement Agency - Land Use Division. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

090 - Planning. 3                      0090-Planning-USE - 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. Riveside 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 cummulative 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 No. 23096 has been calculated to be 0.01 net acres.

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

Plan: PP23096E01

Parcel: 426140023

90. Prior to Building Final Inspection

Planning

090 - Planning. 3                      0090-Planning-USE - ORD NO. 659 (DIF) (cont.)                      Not Satisfied  
rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 4                      0090-Planning-USE - 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, and no greater than 18 inches by 18 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 (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

090 - Planning. 5                      0090-Planning-USE - SKR FEE CONDITION                      Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.01 acres (gross) in accordance with APPROVED EXHIBIT A. 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,

Plan: PP23096E01

Parcel: 426140023

90. Prior to Building Final Inspection

Planning

090 - Planning. 5                      0090-Planning-USE - SKR FEE CONDITION (cont.)                      Not Satisfied

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-USE - 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                      0090-Planning-USE - WALL & FENCE LOCATIONS                      Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

Transportation

090 - Transportation. 1                      0090-Transportation-USE - UTILITY INSTALL                      Not Satisfied

Proposed 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. 2                      0090-Transportation-USE - UTILITY PLAN                      Not Satisfied

Proposed 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

Plan: PP23096E01

Parcel: 426140023

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2      0090-Transportation-USE - UTILITY PLAN (cont.)      Not Satisfied  
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.

090 - Transportation. 3      0090-Transportation-USE - WRCOG TUMF      Not Satisfied  
Prior to the issuance of an occupancy permit, the project  
proponent shall pay the Transportation Uniform Mitigation  
Fee (TUMF) in accordance with the fee schedule in effect at  
the time of issuance, pursuant to Ordinance No. 824.



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

**Agenda Item No.:**

**1.5**

**Planning Commission Hearing: May 1, 2019**

**PROPOSED PROJECT**

**Case Number(s):** PP23193E01

**Area Plan:** Lakeview/Nuevo

**Zoning Area/District:** Nuevo Area


**Supervisory District:** Fifth District

**Project Planner:** Gabriel Villalobos

**APN:** 300-120-002

**Applicant(s):** SBA Monarch Towers, LLC

**Representative(s):** Danielle Tschuscke



Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

The applicant of the subject case has requested an extension of time to extend the lifespan of the Plot Plan No. 23242 which is a 50-foot high unmanned telecommunications facility disguised as a monopine with 12 antenna panels within a 581 square foot lease area.

The project is located north of Orange Ave, east of Murrieta Rd, south of Water Ave, and west of Center St.

**PROJECT RECOMMENDATION**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Director on March 25, 2019.

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

**APPROVED** the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23193**, extending the expiration date to December 15, 2028, 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**

Plot Plan No. 23193 was originally approved at the Director’s Hearing on December 15, 2008. It proceeded to the Planning Commission where it was received and filed on February 4, 2009.

The First Extension of Time was received November 20, 2018, ahead of the expiration date of December 15, 2018. The applicant and the County discussed conditions of approval and reached consensus on December 4, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one (1) new condition 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.

On March 25, 2019, the Planning Director approved PP23193E01. This 1<sup>st</sup> extension will grant 10 years. Therefore, upon receive and file action by the Planning Commission, and the conclusion of the 10-day appeal period, this Plot Plan’s expiration date will become December 15, 2028. However, the added COA could eliminate this 10 year life span provision (AND. Planning. 1) if this requirement is removed from Ordinance No. 348.

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**DIRECTOR'S HEARING  
REPORT OF ACTIONS  
MARCH 25, 2019**

**1.0 CONSENT CALENDAR:**

- 1.1 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23096** – Applicant: SBA Monarch Towers, LLC – Fifth Supervisorial District – Lakeview Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Location: Northerly of Yucca Avenue, easterly of Hanson Avenue, southerly of Lakeview Avenue E, and westerly of Citrus Street – 6.15 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Approved Project Description: An unmanned disguised 75' high palm tree for T-Mobile within a 775 sq. ft. equipment enclosure – **REQUEST:** First Extension of Time Request for Plot Plan No. 23096, extending the expiration date to January 15, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org). **APPROVED** First Extension of Time Request for Plot Plan No. 23096, extending the expiration date to January 15, 2029.
- 1.2 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23193** – Applicant: SBA Monarch Towers, LLC – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Low Density Residential (CD-LDR) (0.5 acre min.) – Location: Northerly of Orange Avenue, easterly of Murrieta Road, southerly of Water Avenue, and westerly of Center Street – 12.88 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: An unmanned T-Mobile wireless telecommunications facility. The project shall consist of a 50' high monopole disguised as a monopine with 12 antenna panels mounted onto 3 sectors and located 47' high above grade level. Additionally the project shall include 6 equipment cabinets and 1 GPS antenna within a 7' high wrought iron fence enclosure on a 581 sq. ft. lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 23193, extending the expiration date to December 15, 2028. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org). **APPROVED** First Extension of Time Request for Plot Plan No. 23193, extending the expiration date to December 15, 2028.
- 1.3 FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 22954** – Applicant: SBA Monarch Towers, LLC – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (R-RR) (5 acre min.) – Location: Easterly of Rancho Road, southerly of Aurora Road and westerly of Long Canyon Road – 10.16 Acres – Zoning: Controlled Development Areas (W-2) – Approved Project Description: The Plot Plan is a proposal for the construction of an unmanned T-Mobile wireless telecommunication facility disguised as a 70' high broadleaf tree. The project will consist of 12 antennas mounted 65' high above grade level, six (6) equipment cabinets, and one (1) parabolic dish within a 600 sq. ft. net lease area – **REQUEST:** First Extension of Time Request for Plot Plan No. 22954, extending the expiration date to December 30, 2028. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org). **APPROVED** First Extension of Time Request for Plot Plan No. 22954, extending the expiration date to December 30, 2028.
- 2.0 HEARINGS – CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:**  
**NONE**
- 3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:**  
**NONE**
- 4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:**  
**NONE**
- 5.0 PUBLIC COMMENTS:**



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.2

Director's Hearing: March 25, 2019

## PROPOSED PROJECT

Case Number(s): PP23193E01

Applicant(s):

Area Plan: Lakeview/Nuevo

SBA Monarch Towers, LLC

Zoning Area/District: Nuevo Area

c/o Danielle Tschuscke

Supervisory District: Fifth District

Project Planner: Gabriel Villalobos

APN: 300-120-002

Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to extend the lifespan of the Plot Plan No. 23242 which is a 50-foot high unmanned telecommunications facility disguised as a monopine with 12 antenna panels.

The project is located north of Orange Ave, east of Murrieta Rd, south of Water Ave, and west of Center St.

## PROJECT RECOMMENDATION

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23193**, extending the expiration date to December 15, 2028, 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**

Plot Plan No. 23193 was originally approved at the Director's Hearing on December 15, 2008. It proceeded to the Planning Commission where it was received and filed on February 4, 2009.

The First Extension of Time was received November 20, 2018, ahead of the expiration date of December 15, 2018. The applicant and the County discussed conditions of approval and reached consensus on December 4, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one (1) new condition 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 (December 4, 2018) indicating the acceptance of the one (1) 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 Director for approval.

This 1<sup>st</sup> extension will grant 10 years. Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Planning Commission, and the conclusion of the 10-day appeal period, this Plot Plan's expiration date will become December 15, 2028. However, the added COA could eliminate this 10 year life span provision (AND. Planning. 1) if this requirement is removed from Ordinance No. 348.

## **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 Plot Plan 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 project design and is therefore still found to be consistent.
2. This Plot Plan has been found to be consistent with Ordinance No. 348 (Land Use), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the project design and is therefore still found to be consistent.

**FIRST EXTENSION OF TIME REQUEST for PLOT PLAN NO. 23193**

**Directors Hearing Extension of Time Report: March 25, 2019**

**Page 3 of 3**

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3. No changes to the approved Plot Plan 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 PP23193

## Vicinity Map



**Legend**

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

**Notes**

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



REPORT PRINTED ON... 12/13/2018 2:50:42 PM

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**SITE NUMBER:** IE25426A  
**SITE NAME:** IE426 ORANGE NURSERY  
**SITE TYPE:** COLLOCATION

**PROJECT:** L700-NH APU  
**GENERATOR OPTION:** 2  
**JURISDICTION:** RIVERSIDE COUNTY



**SHEET INDEX**

SHEET	DESCRIPTION
T-1	TITLE SHEET
SP-1	GENERAL NOTES
C-1	OVERALL SITE PLAN
C-2	ENLARGED SITE PLAN
C-3	ELEVATIONS

**PROJECT SUMMARY**

**SITE ADDRESS:**  
 20230 ORANGE AVENUE  
 PERRIS, CA 92571

**LATITUDE AND LONGITUDE FROM (T-MOBILE TRACKER)**  
 33.682837 N 117.289531 W (NAD 83)

**DATE:** 11/17/18

**SITE OWNER:**  
 KRISTAL V & QUANG V TRAN, KYLE & HUNG TRAN  
 15669 QUANG TOWN CENTER DRIVE  
 GARDEN GROVE, CA 92841

**APR. NO.:** AEPN-300-120-002

**OWNER:**  
 SBA MONARCH TOWERS I, LLC  
 8051 CONGRESS AVENUE  
 BOCA RATON, FL 33487  
 (561) 981-9913

**BUILDING SUMMARY:**  
 UNMANNED TELECOMMUNICATION FACILITY

**BUILDING USE:** U-R

**CONTR. CLASSIFICATION:** U

**CONSTRUCTION TYPE:** V-B

**PROJECT TEAM**

**PROJECT MANAGERS:**  
 ARCHITECTURAL & ENGINEERING  
 FULLERTON, ENGINEERING  
 9600 W. BRYAN MAWR, STE. 200  
 IRVINE, CA 92618-3815  
 MATT VICIL  
 (562) 589-7925  
 sls60709a@fullertonengineering.com

**PERMITTING:**  
 VINCULUMS SERVICES, INC  
 10 PASTEUR, SUITE 100  
 IRVINE, CA 92618-3815

**CLIENT ACQUISITION:**  
 VINCULUMS SERVICES, INC  
 10 PASTEUR, SUITE 100  
 IRVINE, CA 92618-3815

**CYCLE SHEET:**  
 PHIM MADON  
 (714) 815-4455

**APPROVALS**

PERMIT NAME	SIGNATURE	DATE
T-MOBILE PM:		
DELTA PM:		
VINCULUMS PM:		
VINCULUMS CPM:		

**APPLICABLE CODES**

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES.

- 2013 CALIFORNIA ADMINISTRATIVE CODE (CAC)
- 2013 CALIFORNIA INTERNATIONAL BUILDING CODE WITH 2013 CALIFORNIA AMENDMENTS
- 2013 CALIFORNIA ELECTRICAL CODE (2011 EDITION NATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA MECHANICAL CODE (2004 2012 EDITION IRVING UNIFORM MECHANICAL CODE WITH 2013 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA FIRE CODE (2012 EDITION OF INTERNATIONAL FIRE CODE WITH 2010 CALIFORNIA AMENDMENTS)
- 2013 CALIFORNIA REFERENCED STANDARDS CODE
- 2013 CALIFORNIA ZONING ORDINANCES

• FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.  
 • THIS FACILITY DOES NOT REQUIRE POTABLE WATER AND WILL NOT PRODUCE ANY SEWAGE.

**DRIVING DIRECTIONS**

DIRECTIONS FROM T-MOBILE (IRVINE, CA - ORIGIN):  
 TAKE I-405 SOUTH TO EXIT 45 (RIVERVIEW RD). TAKE EXIT 45A AND TURN RIGHT ONTO W. BRYAN MAWR. TAKE I-405 SOUTH TO EXIT 45B (ESCOBEDO EXPY). TAKE EXIT 45B AND TURN LEFT ONTO ESCOBEDO EXPY. TURN LEFT ONTO EL SOBREPANTE RD. TURN LEFT ONTO CALALCO RD. CONTINUE ONTO CALALCO EXPY. CONTINUE ONTO RAMONA EXPY. TURN RIGHT ONTO EVANS RD. TURN RIGHT ONTO ORANGE AVE. DESTINATION WILL BE ON THE RIGHT.



**PROJECT INFORMATION:**

IE25426A  
 CA40681-T  
 IE426 ORANGE NURSERY  
 20230 ORANGE AVENUE  
 PERRIS, CA 92571

NO.	DATE	DESCRIPTION
A	10/27/18	REVIEW
D	11/30/18	FINAL
E	11/17/18	REVIEW COMMENTS

PLANS PREPARED BY:  
**FULLERTON**  
 ENGINEERING DESIGN  
 9600 W. BRYAN MAWR, SUITE 200  
 IRVINE, CA 92618-3815  
 TEL: 949-252-2020  
 FAX: 949-252-2026  
 www.fullertonengineering.com

**VinculumS**  
 PROJECT MANAGER  
 10 PASTEUR, SUITE 100  
 IRVINE, CA 92618-3815  
 949-381-5550

\* REFER TO DRAWING SHEET 10 FOR THE LOCATION OF THESE DRAWINGS. THESE DRAWINGS ARE THE PROPERTY OF FULLERTON ENGINEERING CONSULTANTS, INC. ANY REUSE OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF FULLERTON ENGINEERING CONSULTANTS, INC. IS PROHIBITED.

**TITLE SHEET**

**SHEET NUMBER:** T-1

 <p style="font-size: 8px;">SBA COMMUNICATIONS 8651 CONGRESS AVE BOCA RATON, FL 33467-2787</p>	<p><b>PROJECT INFORMATION:</b></p> <p>IE25426A CA40681-T <b>IE426 ORANGE NURSERY</b> 28230 ORANGE AVENUE PERRIS, CA 92571</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 8px;">REV.</th> <th style="font-size: 8px;">DATE</th> <th style="font-size: 8px;">DESCRIPTION</th> </tr> <tr> <td style="font-size: 8px;">A</td> <td style="font-size: 8px;">11/17/16</td> <td style="font-size: 8px;">REVISED</td> </tr> <tr> <td style="font-size: 8px;">B</td> <td style="font-size: 8px;">11/17/16</td> <td style="font-size: 8px;">REVIEW COMMENTS INT</td> </tr> <tr> <td style="font-size: 8px;">C</td> <td style="font-size: 8px;">11/17/16</td> <td style="font-size: 8px;">REVIEW COMMENTS INT</td> </tr> </table>	REV.	DATE	DESCRIPTION	A	11/17/16	REVISED	B	11/17/16	REVIEW COMMENTS INT	C	11/17/16	REVIEW COMMENTS INT	<p><b>PLANS PREPARED BY:</b></p> <p><b>FULLERTON</b> ENGINEERING DESIGN</p> <p>9400 W. BEAN HAVEN AVE. SUITE 300 ROSELAND, CA 92650 TEL: 949-271-0200 FAC: 949-275-0200 www.fullertonengineering.com</p>	<p><b>PROJECT MANAGER:</b></p> <p><b>Vinculum</b></p> <p>10 PASTERBUR SUITE 100 BEYRUT, CA 92603-3815 949-486-3559</p>	<p><b>LICENSE:</b></p> <p>REGISTERED ELECTRICAL ENGINEER DIRECT SUPERVISION AND CONTROL AND BUILDING CODES WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.</p>
REV.	DATE	DESCRIPTION															
A	11/17/16	REVISED															
B	11/17/16	REVIEW COMMENTS INT															
C	11/17/16	REVIEW COMMENTS INT															
<p><b>SHEET NAME:</b></p> <p><b>GENERAL NOTES</b></p>		<p><b>SHEET NUMBER:</b></p> <p><b>SP-1</b></p>		<p><b>REV:</b></p> <p><b>1</b></p>													

**GENERAL ELECTRIC PROVISION**

1. SUBMITTAL OF BID INDICATES CONTRACTOR IS COGNIZANT OF ALL JOB SITE CONDITIONS AND WORK TO BE PERFORMED UNDER THIS CONTRACT.
2. CONTRACTOR SHALL PERFORM ALL VERIFICATION OBSERVATIONS, TEST, AND EXAMINATION WORK NECESSARY TO THE UNDERSTANDING AND PROPER EXECUTION OF THE WORK. CONTRACTOR SHALL ISSUE WRITTEN NOTICES OF ALL FINDINGS TO THE VINCLUMS PROJECT MANAGER LISTING ALL MALFUNCTIONS, FAULTY EQUIPMENT AND DISCREPANCIES.
3. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANEL BOARD, PULL BOX, J-BOX, SWITCH BOX, ETC. IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ACT (O.S.H.A.).
4. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, INSURANCE, EQUIPMENT, INSTALLATION, CONSTRUCTION TOOLS, TRANSPORTATION, ETC. FOR A COMPLETE AND PROPERLY OPERATIVE SYSTEM ENERGIZED THROUGHOUT AND AS INDICATED ON DRAWINGS, AS SPECIFIED HEREIN AND/OR AS OTHERWISE REQUIRED.
5. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED "J" WHERE SUBJECT TO SUCH APPROVAL. MATERIALS SHALL MEET WITH APPROVAL OF THE DIVISION OF THE SUBJECT TO BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA AND NFPA.
6. ALL CONDUIT INSTALLED SHALL BE SURFACE MOUNTED OR DIRECT BURIAL UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL CARRY OUT THEIR WORK IN ACCORDANCE WITH ALL GOVERNING STATE, COUNTY AND LOCAL CODES AND O.S.H.A.
8. UNLESS NOTED OTHERWISE, CONTRACTOR SHALL OBTAIN ALL PERMITS, PAY PERMIT FEES, AND BE RESPONSIBLE FOR SCHEDULING INSPECTIONS.
9. COST INSTALLATION, ANY WORK, MATERIAL OR EQUIPMENT FOUND TO BE FAULTY SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
10. ALL CONDUIT SHALL HAVE A PULL WIRE OR ROPE.
11. PROVIDE THE VINCLUMS PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS AND CIRCUITS.
12. ALL BROCHURES, OPERATING MANUALS, CATALOGS, SHOP DRAWINGS, ETC. SHALL BE TURNED OVER TO THE VINCLUMS PROJECT MANAGER AT JOB COMPLETION.
13. ALL CONDUCTORS SHALL BE COPPER.
14. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
15. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY ALL APPLICABLE CODES.
16. PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
17. PENETRATIONS IN FIRE RATED WALLS SHALL BE FIRE STOPPED IN ACCORDANCE WITH DRAWING PLANS.
18. ALL MATERIALS SHALL BE U.L. LISTED.
19. CONDUIT RUNS SHALL BE SURFACE MOUNTED IN CEILINGS OR WALLS UNLESS INDICATED OTHERWISE. CONDUIT INDICATED SHALL RUN PARALLEL OR AT RIGHT ANGLES TO CEILING, FLOOR OR BEAMS. VERIFY EXACT ROUTING OF ALL EXPOSED WORK AND LEAVE WORK IN A COMPLETE AND UNCHANGED CONDITION. ROMEY CABLE IS NOT PERMITTED.
20. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS NOTING USE FUNCTION.
21. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL OF POTENTIAL GROUND TESTS FOR APPROVAL. SUBMIT TEST REPORTS TO THE VINCLUMS PROJECT MANAGER. CLEAN UP AND REMOVE ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNCHANGED CONDITION.
22. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF THE TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOURSP COSTS TO BE PAID BY CONTRACTOR.
23. CONTRACTOR SHALL ENSURE ALL ELECTRICAL/FIBER ENCLOSURES, JUNCTION BOXES, CONDUIT KNOCKOUTS, RACEWAYS, ETC. SHALL BE ROBENT-PROOF.

**GENERAL REQUIREMENTS**

1. CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL LAWS, REGULATIONS, AND ORDINANCES WHICH APPLY TO THE PROJECT. THIS RESPONSIBILITY IS IN EFFECT REGARDLESS OF WHETHER OVER THE PROJECT, THIS RESPONSIBILITY IS IN EFFECT REGARDLESS OF WHETHER SPECIFICATIONS.
2. ALL WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND T-MOBILE PROJECT SPECIFICATIONS.
3. CONTRACTOR SHALL HAVE AND MAINTAIN A VALID CONTRACTOR'S LICENSE FOR THE LOCATION TO WHICH THE WORK IS TO BE PERFORMED. FOR SUBCONTRACTORS THAT LICENSE INDIVIDUAL TRADES, THE TRADESMAN OR SUBCONTRACTOR PERFORMING THOSE TRADES SHALL BE LICENSED, RESEARCH AND COMPLY WITH THE LICENSING LAWS, PAY LICENSE FEES, AND SELECT AND INFORM SUBCONTRACTORS REGARDING THESE LAWS.
4. FOLLOW ALL APPLICABLE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION AND STATE LAWS BASED IN THE FEDERAL GOVERNMENT. CONTRACTOR SHALL NOT BE LIMITED TO REGULATIONS DEALING WITH TOWER CONSTRUCTION AND SAFETY, STEEL ERECTION, EXCAVATIONS AND TRENCHING, SCAFFOLDING AND FORMWORK, ELECTRICAL, AND WORK IN CONFINED SPACES.
5. REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) SHALL BE ADHERED TO AT ALL TIMES.
6. PRIOR TO THE SUBMISSION OF THE BIDS, THE CONTRACTOR SHALL VISIT THE JOB SITE AND BE FAMILIAR WITH THE FIELD CONDITIONS. DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE VINCLUMS PROJECT MANAGER.
7. THE CONTRACTOR SHALL REDUCE IN WRITING, AUTHORIZATION TO PROCEED BEFORE WORK ON ANY ITEM NOT CLEARLY IDENTIFIED BY THE CONTRACT DOCUMENTS.
8. WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE NOTED, PERSONNEL, THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING BEST SKILLED PERSONNEL. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
10. DRAWING PLANS SHALL NOT BE SCALED.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION AND NOTIFY THE VINCLUMS PROJECT MANAGER OF ANY DISCREPANCIES BEFORE STARTING ANY WORK.
12. WHEN CONTRACTOR'S ACTIVITIES IMPDE OR OBSTRUCT TRAFFIC FLOW, CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL DEVICES, SIGNS, AND FLAGMEN IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS.
13. THE CONTRACTOR SHALL OBTAIN NECESSARY SITE ACCESS AND SECURITY WITH THE PROPERTY OWNER AND THE VINCLUMS PROJECT MANAGER PRIOR TO CONSTRUCTION.
14. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING SITE CONDITIONS AND UPON COMPLETION OF WORK REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL CALL THE LOCAL PUBLIC UTILITY LOCATING PROVIDER (811) A MINIMUM OF THREE BUSINESS DAYS PRIOR TO EXCAVATING IN THE PUBLIC RIGHT OF WAY TO ALLOW MEMBER UTILITIES TO LOCATE THEIR FACILITIES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING PRIVATE UTILITIES ON PROPERTY OWNERS PROPERTY.
17. WHEN EXCAVATING IN THE AREA OF EXISTING UTILITIES, CONTRACTOR SHALL USE REASONABLE CARE IN PROTECTING SUCH UTILITIES. CONTRACTOR SHALL NOTIFY THE VINCLUMS PROJECT MANAGER IMMEDIATELY OF ANY CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED CONSTRUCTION.
18. DAMAGE TO PUBLIC OR PRIVATE UTILITIES SHALL BE REPORTED TO THE VINCLUMS PROJECT MANAGER AND THE OWNER OF THE UTILITY IMMEDIATELY. ANY DAMAGE TO EXISTING UTILITIES OR FAILURE TO ACT WITH DUE REGARD SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
19. UNLESS OTHERWISE NOTED ON THE PLANS, CONTRACTOR SHALL ASSUME ALL NECESSARY PROVISIONS TO PROTECT EXISTING UTILITIES AND PLANTS ARE TO BE SAVED AND PROTECTED FROM DAMAGE.
20. KEEP THE CONSTRUCTION SITE CLEAN, UNCLAMPED, FREE AND DISPOSE OF ALL DEBRIS, RUBBER AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND SHALL BE SUBJECT TO APPROVAL BY THE VINCLUMS PROJECT MANAGER.
21. THE CONTRACTOR SHALL PROVIDE ON-SITE TRASH RECEPTACLES FOR COLLECTION OF NON-TOXIC DEBRIS. ALL TRASH SHALL BE COLLECTED ON A DAILY BASIS.
22. ALL TOXIC AND ENVIRONMENTALLY HAZARDOUS SUBSTANCES SHALL BE USED AND DISPOSED OF IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS. UNDER NO CIRCUMSTANCES SHALL RINSING OR DUMPING OF THESE SUBSTANCES OCCUR ON-SITE.

**SBA**  
 SBA COMMUNICATIONS  
 8051 CONGRESS AVE  
 BOCA RATON, FL 33487-2797

PROJECT INFORMATION  
**IE25426A**  
**CA40681-T**  
**IE426 ORANGE NURSERY**  
**26230 ORANGE AVENUE**  
**PERRIS, CA 92471**

REVISION	DATE	DESCRIPTION	BY
A	10/20/14	REVISION	JK
B	11/20/14	REVISION	JK
C	11/27/18	REVISION COMMENTS	JK

PLANS PREPARED BY:  
**FULLERTON**  
 ENGINEERING DESIGN  
 9608 W. BENJAMIN AVE. SUITE 200  
 ROSEMONT, ILLINOIS 60018  
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 FAX: 847-292-0006  
 www.fullertoneng.com

PROJECT MANAGER  
**Vinculum**  
 10 PASTEUR, SUITE 100  
 IRVINE, CA 92618-3815  
 949-755-5558

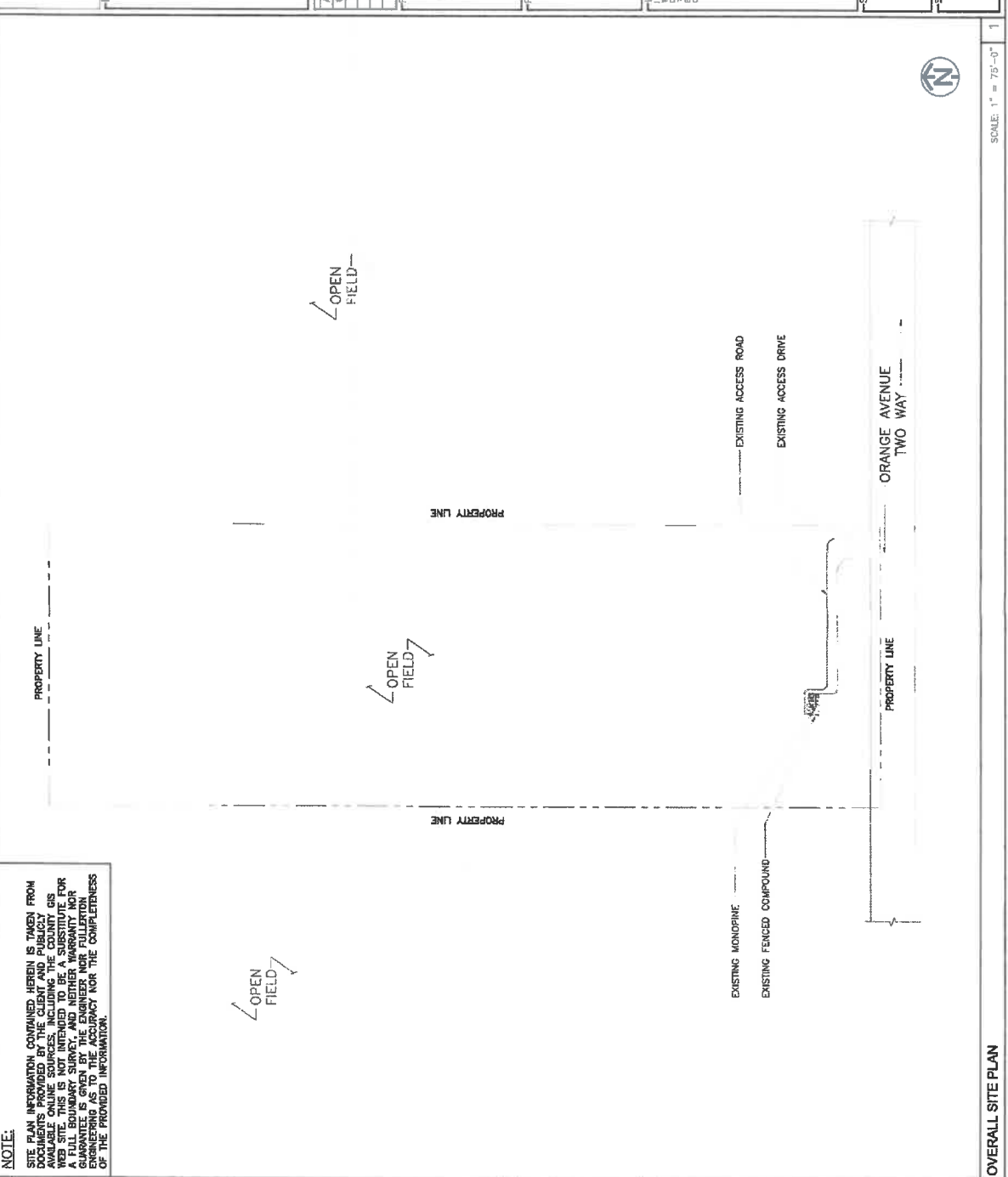
LICENSE/JURISDICTION  
 I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA. I WILL BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ALL APPLICABLE CODES.

SHEET NAME  
**OVERALL SITE PLAN**

SHEET NUMBER  
**C-1**

REV  
 1

DATE  
 08/28/14



**NOTE:**  
 SITE PLAN INFORMATION CONTAINED HEREIN IS TAKEN FROM AVAILABLE ONLINE SOURCES INCLUDING THE COUNTY GIS WEB SITE. THIS IS NOT INTENDED TO BE A SUBSTITUTE FOR A FULL BOUNDARY SURVEY, AND NEITHER WARRANTY NOR ENGINEERING AS TO THE ACCURACY NOR THE COMPLETENESS OF THE PROVIDED INFORMATION.

GENERAL ABBREVIATIONS	TELECOM ABBREVIATIONS	SYMBOLS
AFF ABOVE FINISHED FLOOR AGL ABOVE GRADE LEVEL APP APPROX ATC APPROXIMATE SEA LEVEL ATW AUTOMATIC TRANSFER SWITCH AWS AMERICAN WIRE GAUGE CLR CLEAR CLR CLEARANCE CONC CONCRETE CONDUIT COP COPPER EQ EQUIPMENT FNG FOOT (FEET) GND GROUND EMB EMBROIDERED METALLIC TUBING ELEC ELECTRICAL ELEV ELEVATION EQUIP EQUIPMENT EXT EXTERIOR FND FOUNDATION GALV GALVANIZED GAUGE GND GROUND LIQUID LIQUID LP LIQUID PROPANE MANUFACTURER MASTER MASTER MFG MANUFACTURER MCB MASTER GROUND BAR MTS MANUAL TRANSFER SWITCH N.T.S. NOT TO SCALE O.C. OVERHEAD O.E. OVERHEAD ELECTRIC/TELCO PFC POWER PROTECTION CABINET PL PROPERTY LINE R/S ROUNDOFF UNFINISHED STEEL INT INTERIOR INCHES IN INCHES INT INTERIOR INCHES IN INCHES SOLAR SOLAR FT FOOT STL STEEL TYP TYPICAL UNO UNLESS NOTED OTHERWISE VIF VERIFY IN FIELD WIF VERIFY IN FIELD YEAR YEAR TRANSFORMER	BIS BASE TRANSMISSION STATION FIF FACILITY INTERFACE FRAME GSM GLOBAL SYSTEM FOR MOBILE COMMUNICATIONS LTE LONG TERM EVOLUTION MFP MOBILE PHONE MGR MANAGER MGRS MANAGER POWER REL REMOTE REMOTE REMOTE RRU REMOTE RADIO UNIT UMS UNIVERSAL MOBILE TELECOMMUNICATION SYSTEM	REVISION WORK POINT UTILITY POLE BRICK COMPRESSED STONE CONCRETE EARTH GRAVEL CENTERLINE LEASE LINE EASEMENT LINE FENCE CHAINLINK WOOD ELECTRIC OVERHEAD UNDERGROUND FIBER OVERHEAD UNDERGROUND TELEPHONE OVERHEAD UNDERGROUND DC POWER

OVERALL SITE PLAN



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PROJECT INFORMATION

IE25426A  
CA40881-T

IE426 ORANGE  
NURSERY

28230 ORANGE AVENUE  
PERRIS, CA 92571

REV	DATE	DESCRIPTION	BY
A	10/21/13	REVIEW	PK
0	11/30/13	FINAL	PK
1	11/7/18	REVIEW COMMENTS	WT

PLANS PREPARED BY:

**FULLERTON**  
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FAX: 951-792-0006  
www.fullertonengineering.com

PROJECT MANAGER:

**Vinculum**

10 PASTERIS, SUITE 100  
IRVINE, CA 92618-3815  
949-785-3330

ICENSURE  
I HEREBY CERTIFY THAT THESE DRAWING  
WERE PREPARED BY ME OR UNDER MY  
DIRECT SUPERVISION AND CONTROL, AND  
I AM A LICENSED PROFESSIONAL ENGINEER  
REGISTERED WITH THE BOARD OF ENGINEERS  
OF ALL APPLICABLE CODES.

SHEET NAME:

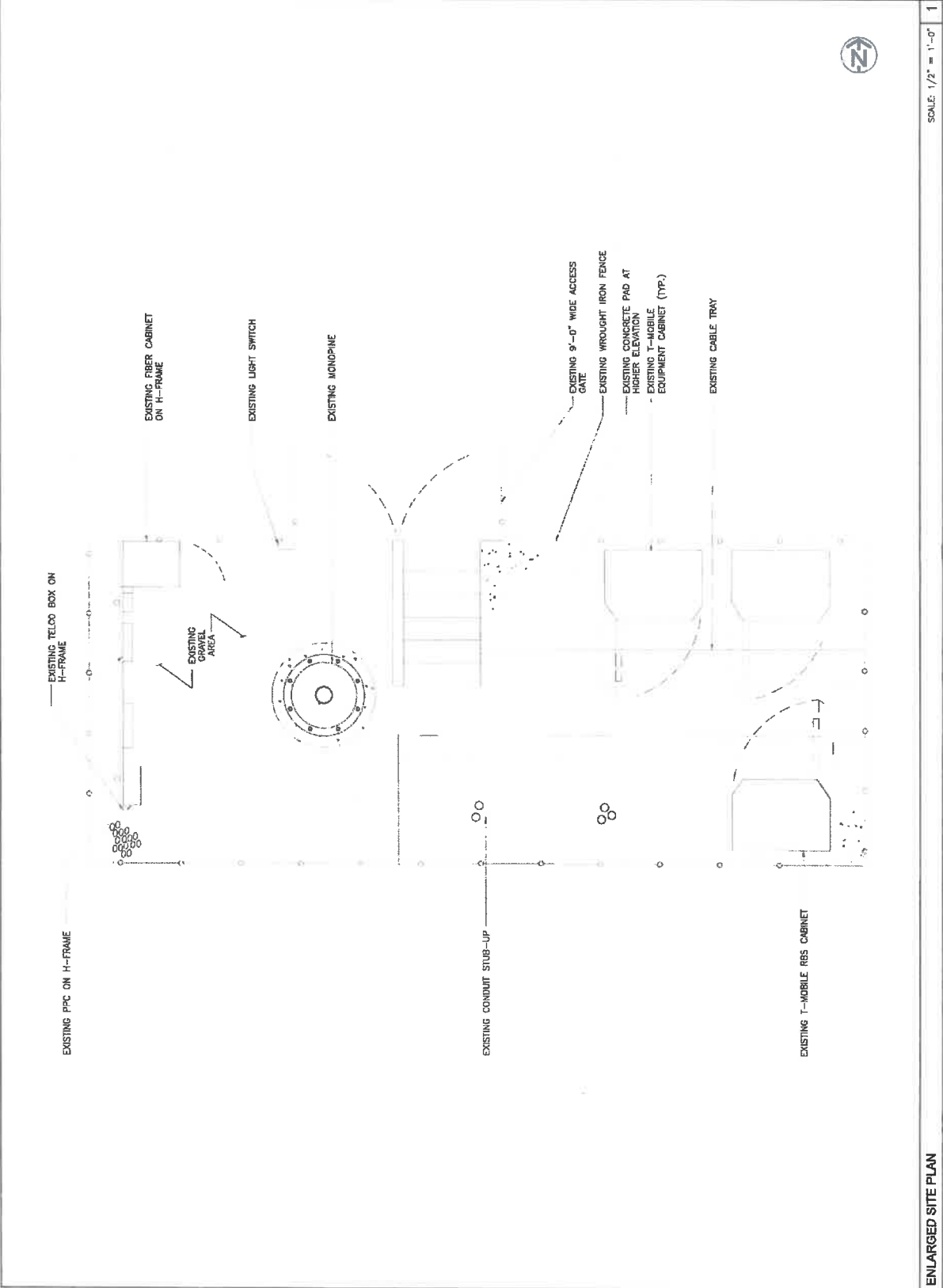
**ENLARGED  
SITE PLAN**

SHEET NUMBER:

**C-2**

1

62348A





PROJECT INFORMATION

IE25426A  
CA40681-T

IE426 ORANGE  
NURSERY

2623D ORANGE AVENUE  
PERRIS, CA 92571

REV	DATE	DESCRIPTION	BY
A	10/21/11	REVIEW	PK
B	11/20/11	FINAL	PK
C	11/17/18	REVIEW COMMENTS MET	PK

PLANS PREPARED BY:

**FULLERTON**  
ENGINEERING DESIGN

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PROJECT MANAGER:

**Vinculum**

10 PASTEREUR, SUITE 100  
IRVINE, CA 92618-3815  
949-783-5530

PLEASE NOTE:  
I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA AND I AM NOT PROVIDING ANY SERVICES OUTSIDE THE SCOPE OF MY PROFESSIONAL LICENSE OR ANY APPLICABLE CODES.

SHEET NAME

**ELEVATIONS**

SHEET NUMBER

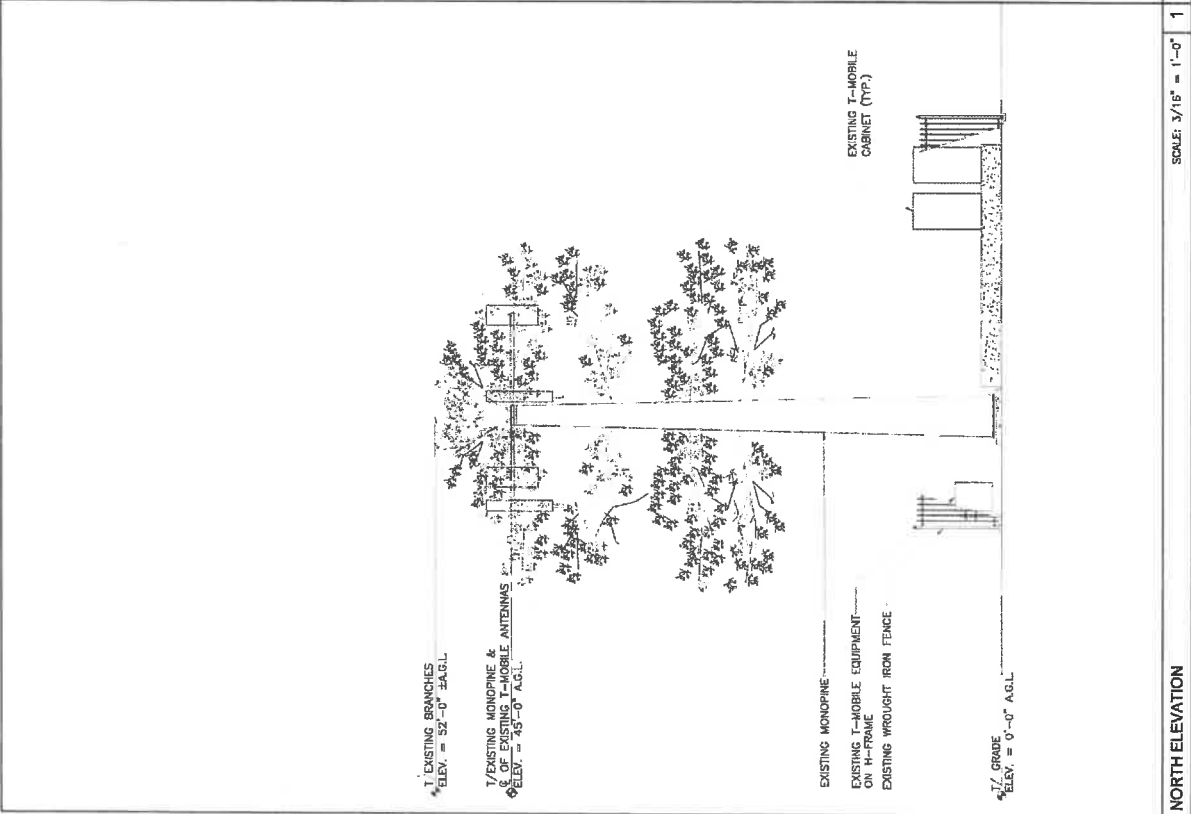
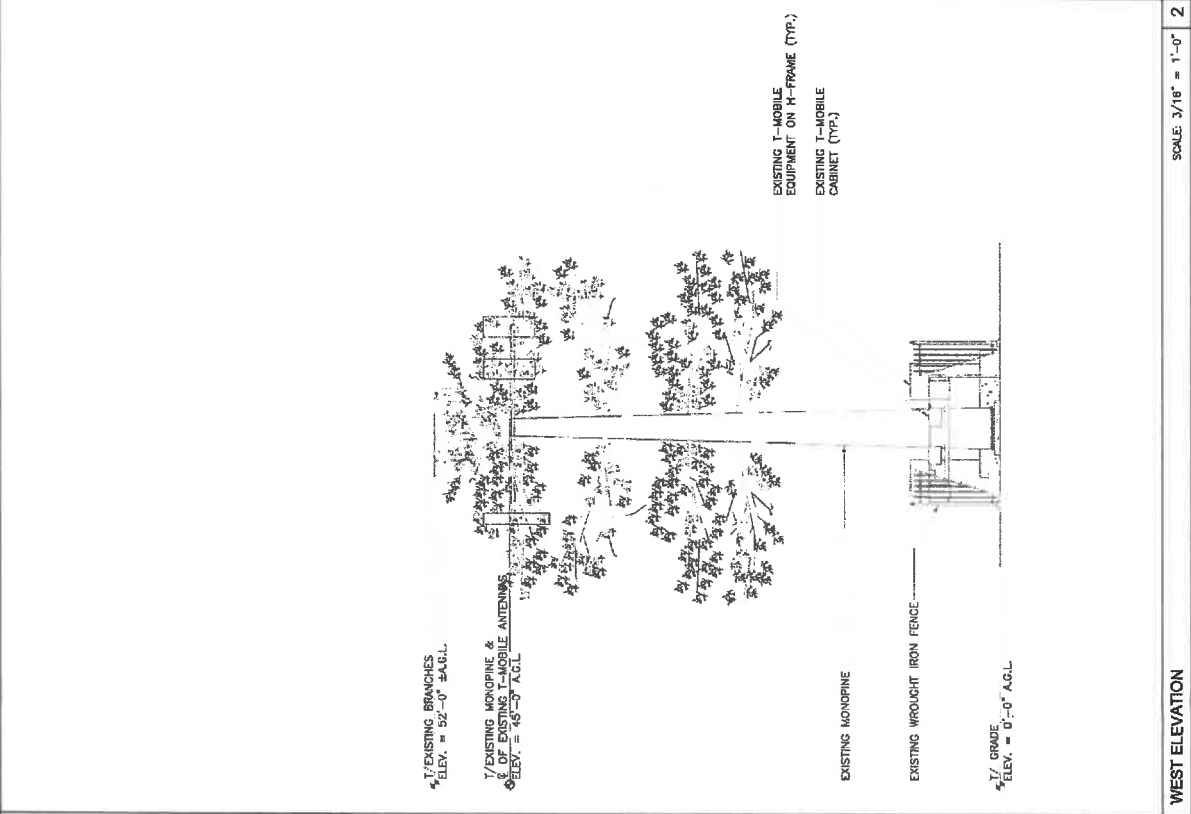
**C-3**

REV

**1**

DATE

02/26/2018



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

SCALE: 3/16" = 1'-0" 2 NORTH ELEVATION

# Extension of Time Environmental Determination

Project Case Number: PP23193  
 Original E.A. Number: 41653  
 Extension of Time No.: 1st EOT  
 Original Approval Date: December 15, 2008  
 Project Location: North of Orange Ave, East of Murrieta Rd, South of Water Ave, West of Center St  
 Project Description: an unmanned T-Mobile wireless telecommunications facility. The project shall consist of a 50' high monopole disguised as a monopine with 12 antenna panels mounted onto 3 sectors and located 47' high above grade level. Additionally the project shall include 6 equipment cabinets and 1 GPS antenna within a 7' high wrought iron fence enclosure on a 581 square foot lease area.

On December 15, 2008, this Plot Plan 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: 12/13/18  
 For Charissa Leach, Assistant TLMA Director

## Villalobos, Gabriel

---

**From:** Danielle Tschuschke <DTschuschke@sbsite.com>  
**Sent:** Tuesday, December 04, 2018 9:08 AM  
**To:** Villalobos, Gabriel  
**Subject:** Recommended Conditions for PP23193 1st EOT

Good morning Gabriel,

On behalf of SBA Monarch Towers, LLC, the Extension of Time Applicant, I, Danielle Tschuschke, accept the following conditions of approval of the First Extension of Time, PP23193E01:

- Planning.1 Telecom - Entitlement Life

Please let us know once the Planning Director's Hearing has been scheduled for our EOT request.

Thank you for all of your help with our extension requests; we really appreciate it!

Kind Regards,

**Danielle Tschuschke**  
*Zoning Compliance Specialist*

561.981.9913 + **T**  
561.226.0883 + **F**

**From:** Villalobos, Gabriel [mailto:GVillalo@rivco.org]  
**Sent:** Tuesday, November 27, 2018 5:13 PM  
**To:** Danielle Tschuschke <DTschuschke@sbsite.com>  
**Subject:** [External] Recommended Conditions for PP23193 1st EOT

Attn: SBA Monarch Towers, LLC  
c/o Danielle Tschuschke  
8051 Congress Avenue  
Boca Raton, FL 33487

**RE: EXTENSION OF TIME REQUEST for No. 23193.**

The County Planning Department has determined it necessary to recommend the addition of 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.

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 the Planning Director's 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



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

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

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**County of Riverside California**



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

*Juan C. Perez*  
*Agency Director*



03/07/19, 5:15 pm

PP23193E01

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PP23193E01. 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-USE - 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 VACALDE2 20090220  
RECOMMND SGONZALE 20080110  
DRAFT SGONZALE 20080110  
PP23193

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

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

Comments: INEFFECT VACALDE2 20090220  
RECOMMND SGONZALE 20080110  
DRAFT SGONZALE 20080110  
PP23193

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

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

Comments: INEFFECT VACALDE2 20090220  
RECOMMND SGONZALE 20080110  
DRAFT SGONZALE 20080110  
PP23193

**BS-Grade. 4**                                    0010-BS-Grade-USE-G1.4 NPDES/SWPPP



# ADVISORY NOTIFICATION DOCUMENT

## Flood

Flood. 2                                   0010-Flood-USE - FLOOD HAZARD REPORT (cont.)

The project involves District Master Plan facilities, namely Perris Valley Channel which is directly adjacent to the site. As such, this project is subject to major flooding from the north. The proposed right of way width for the ultimate Perris Valley Channel is 520 feet. An alternative study currently in review proposes to widen Perris Valley Channel to an overall width of 645 feet. The telecommunications facility shall be located at least 135 feet easterly of the westerly property boundary.

In addition, the site is located within the 100-year Zone A floodplain limits as delineated on Panel No. 060245 1450D of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). All new structures should be floodproofed a minimum of 24 inches above FEMA's floodplain elevation of 1430 (NGVD 1929).

The District has reviewed the amended exhibits as submitted on May 28, 2008 and does not object to this proposal.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND CDECHAMB 20080616  
DRAFT CDECHAMB 20080616  
PP23193

## Planning

Planning. 1                                   0010-Planning-USE - 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).

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20080918  
DRAFT KHESTERL 20080917  
PP23193

Planning. 2                                   0010-Planning-USE - CEASED OPERATIONS

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall



## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 2    0010-Planning-USE - CEASED OPERATIONS (cont.)  
become null and void.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20080918  
DRAFT KHESTERL 20080917  
PP23193

Planning. 3    0010-Planning-USE - CO-LOCATION

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20080918  
DRAFT KHESTERL 20080917  
PP23193

Planning. 4    0010-Planning-USE - FEES FOR REVIEW

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20080918  
DRAFT KHESTERL 20080917  
PP23193

Planning. 5    0010-Planning-USE - GEO02044

County Geologic Report (GEO) No. 2044, submitted for this project (PP23193) was prepared by AESCO Technologies, Inc. and is entitled: "Geotechnical Report, Proposed T-Mobile Wireless Communications Facility, Site Number: IE25426A, Site Name: Orange Nursery, 2600 Block of Orange Avenue, Perris, California, AESCO Project No. 20073395-A3161", dated April 7, 2008. In addition, AESCO Technologies, Inc.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 5 0010-Planning-USE - GEO02044 (cont.)  
submitted the following:

"Addendum 1, Response to County of Riverside, Proposed T-Mobile Wireless Communications Facility, Site Number: IE25426A, Site Name: Orange Nursery, 2600 Block of Orange Avenue, Perris, CA, AESCO Project No. 20073395-A4697" dated August 8, 2008.

This report is now included as part of GEO 2044.

GEO No. 2044 concluded:

1.No active or potentially active faults are known to project through or toward the subject site, nor does the site lie within the boundaries of an Earthquake Fault Zone.

Review of aerial photos and site mapping revealed no indication of active faults crossing or trending toward this site and therefore the potential for this site to be affected by surface fault rupture is considered low.

2.Based on the relatively dense nature of the subsurface soils and the fact that groundwater beneath the site is in excess of 50 feet below the ground surface, the potential for this site to be affected by seismically induced liquefaction is considered low.

3.With the exception of strong seismic shaking, the potential for this site to be affected by other secondary seismic hazards such as seiche/tsunami, seismically induced landsliding or seismically induced rockfall is considered low.

4.Although this site lies within a County subsidence potential hazard zone, the relatively dense nature of the subsurface soils encountered in this investigation indicates that there is a low potential for this site to be affected by seismically induced settlement.

GEO No. 2044 recommended:

1.The site should be cleared of vegetation, debris, concrete, organic matter or any other unsuitable materials. These materials should be disposed of offsite in an approved facility to prevent their incorporation into the proposed fills.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 5    0010-Planning-USE - GEO02044 (cont.)

2. Prior to placing compacted fill, all existing fill and low density surficial soils should be removed to expose competent native soils defined as soils exhibiting an in-place relative compaction of at least 90 percent per ASTM D 1557.

3. The removed surficial soils may be re-used as compacted fill soils provided they are cleaned of organics or other deleterious materials. All fill soils should be placed in loose lifts not exceeding 8 inches in thickness, moisture conditioned to optimum to 4 percent above optimum moisture content and compacted to a minimum of 90 percent of the maximum dry density as determined by ASTM D 1557 and verified by field density testing. All fill which will underlie structural elements such as slabs or footings should be compacted to a minimum of 95 percent of the maximum dry density.

4. Due to the potential for this site to be affected by strong seismic shaking, all structures should be designed in accordance with the latest provisions of the recently adopted California Building Code (CBC 2007).

GEO No. 2044 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2044 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KEARLY 20080829 C000662508  
PP23193

Planning. 6    0010-Planning-USE - LIGHTING HOODED/DIRECTED

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20080918  
DRAFT KHESTERL 20080917  
PP23193

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 7                                    0010-Planning-USE - SITE MAINTENANCE CT (cont.)

Planning. 7                                    0010-Planning-USE - SITE MAINTENANCE CT

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.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20080918  
DRAFT KHESTERL 20080917  
PP23193

Planning. 8                                    0010-Planning-USE- COMPLY WITH ORD./CODES

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS, unless otherwise amended by these conditions of approval.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20080918  
DRAFT KHESTERL 20080918  
DRAFT KHESTERL 20080917  
PP23193

Planning. 9                                    0010-Planning-USE- EQUIPMENT/BLDG COLOR CT

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

For monopalms or monopines, the color of the monopole (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 9                                    0010-Planning-USE- EQUIPMENT/BLDG COLOR CT (cont.)

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20080918  
DRAFT KHESTERL 20080917  
PP23193

Planning. 10                                   0010-Planning-USE- 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.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20080918  
DRAFT KHESTERL 20080917  
PP23193

Planning. 11                                   0010-Planning-USE- MAX HEIGHT

The monopine structure and antenna array located within the property shall not exceed a height of 52 feet.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20081215  
DRAFT KHESTERL 20081215  
RECOMMND KHESTERL 20080918  
DRAFT KHESTERL 20080917  
PP23193

Planning. 12                                   0010-Planning-USE- NO USE PROPOSED LIMIT CT

The balance of the subject property, APN 300-120-002 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20080918  
DRAFT KHESTERL 20080917  
PP23193

Planning. 13                                   0020-Planning-USE - EXPIRATION DATE-PP

### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 13                                0020-Planning-USE - EXPIRATION DATE-PP (cont.)

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 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.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20080918  
DRAFT KHESTERL 20080917  
PP23193

Planning. 14                                0020-Planning-USE - 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.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20080918  
DRAFT KHESTERL 20080917  
PP23193

Planning. 15                                Telcom – Entitlement Life

**ADVISORY NOTIFICATION DOCUMENT**

Planning

Planning. 15    Telcom – Entitlement Life (cont.)

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

Planning-All

Planning-All. 1    0010-Planning-All-USE - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 23193 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 23193, Exhibit A, B & L (Sheets 1-9), Amended No. 2, dated October 7, 2008.

Comments: INEFFECT VACALDE2 20090220  
 RECOMMND KHESTERL 20081031  
 DRAFT KHESTERL 20080917  
 PP23193

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

The applicant/permittee 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 PP23193. The COUNTY will promptly notify the applicant/permittee 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 applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 2                      0010-Planning-All-USE - HOLD HARMLESS (cont.)

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20080918  
DRAFT KHESTERL 20080917  
PP23193

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

The use hereby permitted is for the construction of a 52' high T-Mobile wireless telecommunications facility disguised as a pine tree, or monopine (this height includes 5' of tree foliage). The monopine will have 12 antenna panels mounted onto 3 sectors, located at 47' high above grade. The project shall include 6 equipment cabinets and 1 GPS antenna within a 7' high wrought iron fence enclosure in a 581 square foot lease area.

Comments: INEFFECT VACALDE2 20090220  
RECOMMND KHESTERL 20081215  
DRAFT KHESTERL 20081215  
RECOMMND KHESTERL 20081031  
DRAFT KHESTERL 20080917  
PP23193

### Transportation

Transportation. 1                      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.



## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 1                      0010-Transportation-USE - STD INTRO 3(ORD 460/461)  
(cont.)

Comments: INEFFECT VACALDE2 20090220  
RECOMMND REGRAMLI 20080109  
DRAFT REGRAMLI 20080108  
PP23193

Transportation. 2                      0010-Transportation-USE - TS/EXEMPT

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

Comments: INEFFECT VACALDE2 20090220  
RECOMMND REGRAMLI 20080109  
DRAFT REGRAMLI 20080108  
PP23193

Plan: PP23193E01

Parcel: 300120002

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1

0060-BS-Grade-USE-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.

Planning

060 - Planning. 1

0060-Planning-USE - ARCHAEOLOGIST RETAINED

Not Satisfied

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project-related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no

Plan: PP23193E01

Parcel: 300120002

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      0060-Planning-USE - ARCHAEOLOGIST RETAINED (cont.)      Not Satisfied  
potential for impacts to unique archaeological resources, a  
letter shall be submitted to the Planning Department  
certifying this finding by the retained qualified  
archaeologist.

060 - Planning. 2                      0060-Planning-USE - GRADING PLANS                                      Not Satisfied  
If grading is proposed, the project must comply with the  
following:

a. The developer shall submit one print of a  
comprehensive grading plan to the Department of Building  
and Safety which complies with the Uniform Building Code,  
Chapter 70, as amended by Ordinance No. 457 and as may be  
additionally provided for in these conditions.

b. A grading permit shall be obtained from the  
Department of Building and Safety prior to commencement of  
any grading outside of a County maintained road  
right-of-way.

c. Graded but undeveloped land shall be planted with  
interim landscaping or provided with other erosion control  
measures as approved by the Director of Building and  
Safety.

d. Graded areas shall be revegetated or landscaped  
with native species which are fire resistant, drought  
tolerant, low water using and erosion controlling.

060 - Planning. 3                      0060-Planning-USE - IF HUMAN REMAINS FOUND                                      Not Satisfied

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 a  
determination of origin and disposition pursuant to Public  
Resource Code section 5097.98. The County Coroner shall be  
notified of the find immediately. If the remains are  
determined to be prehistoric, the coroner shall notify the  
Native American Heritage Commission, which will determine  
and notify the appropriate NATIVE AMERICAN TRIBE who is the  
most likely descendent. The descendent shall inspect the  
site of the discovery and make a recommendation as to the  
appropriate mitigation. After the recommendations have  
been made, the property owner, a Native American Tribe  
representative, and a County representative shall meet to  
determine the appropriate mitigation measures and  
corrective actions to be implemented.

Plan: PP23193E01

Parcel: 300120002

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4

0060-Planning-USE- SKR FEE CONDITION

Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 12.88 acres (gross) in accordance with APPROVED EXHIBITS. 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.

Plan: PP23193E01

Parcel: 300120002

60. Prior To Grading Permit Issuance

Planning-EPD

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

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1            0080-BS-Grade-USE - SITE EVALUATION            Not Satisfied

The information provided does not indicate whether any grading has taken place or will take place on this lot. Therefore, prior to the issuance of any building permits, the applicant shall provide the Building & Safety Department with documentation that the cell tower and equipment site is not graded - a site is considered not graded if it has less than 50 cubic yards of cut or fill (whichever is greater) material on it. If the grading status of the site cannot be determined from the information supplied by the applicant, documentation of site status will be required. Documentation can be in the form of a signed and stamped letter from a registered civil engineer - stating less than 50 cubic yards of cut or fill material has been graded - or by a special inspection permit from the Building & Safety Department's Grading Division. This permit pays for a site review to determine the need for further information or a permit on the existing grading - if any.

Planning

080 - Planning. 1            0080-Planning-USE - ELEVATIONS & MATERIALS            Not Satisfied

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBITS of PP23193.

080 - Planning. 2            0080-Planning-USE - LIGHTING PLANS CT            Not Satisfied

Any proposed outdoor lighting must 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 General Plan.

080 - Planning. 3            0080-Planning-USE- MARCH AIR RESERVE BASE            Not Satisfied

The March Air Reserve Base (MARB) requests the band frequencies, that will be used with this communications facility, to be reviewed by the MARB communications squadron before construction begins. The developer/permit holder shall contact MARB communications squadron member Mr. Donald Combs at donald.combs@march.af.mil.

Plan: PP23193E01

Parcel: 300120002

80. Prior To Building Permit Issuance

Planning

080 - Planning. 3                      0080-Planning-USE- MARCH AIR RESERVE BASE (cont.)                      Not Satisfied  
In addition, the developer/permit holder may also contact  
Mr. Jack Porter Jr. at (951) 655-2115 with questions.

Transportation

080 - Transportation. 1                      0080-Transportation-USE - EVIDENCE/LEGAL ACCESS                      Not Satisfied  
Provide evidence of legal access.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1                      0090-E Health-USE - HAZMAT BUS PLAN                      Not Satisfied  
The facility will require a business emergency plan for the  
storage of hazardous materials greater than 55 gallons, 200  
cubic feet or 500 pounds, or any acutely hazardous  
materials or extremely hazardous substances.

090 - E Health. 2                      0090-E Health-USE - HAZMAT CONTACT                      Not Satisfied  
Contact a Hazardous Materials Specialist, Hazardous  
Materials Management Division, at (951) 358-5055 for any  
additional requirements.

090 - E Health. 3                      0090-E Health-USE - HAZMAT REVIEW                      Not Satisfied  
If further review of the site indicates additional  
environmental health issues, the Hazardous Materials  
Management Division reserves the right to regulate the  
business in accordance with applicable County Ordinances.

Planning

090 - Planning. 1                      0090-Planning-USE - CERTIFY LANDSCAPE COMPLY                      Not Satisfied  
The permit holder's landscape architect or other state  
licensed party responsible for preparing landscaping and  
irrigation plans shall provide a Compliance Letter to the  
Planning Department and the 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 occurs first.

090 - Planning. 2                      0090-Planning-USE - COMPLY W/ LANDSCAPE PLAN                      Not Satisfied  
All required landscape planting and irrigation shall have  
been installed in accordance with approved Landscaping,  
Irrigation, and Shading Plans and be in a condition

Plan: PP23193E01

Parcel: 300120002

90. Prior to Building Final Inspection

Planning

090 - Planning. 2                      0090-Planning-USE - COMPLY W/ LANDSCAPE PLAN (cont    Not Satisfied  
acceptable to The Land Management Agency - Land Use  
Division. The plants shall be healthy and free of weeds,  
disease or pests. The irrigation system shall be properly  
constructed and determined to be in good working order.

090 - Planning. 3                      0090-Planning-USE - 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 No. 23193 has been calculated to be 0.01 net acres.

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.

090 - Planning. 4                      0090-Planning-USE - SIGNAGE REQUIREMENT                      Not Satisfied

Prior to final inspection of any building permit, the applicant, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches, and no greater than 18 inches by 18 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;

Plan: PP23193E01

Parcel: 300120002

90. Prior to Building Final Inspection

Planning

090 - Planning. 4                      0090-Planning-USE - SIGNAGE REQUIREMENT (cont.)                      Not Satisfied

- 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. 5                      0090-Planning-USE - 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. 6                      0090-Planning-USE- CELL TOWER REQUIREMENTS                      Not Satisfied

CELL TOWER REQUIREMENTS:

- 1) The facility shall be designed as a 50' high monopine tree. However, an additional 5 feet of tree foliage shall be provided above the antenna panels creating an overall height appearance of 55' high.
- 2) Antenna panels shall be covered with leave foliage (pine needles) and colored dark green.
- 3) The tree branches shall extend as far as the antennas protrude in order to minimize the visual impact of the facility.
- 4) The tower structure (or trunk) shall be brown and of a bark-like material.

090 - Planning. 7                      0090-Planning-USE- SKR FEE CONDITION                      Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in



Plan: PP23193E01

Parcel: 300120002

90. Prior to Building Final Inspection

Planning

090 - Planning. 7                      0090-Planning-USE- SKR FEE CONDITION (cont.)                      Not Satisfied

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 12.88 acres (gross) in accordance with APPROVED EXHIBITS. 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. 8                      0090-Planning-USE- WALL & FENCE LOCATIONS                      Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBITS showing the approved fencing plan.

Transportation

090 - Transportation. 1                      0090-Transportation-USE - UTILITY PLAN CELL TOWER                      Not Satisfied

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

090 - Transportation. 2                      0090-Transportation-USE - WRCOG TUMF                      Not Satisfied

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

090 - Transportation. 3                      0090-Transportation-USE-UTILITY INSTALL CELL TOWER                      Not Satisfied

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by

03/07/19  
17:16

Riverside County PLUS  
CONDITIONS OF APPROVAL

Page 9

Plan: PP23193E01

Parcel: 300120002

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3      0090-Transportation-USE-UTILITY INSTALL CELL TOWER (    Not Satisfied  
the Transportation Department.

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



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

4.1

Planning Commission Hearing: May 1, 2019

## PROPOSED PROJECT

**Case Number(s):** Tentative Tract Map No. 33978, Revision, No. 1 (TR33978R01)

**EIR No.:** Addendum to EIR No. 319 (CEQ190007)

**Area Plan:** Lakeview/Nuevo

**Zoning Area/District:** Perris Reservoir District

**Supervisory District:** Fifth District

**Project Planner:** Jason Killebrew

**Project APN(s):** 307-410-001

**Applicant:** Rockne Construction, Inc.

**Owner:** McCanna Hills LLC

**Representative(s):**

Engineering Solutions

Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

**Tentative Tract Map No. 33978, Revision No. 1** is a revision to an approved Schedule "A" subdivision of approximately 51 gross acres into 139 single-family residential lots, and seven non-residential lots ("Project"). The revision proposes to include a dedication for the future Mid-County Parkway, and does not propose additional lots, or a reduction in open space.

The site is located North of Placentia Avenue, East of Bradley Road, West of Sherman Avenue, and South of Walnut Street. The project site provides two access points from Walnut Street into the subdivision. The tract boundaries are within Planning Areas 1 and 2A of the McCanna Hills Specific Plan (SP No. 246).

The site is currently vacant, directly across Walnut Street from the City of Perris to the north. The site has approximately 2,658 linear feet of frontage along Walnut Street.

## PROJECT RECOMMENDATION

### STAFF RECOMMENDATIONS:

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**CONSIDER ADDENDUM No. 3 to ENVIRONMENTAL IMPACT REPORT No. 319 (CEQ190007)**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the proposed project is in substantial conformance with the adopted Environmental Impact Report No 319, and that no new significant impacts or substantially greater significant impacts would result from the proposed project beyond those impacts already evaluated in previous environmental documents; and,

**APPROVE** Tentative Tract Map No. 33978, Revision No 1, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	Specific Plan No. 246, Preissman Specific Plan – 1994, McCanna Hills 2005 (SP No. 246)
Specific Plan Land Use:	Medium Density Residential (M)
Existing General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Policy / Overlay Area:	Not in a General Plan Policy Area
Surrounding General Plan Land Uses	
North:	City of Perris (May Ranch Specific Plan (MRSP)
East:	Medium Density Residential (MDR)
South:	Medium Density Residential (MDR)
West:	Low Density Residential (LDR)
Existing Zoning Classification:	Specific Plan (SP)
Surrounding Zoning Classifications	
North:	City of Perris (May Ranch Specific Plan)
East:	Specific Plan (SP)
South:	Specific Plan (SP)
West:	Rural Residential (R-R)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Single- Family Residential (City of Perris)
South:	Vacant Land
East:	Sierra Vista Elementary School (Val Verde Unified School District)
West:	Vacant Land

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	51	N/A
Existing Building Area (SQFT):	N/A	N/A
Proposed Building Area (SQFT):	N/A	N/A
Proposed Minimum Lot Size:	6,032 square feet (Lot 106)	6,000 square feet
Proposed Density	2.73 du/acre	2-5 du/ac
Total Proposed Number of Lots:	139 (SFR) 5 (Open Space)	N/A

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Map Schedule:	A	

**Located Within:**

City's Sphere of Influence:	Not in a City Sphere
Community Service Area ("CSA"):	Lakeview/Nuevo/Romoland/Homeland No. 146 (Lighting/Library)
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes, Low Potential
Subsidence Area:	Yes, Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes, Zone B
WRCMSHCP Criteria Cell:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes, March Air Reserve Base Zone D & E

**PROJECT LOCATION MAP**

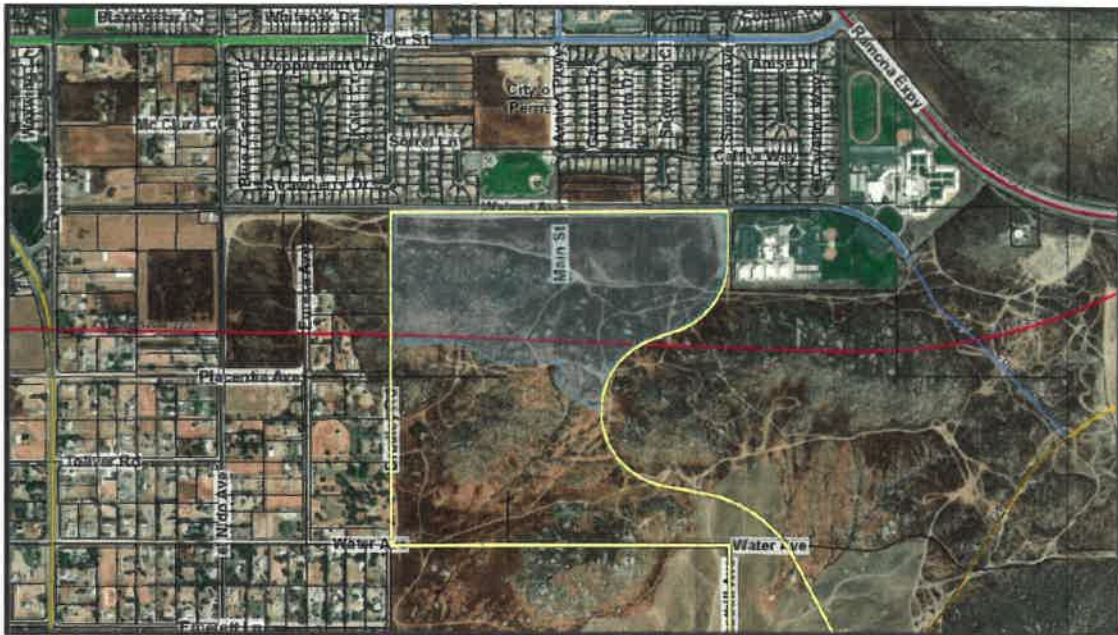


Figure 1: Project Location Map

The subject parcel is approximately 160 acres, outlined in yellow. The approximate tract boundary has been identified in the blue shaded area which accounts for approximately 51 acres or 32 percent of the

160 acre parcel. The red line towards the southern portion of the tract boundary delineates the approximate location of the future Mid-County Parkway.

## **PROJECT BACKGROUND AND ANALYSIS**

### **Background:**

#### **Project History**

On **December 27, 1994**, the Riverside County Board of Supervisor's (BOS) adopted Specific Plan No. 246 (Pressiman Specific Plan) which included General Plan Amendment No. 194, and Change of Zone No. 5433 that allowed for a master-planned community consisting of 1,114 acres of undeveloped land that would facilitate the development of: 3,088 residential dwelling units with mixed densities; 49 acres of community commercial/mixed-use commercial; 43 acres of active open space (parks); and 283 acres of open space. In addition, the BOS certified Environmental Impact Report No. 319, as part of the project approval.

On **June 28, 2005**, The BOS approved Specific Plan No. 246, Amendment No. 1 that included Change of Zone No. 6891 that allowed revisions to the project boundaries and increased the acreage of SP No. 246 to 1,147 acres. The added square footage included 33 acres in the southeast corner of the specific plan that was previously included in the 1992 Stoneridge Specific Plan (SP239). The amendment also converted residential areas to a school uses, and reconfigured the project site to 51 planning areas. The revised Specific Plan No. 246 was also renamed: McCanna Hills Specific Plan. In addition, Addendum No. 1 to EIR No. 319, was adopted by the BOS for this amendment.

On **October 18, 2006**, the Riverside County Planning Commission approved Tentative Tract Map No. 33977 (TR33977) and 33978 (TR33978), within SP No. 246. TR33978 to allow the Schedule "A" subdivision of approximately 51 acres into 139 residential lots with a minimum lot size of 6,000 square feet, and seven open lots. This Map was proposed in three phases. The first phase was proposed for 70 residential lots, and one 9.49 acre open space lot. The second phase was proposed for 64 residential lots. The final phase included 5 residential lots, and one open space lot. The final phase was created because these 5 lots were potentially located within the proposed boundaries of the Mid-County Parkway, and at the time the Riverside County Transportation Commission had yet to finalize the final alignment. The tract received final approval by the BOS on March 27, 2007. A minor modification to TR33978M1 was approved on August 18, 2015. This change did not change the overall design of the project, or the tract boundary.

On **July 19, 2017**, the Riverside County Planning Commission approved the first Time Extension for TR33978. The map expiration was extended to March 27, 2019. The map previously benefited from Senate Bill No. 1185 (SB1185), Assembly Bill No. 333 (AB333), Assembly Bill No. 208 (AB208) and Assembly Bill No 116 (AB116), which granted statutory extensions of time for maps throughout California.

On **March 7, 2018**, the Riverside County Planning Commission approved the second Time Extension for TR33978. The map expiration was extended to March 27, 2021.

On **May 25, 2018**, Tentative Tract Map No. 33978, Revision No. 1 was submitted to the County of Riverside.

#### **Site Characteristics**

The project site occupies approximately 51 acres of a 160 acre parcel. This parcel is within Planning Areas 1 and 2A of the McCanna Hills Specific Plan (SP No. 246). The site is currently vacant, and located along

Walnut Street south of the City of Perris, west of the southern terminus Sherman Road and Sierra Vista Elementary School. The area of development is located in a northern portion of the parcel. This area has gentle slopes that lead to steeper terrain along the western and southern areas of the tract boundaries. In an effort to preserve the steep hillsides, the area of development is clustered towards the northern portion of the parcel, along Walnut Street, in an area of the site that has relatively gentle topography. The future Mid-County Parkway is aligned just south of the project site, and is offered for dedication with the proposed project.

#### Project Description

The project is revision one to the previously approved Tentative Tract Map 33978 (TR33978). TR33978 was approved to allow a total of 144 dwelling units within SP No. 246 Planning Areas 1 and Planning Area 2A. Planning Area 1 included 75 units over 21.6 acres, 64 units over 17.2 acres in Planning Area 2A and 9.49 acres of open space. The revision proposes to subdivide approximately 51 acres into 139 single-family residential parcels, and seven open space lots within the similar tract boundaries of the previously approved map. The minimum lot size and densities would be maintained in the revision from what was previously approved. The main difference from the previously approved map is the lot configuration and circulation design, as well as a 3.18 acre area offered for dedication for the Mid-County Parkway. The circulation has been redesigned to eliminate access from the Sherman Road cul-de-sac, which would eliminate vehicle conflicts with Sierra Vista Elementary School. The project has now been designed to take access directly from Walnut Avenue in two locations. The project site is located within the McCanna Hills Specific Plan (SP No. 246), specifically within Planning Areas 1 and 2A. The minimum lot size for the project as identified in SP No. 246 is 6,000 square feet. In addition, a 15.8 acre "borrow area" has been identified to provide fill for on-site, permanent embankments, pads, and streets. The "borrow area" is located within Planning Area 1 and 5B that are intended for future residential development and the Mid-County Parkway on the remainder Parcel 1 of Parcel Map 32439.

#### Specific Plan and Zoning Compliance

No construction is proposed as part of the project. However, the subdivision would facilitate the construction of single-family residential units on newly created lots. The McCanna Hills Specific Plan (SP No. 246, Ordinance No. 348.4317) has identified Zone requirements and Standards for SP No. 246. Single-family residences have been identified as an allowed use for the project site. The Schedule "A" Tentative Tract Map Revision is a land division in the unincorporated area of the County of Riverside and is subject to all applicable provisions of the Subdivision Map Act, Ordinance No. 348, Ordinance No. 460, and SP No. 246. The project has demonstrated that the proposed project is in compliance with the applicable development standards as discussed within Ordinance No. 348.4317:

- Lot Size: The minimum lot size for Planning Area 1 and 2A of SP No. 246 shall be not less than six thousand (6,000) square feet. The project is in compliance with this requirement as the smallest lot proposed (lot 106) has a minimum lot size of 6,032 square feet. The minimum average width of that portion of a lot to be used as a building site shall be 55 feet, with a minimum average depth of 90 feet. "Flag" lots shall not be allowed. In addition, the minimum lot frontage of a lot shall be 55 feet except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of 35 feet. The project is in compliance with this requirement as all lots would provide a minimum lot width of at least 55 feet, and lot depths of 100 feet or more. The project provides lot frontages of 55 feet along circulatory streets, and 40 feet minimum frontages on cul-de-sacs. Therefore, as proposed, the project is in compliance with the minimum lot size and dimensions.
- Setbacks: The applicant has demonstrated the general location/footprint of the development on each parcel in order to show compliance with the applicable setbacks:

- **Front yard:** The front yard shall not be less than ten (10) feet, measured from the existing street line or from any future street line, whichever is nearer to the proposed structure. The front yard as measured from a street-facing garage door shall be not less than twenty (20) feet, measured from the existing street line or from any future street line, whichever is near to the proposed garage door. Since no structures are proposed at this time, the applicant has indicated on the TTM exhibit a typical lot detail that would apply to all lots. In this detail, the residential footprint indicates the ability to comply with the 10-foot structure setback, and 20-foot garage setback. The residential structures will be required to adhere to this requirement prior to the issuance of building permits. Therefore, as proposed, the project would comply with the front yard setback requirements.
- **Side yard:** Side yards on interior and through lots (standard) shall be not less than five feet. Side yard setbacks on corner or reverse corner lots shall not be less than 10 feet from the existing street line, or any future street line, whichever is nearer to the proposed structure. The TTM exhibit and typical lot detail demonstrate that all standard lots would meet the side yard requirements. In addition, the exhibit demonstrates that all corner lots would meet the minimum 10-foot side yard setback. The residential structures will be require to adhere to this requirement prior to the issuance of building permits and therefore, as proposed, the project would comply with the side yard setback requirements.
- **Rear yard:** The rear yard shall not be less than fifteen (15) feet, except that garages located in the rear yard may be permitted within three feet of the rear property line. The rear yard setback for the second story of a structure shall not be less than ten feet. As previously mentioned, no construction is proposed at this time, so it is unclear if a second-story or rear yard garages would be proposed. However, as demonstrated on the exhibit and typical lot detail, the rear yard setback requirement would be met. The residential structures will be require to adhere to this requirement prior to the issuance of building permits, therefore, as proposed, the project would comply with the rear yard setback requirements.
- **Schedule "A" Tract Map Division:** Any division of land into 5 or more parcels, where any parcel is less than 18,000 square feet in net area, shall be defined as a Schedule "A" subdivision. The project has been conditioned and required to comply with all applicable standards of Ordinance No. 460, and therefore will be in compliance with this Ordinance.

General Plan:

The project site has a General Plan Foundation of Community Development (CD) and Open Space (OS), and land use designations of Medium Density Residential (MDR) and Conservation (C).

- The MDR designated portion of the project site coincides with the area proposed for development. The MDR provides for the development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal-keeping uses, such as horses, are also allowed within this category. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet. The proposed project is consistent with the MDR designation as it would subdivide approximately 51 acres into 139 single-family parcels, resulting in a density of approximately 2.73 dwelling units per acre, which is within the MDR designated portions of the project site. The smallest lot proposed is 6,032 square feet,



which is within the typical lot range anticipated for the MDR designation. Therefore, the project as proposed is consistent with the MDR designation.

- The OS-C designation is applied to lands containing non-MSHCP Habitat lands, natural hazards, cultural resources, or other natural and scenic resources. Ancillary structures or uses may be permitted provided that they further the intent of this designation and do not alter the character of the area. Actual building or structure size, siting, and design will be determined on a case-by-case basis. The proposed project is consistent with the OS-C designation as Lot 143 (10.42 acres) would primarily remain untouched to preserve the hillside area of the project site that is within the OS-C. An unpaved trail would be included on this lot as a recreational amenity and in an effort to preserve the natural areas of the hillside, by limiting unauthorized trails that are more likely to occur without a designated trail. Therefore, the project as proposed is consistent with the OS-C designation.

#### Airport Land Use Commission (ALUC)

The project site is located within Airport Compatibility Zone D and E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within in Compatibility Zones D and E of this Airport Land Use Plan, residential density is not restricted.

On August 9, 2018, THE Riverside County Airport Land Use Commission Director found the project **consistent** with the 2014 March Air Reserve/Base/Inland Port Land Use Compatibility Plan, subject to the specific conditions of approval that have been incorporated into the project's conditions of approval.

TR33978R01 was submitted to the County of Riverside on May 25, 2018

### **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

An Initial Study/Environmental Assessment (IS/EA) and Addendum No. 3 to Environmental Impact Report (EIR) No. 319 have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS/EA represent the independent judgement of Riverside County. As demonstrated in the IS/EA and Addendum No. 3 to EIR No. 319, no new significant impacts or substantially greater significant impacts would occur as a result of the proposed project that were not previously analyzed and mitigated for in EIR No. 319 as amended by its previously approved Addenda. Therefore, no new mitigation measures are required.

### **FINDINGS AND CONCLUSIONS**

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

1. ***The proposed map, subdivision design and improvements are consistent with General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County.***
  - **General Plan.** The subject site is approximately 51 acres and has a General Plan Foundation of Community Development (CD) and Open Space (OS), and land use designations of Medium Density Residential (MDR) and Conservation (C). The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet. The proposed project is consistent with the MDR designation as it would subdivide approximately 51 acres into 139 single-family parcels, resulting in a density of approximately 2.73 dwelling units per

acre, which is within the MDR designated portions of the project site. The smallest lot proposed is 6,032 square feet, which is within the typical lot range anticipated for the MDR designation. Therefore, the project as proposed is consistent with the OS-C designation. The proposed project is consistent with the OS-C designation as Lot 143 (10.42 acres) would primarily remain untouched to preserve the hillside area of the project site that is within the MDR. An unpaved trail would be included on this lot as a recreational amenity and in an effort to preserve the natural areas of the hillside. Therefore, the project as proposed is consistent with the OS-C designation. The proposed project is consistent with all of the County of Riverside General Plan policies as they pertain to this type of residential development. Therefore, the proposed project is consistent with the General Plan.

a. **Community/Specific Plan.** The subject site is located within the McCanna Hills Specific Plan (SP No. 246). No construction is proposed as part of the project. However, the subdivision would facilitate the construction of single-family residential units on newly created lots. The McCanna Hills Specific Plan (SP No. 246, Ordinance No. 348.4317) has identified Zone requirements and Standards for SP No. 246. Single-family residences have been identified as an allowed use for the project site. The minimum lot size for Planning Area 1 and 2A of SP No. 246 shall be not less than six thousand (6,000) square feet. The project is in compliance with this requirement as the smallest lot proposed (lot 106) has a minimum lot size of 6,032 square feet. Although no construction is proposed, the project has demonstrated that the future single-family residences could meet all the applicable development standards identified in SP No. 246 including but not limited to: required setbacks, parking, height, etc. Therefore, the proposed project is consistent with SP No. 246.

b. **Subdivision Map Act/California Environmental Quality Act (State Law).** The proposed map is in compliance with all applicable California Law, specifically the Subdivision Map Act and the California Environmental Quality Act (CEQA).

i. Subdivision Map Act. The proposed map was prepared by David Currington of Engineering Solutions, under the guidelines of the Subdivision Map Act.

ii. CEQA. An Initial Study/Environmental Assessment (IS/EA) and Addendum No. 3 to Environmental Impact Report (EIR) No. 319 have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS/EA represent the independent judgement of Riverside County. As demonstrated in the IS/EA and Addendum No. 3 to EIR No. 319, no new significant impacts would occur as a result of the proposed project that were not previously analyzed and mitigated for in EIR No. 319 as amended by its previously approved Addenda. No new mitigation measures are required. Therefore, the project complied with the requirements of CEQA.

2. ***The site of the proposed land division is physically suitable for the type and density of development.*** The site is physically suitable for the type and density of the proposed residential development in that the project site is located in an area that is comprised of single-family residential uses, has access readily available from Walnut Avenue and has no new environmental constraints, as demonstrated in the Addendum No. 3, of EIR 319, that would prohibit the proposed residential development. The density proposed is compatible with the existing and planned surrounding land uses within the project vicinity.

3. ***The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*** The Project does not propose any construction or grading at this time. The Project is consistent with all applicable County of Riverside Ordinances. The portion of the project site that is mapped for conservation, will remain undeveloped and designated as open space, therefore no substantial impacts to fish or wildlife or their habitat is anticipated.
4. ***The design of the proposed land division or the type of improvements are not likely to cause serious public health problems.*** The design of proposed land division is not likely to cause serious public health problems in that the project site is not located on a Hazardous Waste Site. The area of the project site that will be developed is not located in a High Fire Hazard Zone or a Fault Zone and is not within an area subject to significant air quality emissions. Additionally, ultimate development of the site will not substantially alter access previously utilized by surrounding properties or the public at large on Walnut Avenue. Therefore, the project and the required improvements will not be likely to cause serious public health problems.
5. ***As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "A" Map.*** Tentative Tract Map No. 33978, Revision No. 1 is consistent with the minimum improvements as outlined in Section 10.5 (Schedule "A" Subdivision) of Ordinance No. 460 based on the following:
  - a. **Streets and Street Improvements** - The project will provide improvements on south side of the Walnut Avenue for a 74' width collector, including a 5 foot sidewalk and parkway. Internal circulation throughout the site is provided on 56' and 60' street right of ways that include a 5 foot sidewalks and parkways. The street standards are consistent with the requirements of SP No. 246. Project conditions of approval will require that all street improvements, improvement plans and/or road dedications shall be in accordance with SP 246, Ordinance No. 460, and Riverside County Road Improvement Standards (Ordinance No. 461). These conditions of approval and the requirements of Ordinance No. 460 and SP No. 246, as it pertains to streets and street improvements, will be met.
  - b. **Domestic Water** – The Project has been conditioned prior to the issuance of building permits, to provide documentation establishing water service from Eastern Municipal Water District (EMWD). With this condition of approval and the provisions of Ordinance No. 460, Section 10.5.B, this requirement will be met.
  - c. **Fire Protection Facilities** – Fire Department emergency vehicle apparatus access road locations and designs will be in accordance with California Fire Code, Riverside County Ordinance No. 460/787, and Riverside County Fire Development Standards. Fire Department water system(s) for the project will be provided in accordance with the California Fire Code, Riverside County Ordinance No. 787, and Riverside County Fire Department Standards. Plans will be conditioned to be submitted to the Fire Department for review and approval prior to building permit issuance. With these conditions of approval and the adherence to these requirements, this requirement will be met.

- d. Sewage Disposal – Sewer lines will be designed per the requirements of the EMWD. Adequate facilities and sewer lines will be conditioned to be approved by EMWD prior to the issuance of grading permits. With these conditions of approval and the requirements of applicable Riverside County Ordinances, this standard will be met.
- e. Fences, Electrical and Communication Facilities. – The proposed project does not include any electrical or communication facilities. No canal, drain, expressway, or other feature deemed hazardous will be incorporated in the proposed project. Therefore, these findings are not applicable to the project at hand.

6. ***The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division.*** The design of proposed land division or improvements will not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division because, project design will ensure there will be no conflict with providing accessibility.
7. ***The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's Zoning Classification of SP.*** The minimum lot size for Planning Area 1 and 2A of SP No. 246 shall be not less than six thousand (6,000) square feet. The project is in compliance with this requirement as the smallest lot proposed (lot 106) has a minimum lot size of 6,032 square feet. The minimum average width of that portion of a lot to be used as a building site shall be 55 feet, with a minimum average depth of 90 feet. "Flag" lots shall not be allowed. In addition, the minimum lot frontage of a lot shall be 55 feet except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of 35 feet. The project is in compliance with this requirement as all lots would provide a minimum lot width of at least 55 feet, and lot depths of 100 feet or more. The project provides lot frontages of 55 feet along circulatory streets, and 40 feet minimum frontages on cul-de-sacs. Therefore, as proposed, the project is in compliance with the minimum lot size and dimensions.

#### **Other Findings:**

1. The project site is located not within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). A portion of the project site that is mapped for conservation, will remain undeveloped and designated as open space. Additionally, the proposed project will submit all required MSHCP fees. Therefore, the proposed project will not conflict with any MSHCP policies or requirements.
2. AB52 and tribal consultation was initiated for this Project. However, the AB52 was withdrawn, since the project was previously approved and it was determined to have no additional impacts identified through CEQA (Addendum No. 3 to EIR No. 319). The project has been conditioned for a Native American monitor, prior to the issuance of grading permits, to be on-site during all initial ground disturbances. Furthermore, four potential sites deemed important to the Pechanga Band of Luiseno Indians will be avoided as part of the proposed project.
3. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project does not propose any construction and therefore would not conflict with the lighting standards specified within Ordinance No. 655, pursuant to Zone B.

4. The project site is located within Airport Compatibility Zone D and E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within in Compatibility Zones D and E of this Airport Land Use Plan, residential density is not restricted. On August 9, 2018, the Riverside County Airport Land Use Commission Director found the project consistent with the 2014 March Air Reserve/Base/Inland Port Land Use Compatibility Plan, subject to the specific conditions of approval that have been incorporated into the project's conditions of approval.
5. As demonstrated in the Initial Study and Addendum No. 3, pursuant to State CEQA Guidelines section 15164 (Addendum to EIR or Negative Declaration), the Riverside County Planning Department has determined that all potentially significant effects have been adequately analyzed in an earlier EIR (EIR No. 319), as amended by subsequent approved Addenda. Potentially significant effects have been adequately analyzed in the Environmental Impact Report No. 319, as revised, pursuant to applicable legal standards; and have been avoided or mitigated, including mitigation measures that are imposed upon the proposed project. A subsequent EIR was not prepared for the proposed project because the project did not trigger any of the conditions described in State CEQA Guidelines section 15162 (Subsequent EIRs and Negative Declarations). An addendum to EIR No. 319 was prepared that concluded, based upon substantial evidence in the record, that the proposed project would not result in any new or substantially greater significant impacts, and no new mitigation measures are required which were not analyzed by EIR No. 396. Therefore, the project complies with the requirements of CEQA.
6. The project site is located within a Cal Fire State Responsibility Area (SRA) and is within a Moderate and High fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Ordinance 787, Section 104.3.2 states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable fire laws including: Title 14, Riverside County Ordinance No. 787, the California Building Code and Riverside County Fire Bulletin #08-05 are met. The project has been conditioned to submit plans to the Fire Department for review and approval prior to building permit issuance.

**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 on April 19, 2019 to property owners within 600 feet of the proposed project site for the May 1, 2019 Planning Commission Hearing. This project was advertised in the Press Enterprise Newspaper on April 19, 2019.

On April 23, 2019 Planning Staff has received a letter from the City of Perris Planning and Economic Development Department. The letter provides comments regarding traffic related to the Sierra Vista Elementary School and Lakeside Middle School, project constructions practices, and CEQA.

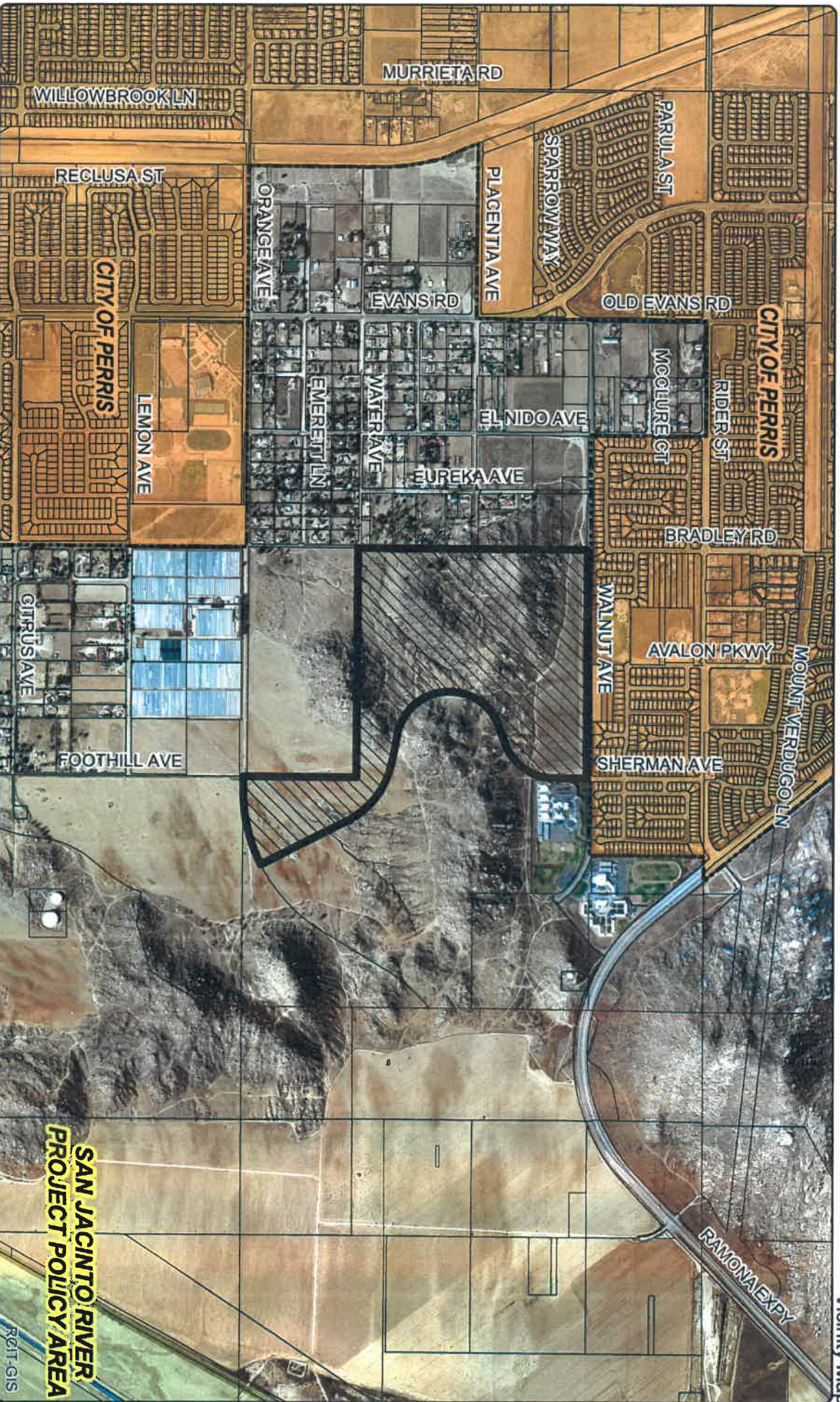
**APPEAL INFORMATION**

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the notice of the Planning Commission's decision appears on the Board of Supervisor's agenda.

Supervisor: Hewitt  
District 5

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**TR33978R01**  
**VICINITY/POLICY AREAS**

Date Drawn: 03/01/2019  
Vicinity Map



Zoning Area: Nuevo

Author: Vinnie Nguyen

**SAN JACINTO RIVER  
PROJECT POLICY AREA**

RCT-GIS



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. This map is a vicinity map and does not represent any specific land use designations. For more information, please contact the Riverside County Planning Department offices in Riverside at (951)263-3200 (Western County) or in San Dimas at (951)858-9277 (Eastern County) or Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

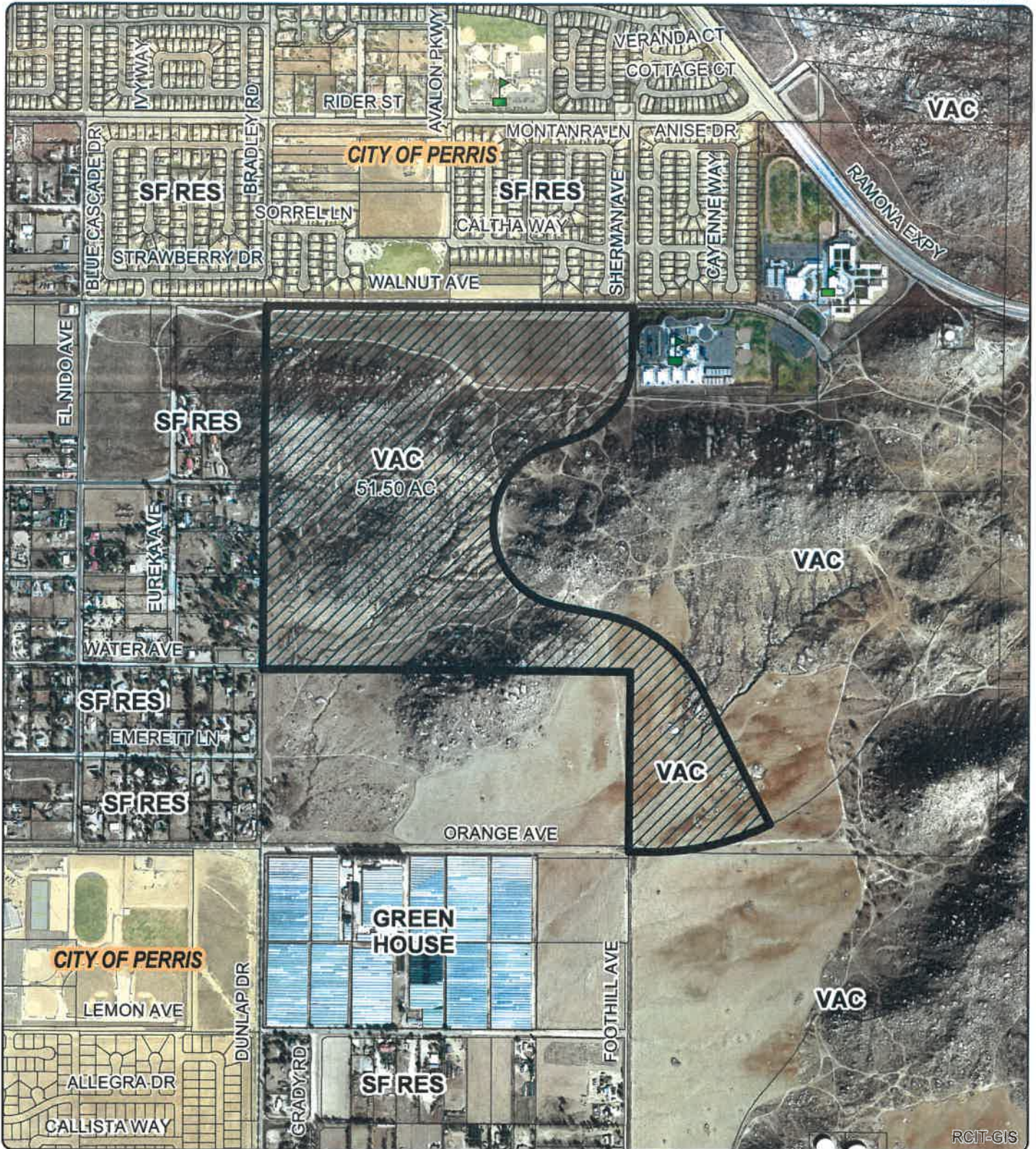
TR33978R01

LAND USE

Supervisor: Hewitt  
District 5

Date Drawn: 03/01/2019

Exhibit 1



Zoning Area: Nuevo

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>



# RIVERSIDE COUNTY PLANNING DEPARTMENT

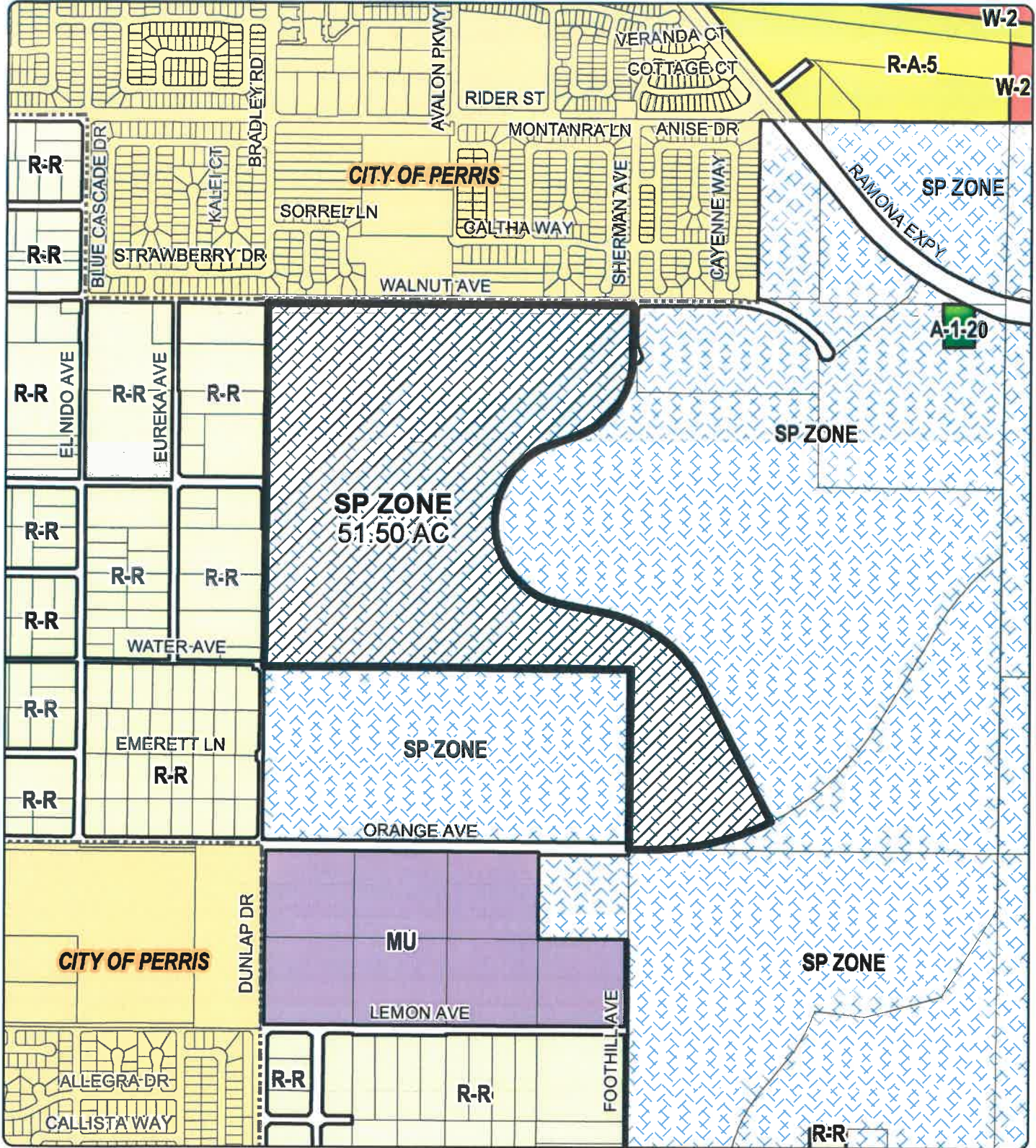
## TR33978R01

### EXISTING ZONING

Supervisor: Hewitt  
District 5

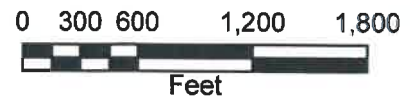
Date Drawn: 03/01/2019

Exhibit 2



Zoning Area: Nuevo

Author: Vinnie Nguyen



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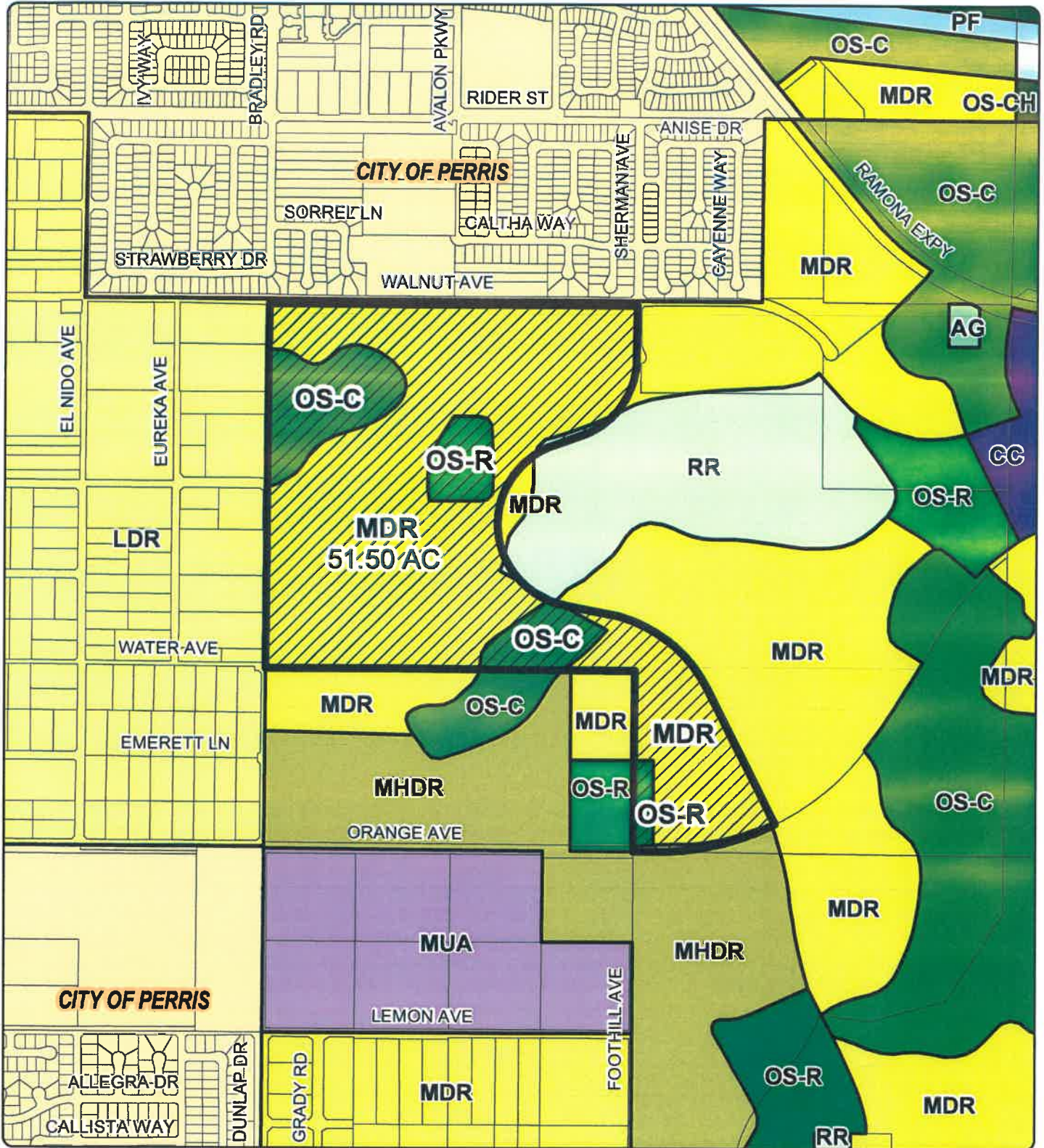
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR33978R01

### EXISTING GENERAL PLAN

Supervisor: Hewitt  
District 5

Date Drawn: 03/01/2019  
Exhibit 5



Zoning Area: Nuevo

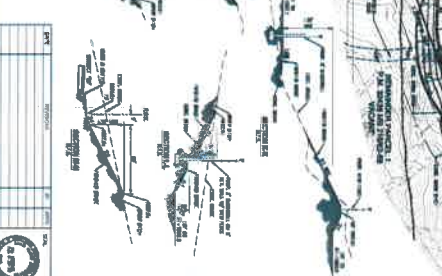
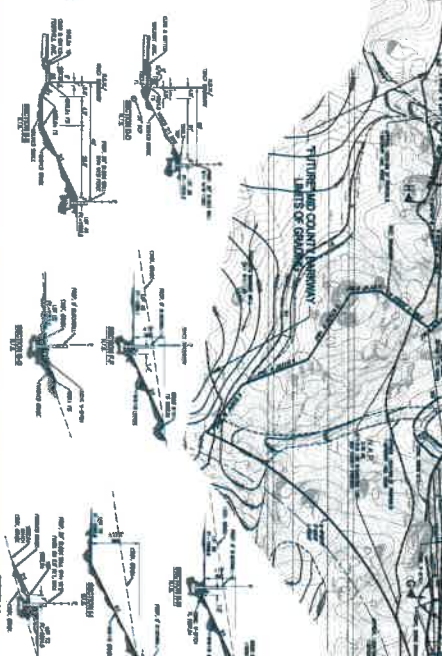
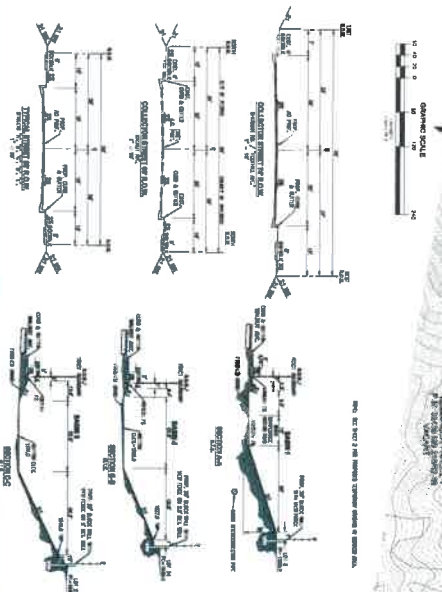
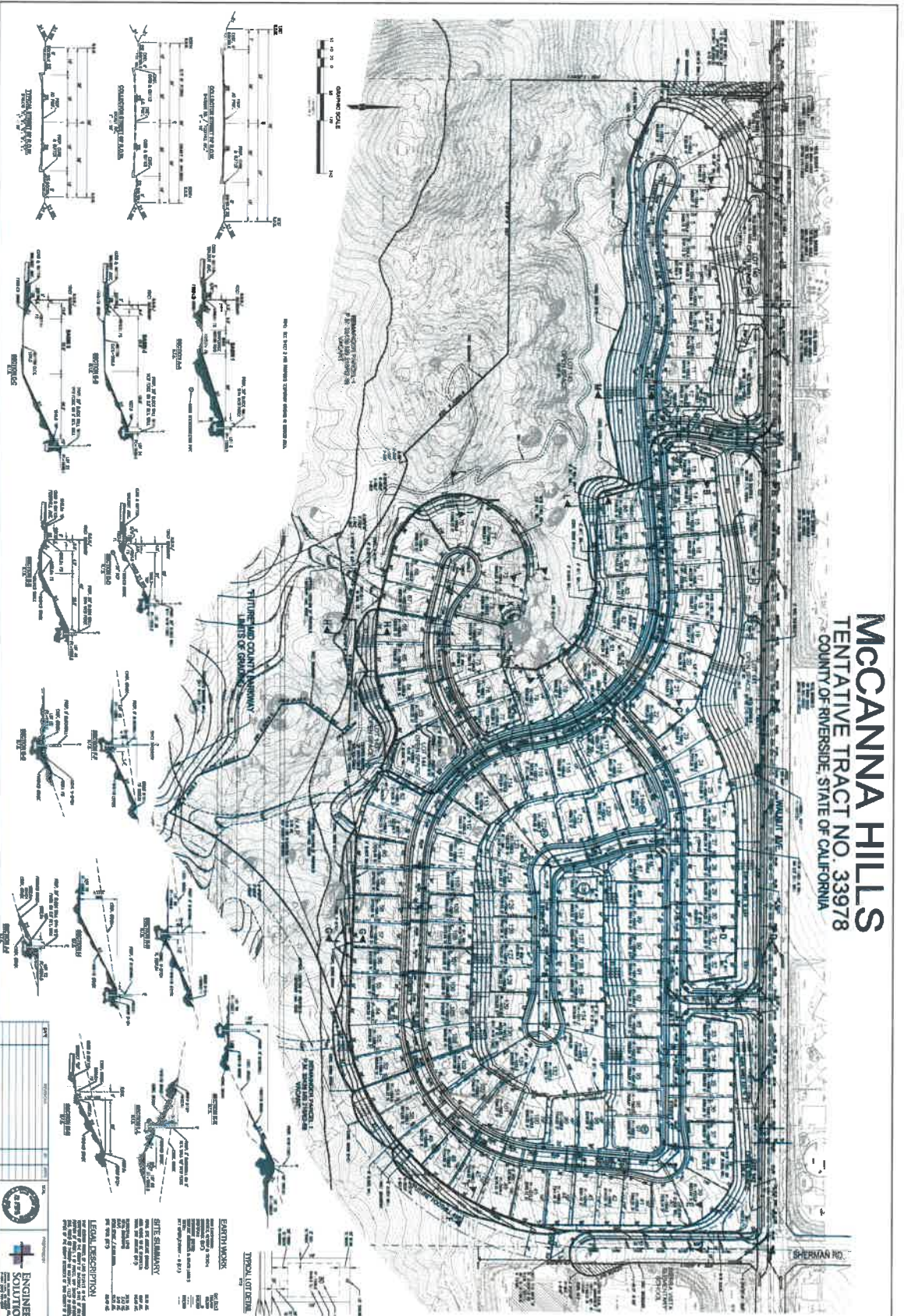
Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website: <http://planning.rctlma.org>

# MCCANNA HILLS

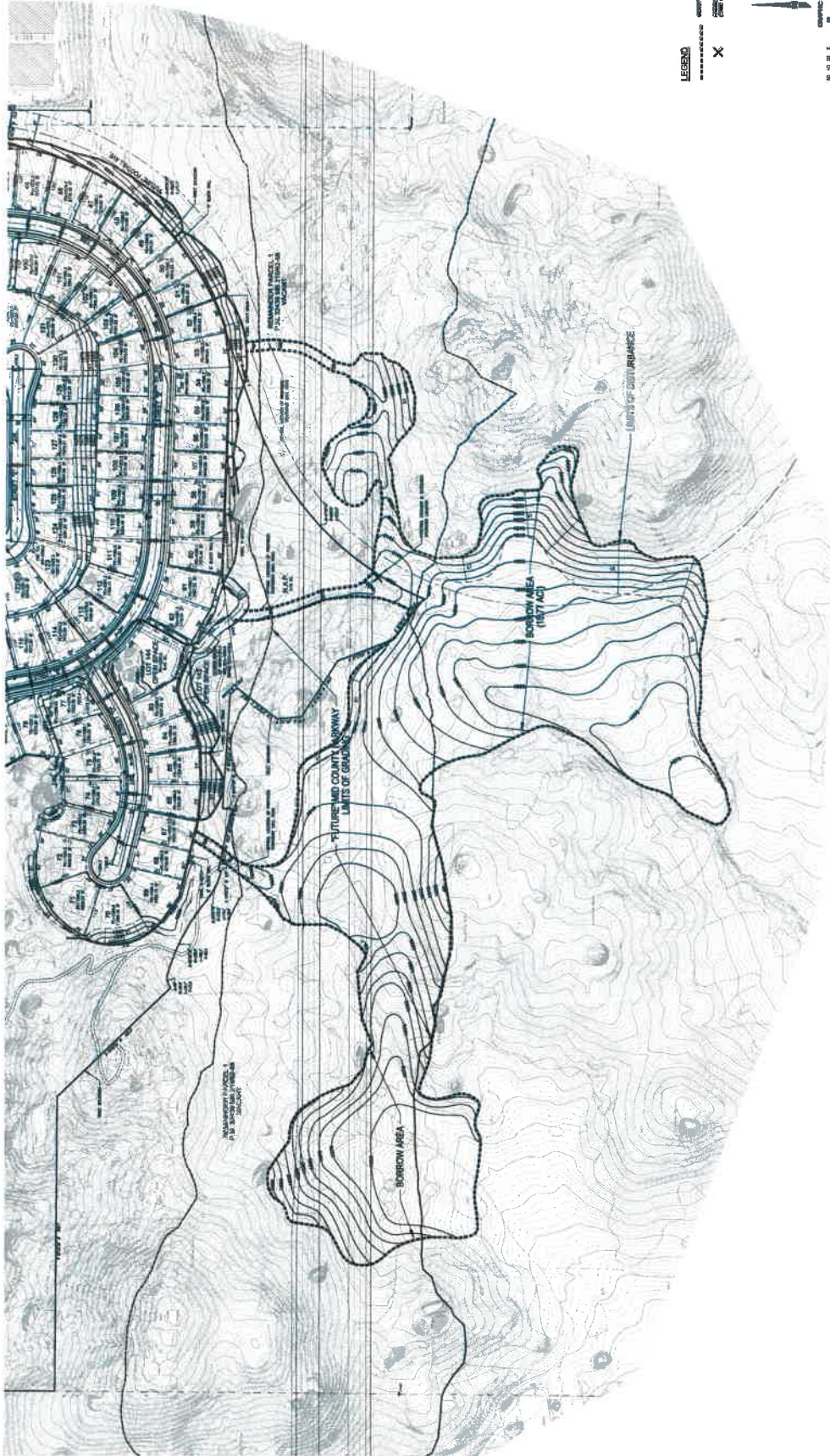
TENTATIVE TRACT NO. 33978  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



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COUNTY OF RIVERSIDE  
MCCANNA HILLS  
T.M. 33978

DATE: 01/15/2024  
SCALE: 1" = 40'



**BORROW AREA**

COUNTY OF INVERNESS  
**MCCANNA HILLS**  
 TTM 33978  
 2  
 of 2

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THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED  
 DATE 08/14/2018 BY 60322 UCBAW/STP

**ENVIRONMENTAL IMPACT REPORT No. 319, ADDENDUM No. 3**

**The McCanna Hills Specific Plan No. 246, Amendment No. 4**



**Prepared by:**  
**County of Riverside**  
**Planning Department**  
4080 Lemon Street, 12th Floor  
Riverside, California 92501



**Assisted by:**  
**Psomas**  
1500 Iowa Avenue, Suite 210  
Riverside, California 92507

DATE: April 19, 2019

EA No. CEQ190007

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### Appendix

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## **INTRODUCTION TO ENVIRONMENTAL IMPACT REPORT NO. 319 ADDENDUM NO. 3, ENVIRONMENTAL ASSESSMENT NO. CEQ190007**

The proposed Project will entitle and facilitate the construction of Tentative Tract Map 33978 Revision No. 1 (TR33978R01), which is a Schedule "A" Subdivision dividing 51.15 acres into 139 single family residential lots with minimum lot size of 6,000 square feet. TR33978 was redesigned to accommodate the Mid-County Parkway (MCP), which lies just south of the Project site. The proposed Revised TTM includes 18 acres of open space and 10.4 acres reserved as unimproved open space. The development footprint (streets and residential lots) of the proposed Project is 29.9 acres compared to 34.3 acres on the approved TTM.

TR33978 is within Planning Areas 1 and 2 of the McCanna Hills Specific Plan (SP246) the environmental impacts of which were evaluated in Environmental Impact Report No. 319 (EIR319). There have been two addendums to EIR319 since that time (EIR319-A1 and EIR319-A2). For the purposes of the following analysis, EIR319, EIR319-A1, and EIR319-A2 are jointly referred to as the "previously Approved Project" or "Previous CEQA Documents".

Under *CEQA Guidelines*, Section 15162, if an EIR has been prepared for a project, there is a strong presumption against requiring further environmental review. Public Resources Code 21166 provides that once an EIR has been completed, the lead agency may not require a subsequent or supplemental EIR unless:

- Substantial changes are proposed in the project that will require major revisions to the EIR;
- Substantial changes have occurred in the circumstances under which the project is being undertaken that will require major revisions to the EIR; or
- New information of substantial importance to the project that was not known and could not have been known at the time the EIR was certified as complete becomes available.

The *CEQA Guidelines* further clarify these criteria by providing that further environmental review is required only if proposed changes to the project will require "major revisions" to the previously approved EIR because of new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts (State *CEQA Guidelines* Section 15162). Therefore, once an EIR has been approved, no subsequent or supplemental EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one of more of the following:

- 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;
- Substantial changes occur 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
- 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 of the following:
  - a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

- b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Under Section 15164 of the *CEQA Guidelines* if the Lead Agency determines that the changes in the Project would not result in the a subsequent or supplemental EIR, than an Addendum could be prepared to assess the minor modifications of the Project that have transpired since the preparation of the EIR.

Specifically, Section 15164 of the *CEQA Guidelines* states: The lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 above, calling for the preparation of a subsequent EIR of occurred.

In processing TR33978R01 for conformance with CEQA, the attached Riverside County Environmental Assessment (EA) Form, equivalent to the CEQA Initial Study (IS) Checklist, was conducted to determine if the changes proposed by the Project, represented by the Pending Application, will trigger any new significant environmental impacts as compared to those analyzed in EIR319. The EA/IS, therefore, classifies impacts in one of four ways:

- Potentially Significant New Impact  
*This category is utilized for any potentially significant new impact that was not analyzed in EIR319, EIR319-A1, or EIR319-A2.*
- Less than Significant New Impact with Mitigation Incorporated  
*This category is utilized for any new impacts which were not analyzed or found less than significant in EIR319, EIR319-A1, or 319-A2 but are nonetheless found to be less than significant with mitigation incorporated.*  
*This category is also utilized to identify impacts which are equal to or less than the impacts found analyzed in EIR319, EIR319-A1, or 319-A2 that require revised or eliminated mitigation measures that are specific to the proposed Project.*
- Less than Significant New Impact  
*This category is utilized for any new impacts which were not analyzed or found in EIR319, EIR319-A1, or 319-A2 but which are nonetheless less than significant.*
- No New Impact  
*This category is utilized for impacts which are equal to or less than impacts found and analyzed in EIR319, EIR319-A1, or 319-A2.*

The result of this EA is that the environmental impacts of the proposed Project, would not require substantial changes to EIR319, would not create any form of significant environmental impacts, which were not previously analyzed in the Previous CEQA Documents, nor would the impacts of the modified Project be more severe than those already analyzed in the Previous CEQA Documents. The Riverside County Planning Department determined that an Addendum to



EIR319 is the appropriate mechanism of environmental review for the proposed Project based on the following facts:

- No changes to the Specific Plan boundaries are being proposed. As a result, the environmental impacts to natural land resources that are associated with the physical boundary of the Project have already been analyzed in the Previous CEQA Documents. For example, potential impacts to agricultural resources, biological resources, cultural resources, geology and soils, hydrology and water quality, and mineral resources would be no greater than effects that were previously analyzed.
- Since no changes to the Specific Plan land uses or the allowable land uses are being proposed that would increase the intensity of the development, the potential impacts to air quality are no worse than those previously analyzed. This conclusion is supported by an air quality study prepared specifically for TR33978R01 to current air quality district standards, which demonstrates the Project would have less than significant impacts relative to air quality.
- The proposed Project includes minor revisions to the Circulation Plan approved for SP246A4 and analyzed in EIR319-A3 as a result of the approval of the MCP just south of the Project area.
- The proposed Project would not result in any increase in the number of vehicular trips per day than those estimated for the Project in the Previous CEQA Documents. This conclusion is supported by a traffic study (Traffic Impact Analysis – TIA) prepared specifically for TR33978R01 to current County standards, which demonstrates the Project would have less than significant impacts relative to local and regional traffic and would pay established Development Impact Fee (DIF), Traffic Uniform Mitigation Fee (TUMF), and fair share contributions to necessary traffic improvements.
- The proposed Project would not substantially alter the present or planned land use of the area, and noise impacts from construction and operation would be similar to those previously examined in the Previous CEQA Documents. This conclusion is supported by a noise study prepared specifically for TR33978R01 to current County standards, which demonstrates the Project would have less than significant impacts relative to short- and long-term noise.
- Following the certification of EIR319 and subsequent adoptions of EIR319-A1 and EIR319-A2, no new information of substantial importance has become available, which was not known or could not have been known at the time EIR319 was prepared. It should be noted that the County approved the EIR/EIS in March of 2015 specifically for the MCP, which is approximately a quarter mile south of TR33978R01, but its environmental impacts were considered separate from those of the proposed Project and would have no direct impact or influence on TR33978R01.
- Certain Mitigation Measures identified in EIR319 and the most recently-approved Previous CEQA Documents that apply to TR33978R01 remain appropriate and applicable to the proposed Project and are identified in this EA in the appropriate analysis sections.

This Introduction, the EA/IS Form (Initial Study), and the Mitigation Monitoring Program for TR33978R01 collectively make up the Environmental Impact Report (EIR) No. 319, Addendum No. 3 (EIR319-A3), applicable proposed Project, referred to from this point on as the proposed “Project”.

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** CEQ190007  
**Project Case Number(s):** Tentative Tract Map No. 33978, Revision No. 1 (TR33978R01)  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 4080 Lemon Street, 12th Floor  
Riverside, CA 92502-1409  
**Contact Person:** Jason Killebrew, Project Planner  
**Telephone Number:** (951) 955-0314  
**Applicant's Name:** Barry Gross, McCanna Hills Partners, LLC  
**Applicant's Address:** 100 Bayview Circle, Suite 2200, Newport Beach, CA 92660

### I. PROJECT INFORMATION

#### ***Background:***

The original Preissman Specific Plan, Specific Plan 246, was adopted by the Riverside County Board of Supervisors on December 27, 1994. The associated Environmental Impact Report (EIR) 319 was certified by the Board of Supervisors on the same date. The Preissman Specific Plan comprises 1,108.6 acres, with 671 acres devoted to residential development, 49 acres for commercial/mixed use, 43 acres for parks, 20 acres for schools, 282.6 acres for natural open space, and 43 acres for project roadways.

Specific Plan 246 was renamed McCanna Hills and revised to consist of 930.32 acres of amendment area and 217 acres retained with development designations as per the Preissman Specific Plan. The 1,147.32-acre site lies within Sections 14, 15, 22 and 23 of Township 4 South, Range 3 West, San Bernardino Base and Meridian. Likewise, the proposed project occupies same basic location and footprint with several minor changes to allow for the MCP, modified open space for cultural resources, a bus stop on Walnut Avenue west of Sherman Road, and use of an onsite borrow area to help reduce offsite soil importation during grading (see Table A below).

Tentative Tract Map 33978 (TR33978) was approved in March of 2007 as a Schedule "A" Subdivision of 51.15 acres into 139 single family residential lots with a minimum lot size of 6,000 square feet, 2 open space lots to preserve the undeveloped character of the land with rock outcroppings, and 5 open space lots to be landscaped. The approved Tentative Tract Map has a total of 16.8 acres preserved as open space.

The following Table A summarizes the previous land use entitlements associated with the proposed Project:

**Table A: Entitlements Related to TR33978R01**

Specific Plan	Adopted	CEQA Document (Env. Assessment)	Approved	Purpose
Preissman Specific Plan No. 246	12/27/94	EIR No. 319 (N/A)	12/27/94	Original Approval
SPA No. 246A1	8/23/05	EIR Addendum No. 1 (EA 39988)	8/23/05	TTM 33977 Minor Change No. 1
SPA No. 246A2	N/A	N/A	N/A	Proposed in 2007 but Withdrawn (no action)
SPA No. 246A3	8/8/15	EIR Addendum No. 2 (EA 42820)	8/8/15	TR33978 without MCP (original)
Project	--	EIR Addendum No. 3 (EA CEQ190007)	--	TR33978R01 with MCP, modified park space, and borrow area

MCP = Mid-County Parkway; N/A = Not Applicable  
Source: Engineering Solutions 2019

**Project Description:**

The proposed “Project” is a Revision No. 1 to TR33978, (TR33978R01), which is a Schedule “A” Subdivision dividing 51.15 acres into 139 single family residential lots with minimum lot size of 6,000 square feet. The proposed revision would designate 3.18 acres for the Dedication required for the future MCP, which is a planned six-lane freeway that runs along the southern boundary of TR33978.

**Mid-County Parkway (MCP).** The MCP Capital Improvement project is a proposed 16-mile General Plan<sup>1</sup> highway corridor that would connect Perris to the west at Interstate 215 (I-215) and San Jacinto to the east at State Route 79 (SR-79). TR33978 was revised so that the future MCP right-of-way would not be encumbered by either subdivided lots or open space reserve. The Borrow Area of approximately 15.8 acres, which is a contiguous property (TR33977-M1) immediately to the south of the project tract boundary, also owned by McCanna Hills LLC. Both the borrow area and the project site are within the McCanna Hills Specific Plan boundaries with the MCP acknowledged on TR33978R01 exhibit.

**Borrow Area.** The Project proposes the use of a “borrow area” of approximately 15.8 acres (see attached map) that was planned for later phases of Project construction that may be used to provide fill for onsite permanent embankments, pads, and streets. This would eliminate offsite truck trips to import soil. The project engineer has estimated Project grading would result in 272,700 cubic yards of cut and 490,200 cubic yards of fill, with 217,500 cubic yards of soil to be imported from the adjacent borrow area. As indicated above, the use of this onsite borrow area would eliminate offsite truck trips to haul soil, which would also help reduce construction-related air pollutant emissions. It is possible that rock crushing will be performed onsite to reutilize materials during grading and trenching as appropriate. It would also help reduce offsite transport of rock materials and would be located as far from existing residential uses as possible to minimize noise impacts.

In summary, the proposed revision does not increase the number of residential lots, decreases the footprint area of the tract by 4.4 acres, increases the area of undisturbed open space, and sets aside the area necessary for the future MCP.

<sup>1</sup> The County General Plan is entitled the Riverside County Integrated Plan (RCIP)

## **Technical Studies:**

Technical studies for air quality, greenhouse gas (GHG) emissions, noise, and traffic were prepared and/or updated. The following summarizes the results of those studies.

**AIR QUALITY.** An updated air quality study (Urban Crossroads 2018, see Appendix B) was prepared<sup>2</sup> for TR33978R01 to identify both short-term localized and long-term regional air quality impacts and determine if any new or revised mitigation measures are required that were not identified in the previous CEQA documentation for this Project. The air quality study looked at potential impacts for both construction and operation or occupancy of the proposed residential Project and found all impacts would be less than significant according to applicable standards established by the South Coast Air Quality Management District (SCAQMD). This determination included the implementation of regional air pollution control measures adopted by the SCAQMD (e.g., Rule 402 and 1113) as well as standard Conditions of Approval (COAs) by the County regarding fugitive dust and construction site vehicular and equipment emissions.

The study also determined the following: no carbon monoxide “hot spots” were identified as a result of adding Project traffic to local intersections; Project construction did not exceed any Local Significance Thresholds (LSTs) established by the SCAQMD; no significant impacts on sensitive receptors were identified; and no significant impacts related to odors were identified due to the type of land uses proposed. Since Project-specific emissions were below SCAQMD thresholds and were consistent with current land use designations and zoning, the study also concluded it was consistent with the current Air Quality Management Plan (AQMP).

**GREENHOUSE GAS EMISSIONS.** When EIR319 was initially approved for this Project, an assessment of GHG emissions was not required. Since then, the County prepared a Climate Action Plan (CAP) in 2015 as part of an Amendment to its General Plan (GPA). The CAP includes screening tables for small projects. An assessment of potential impacts related to GHG emissions<sup>3</sup> was prepared for TR33978R01 (Urban Crossroads 2018, see Appendix B) based on the County’s current CAP and GHG policies. The County CAP set a numeric screening threshold of significance for GHG emissions at 3,000 metric tons of carbon dioxide equivalent (MTCO<sub>2e</sub>) emissions per year to determine if additional GHG analysis was required and was an acceptable approach for small projects. This approach uses a widely accepted screening threshold used by many cities in the South Coast Air Basin (SCAB) and is based on the SCAQMD staff’s proposed GHG screening threshold for stationary source emissions for non-industrial projects, as described in the SCAQMD’s *Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans*, which identifies a screening threshold to determine whether additional analysis is required. According to the GHG study, TR33978R01 would result in approximately 936.5 MTCO<sub>2e</sub> per year from construction, area, energy, waste, and water usage and an additional 1,906 MTCO<sub>2e</sub> per year from mobile sources assuming all Project vehicle trips are considered “new” trips resulting from development of the Project. The study provides a “worst case” estimate that the Project could generate up to 2,842.5 MTCO<sub>2e</sub> per year, which would not exceed the SCAQMD’s numeric threshold of 3,000 MTCO<sub>2e</sub>. Therefore, the Project would not result in a cumulatively considerable environmental impact pertaining to GHG emissions.

In addition, the GHG study determined the Project would not conflict with an applicable plan, policy or regulation adopted to reduce GHG emissions including the California Air Resources Board’s (CARB) Scoping Plans of 2008 and 2017 and the County of Riverside CAP. The study concluded that the TR33978R01 would have less than significant impacts related to GHG emissions, and no project-specific mitigation was required.

<sup>2</sup> “McCanna Hills TTM 33978 Air Quality Impact Analysis”, Urban Crossroads, November 30, 2018.

<sup>3</sup> “McCanna Hills TTM 33978 Greenhouse Gas Analysis”, Urban Crossroads. November 30, 2018.

**NOISE.** An updated noise study was prepared<sup>4</sup> to identify site-specific noise attenuation design parameters for TR33978R01 (Urban Crossroads 2018, see Appendix C). Primary noise impacts would result from Project traffic on 14 nearby roadway segments. The study found that...*“future exterior traffic noise levels at the Project site are shown to range from 58.6 to 59.8 dBA CNEL at the outdoor living areas (backyards) with the planned 3- to 6-foot high noise barriers adjacent to Walnut Avenue and Sherman Road, respectively. Therefore, no additional exterior noise mitigation is required to satisfy the County of Riverside 65 dBA CNEL exterior noise level standards for residential land use.”* The study also recommended use of standard residential construction methods (e.g., minimum 27 STC-rated windows), including the installation of air conditioning in all residential units to achieve required indoor noise standards.

Offsite noise impacts from Project traffic were determined to be less than significant according to the established County and City of Perris<sup>5</sup> standards. The noise study examined noise impacts both without and with Project traffic under the following scenarios, consistent with the updated traffic impact analysis (TIA), as discussed below: existing conditions; existing plus ambient growth (Year 2021); and existing plus ambient growth plus cumulative developments (Year 2021). Section 7 of the traffic study provides a detailed analysis of all scenarios in written and tabular form.

Construction-related noise and vibration impacts were also evaluated and found to be less than significant. However, the study did identify standard grading and construction practices that have been incorporated into the COAs for TR33978R01 to assure temporary noise and vibration impacts from Project development would not be significant.

**TRAFFIC.** An updated Traffic Impact Analysis (TIA) was prepared<sup>6</sup> for TR33978R01 (Urban Crossroads 2018, see Appendix D) to identify any specific traffic related impacts and determine if any new or revised mitigation measures were required that were not identified in the previous CEQA document for this Project. The TIA determined that the proposed 139 residential units would generate 1,312 total vehicle trips with 103 AM peak hour trips and 138 PM peak hour trips (TIA Table 4-1). The TIA examined traffic impacts both without and with the Project traffic under the following scenarios: existing conditions; existing plus ambient growth (Year 2021); and existing plus ambient growth plus cumulative developments (Year 2021). The TIA analyzed nine local intersections including eight that were all or partially in the City of Perris in the immediate vicinity of the site. The TIA also assessed the cumulative traffic impacts of 32 other private development projects in the surrounding area (TIA Table 4-2).

The TIA determined that TR33978R01 would not result in any study area intersections exceeding either County or City of Perris standards under any of the anticipated scenarios outlined above. The TIA concluded that the Project would be required to contribute to the County’s Development Impact Fee (DIF) and Transportation Uniform Mitigation Fee (TUMF) programs. The TIA also acknowledged that other development projects in the surrounding area already made, were in the process of making, or were planning to make many of these anticipated intersection and roadway improvements.

The following sections of the TIA evaluated the various traffic impact scenarios at local intersections:

- Section 5 - Existing Plus Project  
(Summarized in Table 5-1)
- Section 6 - Existing Plus Ambient Growth Plus Project (Year 2021)

<sup>4</sup> “Noise Impact Analysis for McCanna Hills TTM 33978”, Urban Crossroads, December 14, 2018.

<sup>5</sup> Several sensitive receptors are in the City of Perris adjacent to the project site, so City noise standards were also used.

<sup>6</sup> “McCanna Hills TTM 33978 Traffic Impact Analysis”, Urban Crossroads, December 12, 2018.

(Summarized in Table 6-1)

- Section 7 – Existing Plus Ambient Growth Plus Project Plus Cumulative Traffic (2021)  
(Summarized in Table 7-1)

The TIA also identified a number of onsite or adjacent improvements at Walnut Avenue and Sherman Road that TR33978R01 would be responsible for as part of the County's development approval process (TIA pages 8-10 and Exhibit 1-4). The TIA concluded that Project traffic under all the anticipated scenarios would not exceed level of service standards established by the County and the City of Perris, so TR33978R01 would not result in significant traffic impacts, and no offsite project-related improvements were recommended.

The revised TR33978R01 would also provide a bus stop on Walnut Avenue west of Sherman Road acceptable to the Riverside Transit Authority (RTA) and built to their requirements.

**CULTURAL RESOURCES.** At the request of the County Archaeologist, the Project Cultural Resources Assessment (CRA) was updated<sup>7</sup> (i.e. as an "addendum" to the original report) and submitted to the County Archaeologist on November 30, 2018 for review and approval. The County Archaeologist has since made a series of comments on the revised study, which have been incorporated into the CRA through January of 2019 (Psomas 2019, see Appendix E). The changes in the CRA reflect a review of current conditions on the site as well as the changes in open space areas intended to protect identified cultural resources onsite. The addendum stated the following conclusions:

*The goal of the addendum to the Cultural Resources Study is to provide information regarding documented and newly identified cultural resources within the 66.95-acre Project area, as well as an indication of the archaeological sensitivity of the surrounding area. The results of the EIC records search identified 40 prior cultural resources studies within the search area indicating that the region, including the Project area, has been surveyed by qualified archaeologists between 1974 and 2017. Eighty-eight previously recorded cultural resources have been identified within the search radius: 74 prehistoric sites, 9 historical sites, 1 multicomponent site, 2 prehistoric isolates, and 2 historical isolates.*

*Although the NAHC Sacred Lands File search was negative for known sacred Native American cultural resources within the Project area, numerous prehistoric sites have been identified in archaeological surveys near the Project area. These resources include lithic scatters, milling features, temporary campsites, habitation sites, and rock art. This indicates a full spectrum of human activities took place near the Project area, from the extraction, processing, and subsequent use of raw materials, to short-term occupation.*

*Previously documented historical resources relate to both residential and economic activities, and include a historical refuse scatter, foundations and structures, homesteads and water conveyance features, such as aqueducts and the Perris Dam.*

*The 2018 and 2019 field surveys failed to identify cultural resources within the Project area. However, ground visibility in the Project area had dense vegetation in various areas. The proposed 15.8 acre borrow area had moderate ground visibility and did not find any cultural resources as a result of the field survey. Six previously recorded cultural resources were identified by the EIC outside of Project area, but within the additional 26.23 acres the County required to be surveyed as part of the Project. Four of the six cultural resources were re-located and the site records updated (Confidential Attachment E) as part of the study.*

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<sup>7</sup> "Cultural Resources Survey Report for the McCanna Hills TTM 33978" by Psomas dated February 2019

*Considering the archaeological resources near the Project area, it is considered sensitive for unrecorded cultural resources. Cultural resource types that are likely to be encountered include prehistoric artifacts, buried milling features that may be exposed with the removal of sediment, and prehistoric habitation sites; historical archaeological resources may also be present.*

In summary, the updated cultural assessment concluded there are no identified cultural resources within the disturbance limits of the most current version of TR33978R01.

**GEOTECHNICAL.** Petra Geosciences prepared<sup>8</sup> a revised geotechnical evaluation for the Project dated December 13, 2018 (see Appendix F). This appendix also contains documentation on approving Engineering Solutions as changing the Engineer of Record for the Project. The updated geotech report identified existing geologic and soil conditions on the TR33978R01 site along with specific design criteria based on identified constraints and limitations for grading, building construction, retaining walls, utility placement, etc.

**FLOODING/INUNDATION.** Two flood-related maps are provided in Appendix G including Figure S-10, Dam Failure Inundation Zones, from the County General Plan dated December 8, 2015, and an inquiry map from County GIS showing preliminary potential inundation elevations relative to TR33978R01 dated January 30, 2019.

**HAZARDOUS MATERIALS.** A Phase I Environmental Site Assessment (ESA) was prepared for the Project site by Petra Geosciences dated September 12, 2018 (see Appendix H) to determine if the site had any potential for contamination by hazardous materials. The ESA identified historical land use activities on the site, including possible agricultural chemicals from dry farming on the site from as far back as 1938. Soil testing will be conducted prior to grading to assure onsite soils meet hazmat thresholds for residential properties.

**BIOLOGICAL RESOURCES.** Psomas prepared a "Burrowing Owl Survey for the McCanna Hills 139 Project, Riverside County, California – TR33978R01" dated June 4, 2018 (see Appendix I). The report found no evidence of the species present on the site as of the time of survey.

**HYDROLOGY/WATER QUALITY.** Two new water-related reports were prepared for the Project: (a) "Preliminary Hydrology and Hydraulics Study for McCanna Hills TTM 33978" dated December 22, 2018 per County Flood Control District requirements; and (b) "Project Specific Water Quality Management Plan (WQMP)" dated December 20, 2018. Both reports were prepared by prepared by JLC Engineering and Consulting, Inc. (see Appendix J). The Hydrology Report evaluated drainage and flood-related issues on the Project site, including 2-year, 10-year, and 100-year peak offsite flows to help design onsite detention facilities and related storm drain/flood protection improvements. The WQMP identified the site-specific best management practices (BMPs) that TR33978R01 would need to implement to prevent long-term water quality impacts onsite and downstream of the site.

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<sup>8</sup> "Revised Preliminary Geotechnical Evaluation, Proposed McCanna Hills 139 Project, TTM 33978" by Petra Geosciences dated December 13, 2018

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

**B. Total Project Area:** TR33978R01 equals 51.15 acres

**Residential Acres:** 29.9    **Lots:** 139    **Units:**139    **Projected No. of Residents:** 459  
**Commercial Acres:** n/a    **Lots:** n/a    **Sq. Ft. of Bldg. Area:** n/a    **Est. No. of Employees:** n/a  
**Industrial Acres:** n/a    **Lots:** n/a    **Sq. Ft. of Bldg. Area:** n/a    **Est. No. of Employees:** n/a

**C. Assessor's Parcel No(s):** TR33978R01 consists of a portion of APN 307-410-001

**D. Street References:** Interstate 215 (I-215) provides north-south regional access to the Project site (TR33978R01), while Ramona Expressway provides north-south regional access. Access to the Project site is obtained via Walnut Avenue at two locations. The revised TR33978 has eliminated access from Sherman Road.

**E. Section, Township & Range Description or reference/attach a Legal Description:** TR33978R01 is located south of Lake Perris, within the Lakeview Nuevo area of western Riverside County. Figure 2-1, Regional Location, shows the Project's location in the broader regional context. TR33978R01 is located in Section 14 of Township 4 South, Range 3 West, San Bernardino Base and Meridian.

**F. Brief description of the existing environmental setting of the project site and its surroundings:**

The Project site lies east of I-215 and south of State Route 60 (SR-60). Nearby General Plan roads include Ramona Expressway to the north, Perris Boulevard to the west, and Lakeview Avenue to the east of TR33978R01. The Project is proximate to the city limits of Perris to the north/northwest, adopted SP239 to the east, rural residential uses and vacant land to the south and west, and adopted SP251 to the southwest. Lake Perris, the San Jacinto River, and March Air Reserve Base are nearby landmarks within western Riverside County.

The Project site is vacant and characterized by rocky knolls covered with native vegetation and surrounded by cultivated farmland. Two types of wildlife habitat can be found on the site: natural sage-scrub and rock outcrops and boulders. In 1992, three plant communities were identified on the proposed Project site: coastal sage scrub vegetation, annual grassland, and cultivated fields. The property covered by TR33978R01 is equivalent in location and size to the approved TR33978 except for the previously identified minor Project changes. Recent biological assessments of the Project site confirmed these vegetation types still exist on the Project site, but their condition has become somewhat degraded in recent years due to a series of small unauthorized off-highway roads.

## **II. APPLICABLE GENERAL PLAN LAND USE POLICIES AND ZONING**

### **A. General Plan Land Use Designation**

Community Development (CD) General Plan Component, Medium Density Residential (MDR), Open Space – Conservation (OS-C), and Open Space – Recreation (OS-R) land use designations.

### **B. Area Plan Land Use Designation:**

Lakeview/Nuevo Area Plan



## **C. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** McCanna Hills SP No: 246
2. **Specific Plan Planning Area, and Policies, if any:** TR33978R01 consists of Specific Plan 246: Planning Areas 1 and 2A (see applicable Planning Area Policies and Standard below from Specific Plan Section 4 dated April 15, 2015).

### **4.0 PLANNING AREA SPECIFIC DEVELOPMENT STANDARDS**

#### **4.1 Planning Area 1**

##### **4.1.1 Land Use**

Planning Area 1, as illustrated in Exhibit 4.1, is located in Village I south of Walnut Avenue in the northwest corner of the Specific Plan. The 21.6-acre residential neighborhood is proposed with a maximum of 80 dwelling units within a density of two to five dwelling units per acre and a minimum lot size of 6,000 square feet.

Primary access will originate from a neighborhood entry point on Walnut Avenue. Secondary access to Planning Area 1 is anticipated to be through Planning Area 2 from Foothill Avenue. This will require the secondary access through Planning Area 2 to be developed in conjunction with Planning Area 1. Residential Planning Area 1 is bounded by Planning Area 2 to the east, and Planning Areas 3, 4, and 5 to the south. The proposed project would not utilize Foothill Avenue for access, it will however provide dedication for the road outside of the tract boundary.

As shown in Exhibit 4.1, a perimeter wall will bound Planning Area 1 to the north along Walnut Avenue where deemed appropriate by the County of Riverside and the developer. An open space transition area as depicted in the concepts on Exhibit 5.15B will be used where deemed appropriate by the County and the developer on the edge of Planning Area 1 where it is adjacent to open space.

##### **4.1.2 Development Standards**

1. Zoning and specific development standards are defined in detail in Section 2.0 and summarized in Section 5.4.1 of this Specific Plan document.
2. Access to Planning Area 1 will be achieved from Walnut Avenue, and from the adjacent Planning Areas 2. Final access points to the planning area will be determined at time of tentative tract map submittal. TR33978R01 will have two points of access from Walnut Avenue.
3. A neighborhood entry, as depicted in Exhibits 5.6 and 5.7, will be constructed in the northeast corner of the planning area from Walnut Avenue.
4. A landscape area, as depicted in Exhibit 5.10, will be incorporated between the perimeter wall and Walnut Avenue.
5. Perimeter walls or view fence where deemed appropriate by the County and the developer, as depicted in Exhibits 5.16, A and B, will be constructed along the areas adjacent to Walnut Avenue where residential rear or side yards are adjacent to the roadway.

6. For project wide general, community design, landscape architectural, site planning, and architectural design guidelines, please refer to Section 5.0 Design Guidelines, of this Specific Plan document.

7. An acoustical study shall be prepared as necessary prior to approval of any tentative tract map which would locate homes adjacent to General Plan roadways of secondary highway classification or higher. The study would provide noise attenuation measures for new residences sufficient to reduce exterior noise exposure to 65 Ldn/CNEL, and interior noise exposure to 45 Ldn/CNEL (the County of Riverside Department of Public Health current standards).

8. Prior to approval of tentative tract maps, a fire protection/vegetation management plan shall be submitted to the Fire Department as necessary for approval.

9. According to preliminary site investigations conducted, the specific plan area may contain significant archeological resources. Prior to the submittal of tentative tract maps or issuance of grading permits in areas of known archeological resources, potential sites will be investigated further and mitigation measures will be recommended as necessary.

#### **4.2 Planning Areas 2A and B** *(Note: TR33978R01 consists of PA 1 and 2A only)*

##### **4.2.1 Land Use**

Planning Area 2A, as illustrated in Exhibit 4.1, is located in Village I at the southwest corner of Walnut Avenue and Sherman Road (or the northerly extension of Foothill Avenue). Planning Area 2A is a 17.2-acre residential neighborhood proposed with a maximum of 64 dwelling units within a density of two to five dwelling units per acre and a minimum lot size of 6,000 square feet.

Primary access will originate from a neighborhood entry point along Foothill Avenue. Secondary access to Planning Area 2 is anticipated through Planning Area 1 from Walnut Avenue. This secondary access is required to be developed in conjunction with Planning Area 2.

##### **4.2.2 Development Standards**

1. Zoning and specific development standards are defined in detail in Section 2.0 and summarized in Section 5.4.1 of this Specific Plan document.

2. Access to Planning Area 2 will be achieved from one neighborhood entry off of Foothill Avenue (southerly extension of Sherman Road). Final access points to the planning area will be determined at time of tentative tract map submittal.

3. A neighborhood entry, as depicted in Exhibits 5.6 and 5.7, will be constructed at Foothill Avenue.

4. A landscape area, as depicted in Exhibit 5.10, will be incorporated between the perimeter wall and Walnut Avenue and Foothill Avenue.

5. Perimeter walls or view fence, as depicted in Exhibits 5.16 A and B, will be installed along Walnut Avenue and Foothill Avenue where residential rear or side yards are adjacent to the roadway and where deemed appropriate by the County and the developer.

6. For project wide general, community design, landscape architectural, site planning, and architectural design guidelines, please refer to Section 5.0 Design Guidelines, of this Specific Plan document.

7. According to preliminary site investigations conducted, the specific plan area may contain significant archeological resources. Prior to the submittal of tentative tract maps or issuance of grading permits in areas of known archeological resources, any potential sites will be investigated further and mitigation measures will be recommended as necessary.

8. An acoustical study shall be prepared as necessary prior to approval of any tentative tract map which would locate homes adjacent to General Plan roadways of secondary highway classification or higher. The study would provide noise attenuation measures for new residences sufficient to reduce exterior noise exposure to 65 Ldn/CNEL, and interior noise exposure to 45 Ldn/CNEL (the County of Riverside Department of Public Health current standards).

9. Prior to approval of tentative tract maps, a fire protection/vegetation management plan shall be submitted as necessary to the Fire Department for approval.

**Analysis:** The proposed TR33978R01 complies with all these requirements as applicable from the most current Specific Plan 246 (McCanna Hills Specific Plan 246-A3).

**D. Existing Zoning: Specific Plan**

**E. Proposed Zoning, if any: N/A**

**F. Adjacent and Surrounding Zoning:** North: City of Perris; East: Specific Plan; West: Rural Residential; South: Specific Plan.

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (X) were **identified in the original EIR319** as being potentially significant under CEQA, involving at least one impact that is a “Potentially Significant Impact” or “Less than Significant with Mitigation Incorporated”.

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

In contrast, the environmental factors checked below (X) were identified in this EA for the **Project (TR33978R01)** as being potentially significant under CEQA, 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"/> Public Services
<input type="checkbox"/> Agriculture Resources & Forest Resources	<input type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Recreation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Utilities/Service Systems
<input type="checkbox"/> Cultural/Tribal Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Other
<input type="checkbox"/> Geology/Soils	<input type="checkbox"/> Population/Housing	<input type="checkbox"/> Mandatory Findings of Significance

**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 **NOTHING FURTHER IS REQUIRED** 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, including revisions or mitigation measures that are imposed upon the proposed project.
- 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

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Date

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Jason Killebrew  
Printed Name

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Project Planner  
Title

## **V. ENVIRONMENTAL ISSUES ASSESSMENT**

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Riverside County Environmental Assessment (EA), equivalent to the State CEQA Initial Study (IS) Checklist, 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 proposed development. In accordance with California Code of Regulations, Section 15162 and 15163, this EA/IS is a preliminary analysis prepared by the Lead Agency, the County of Riverside, to determine whether a Negative Declaration (ND), Mitigated Negative Declaration (MND), Addendum to the Preissman Specific Plan EIR No. 319 for SP246 (formerly the Preissman Specific Plan but now known as the McCanna Hills Specific Plan) or a Supplemental EIR is required for the proposed Project. The purpose of this EA/IS is to inform decision-makers, affected agencies, and the public of the potential environmental impacts associated with the implementation of the proposed Project and provide a basis of information and analysis to determine the appropriate environmental document for the McCanna Hills Specific Plan.

If the box under “Potentially Significant Impact” is marked, it indicates there is an impact that cannot be reduced to less than significant levels even with the implementation of the recommended mitigation measures. If the box under “Less Than Significant with Mitigation Incorporated” is checked, it indicates that mitigation measures have been incorporated that would reduce the potential impact of the Project to a less than significant level. If the box under “Less Than Significant Impact” is marked, it indicates the potential impact is the same or less than significant. If the box under “No Impact” is marked, the Project would have no demonstrable impact on that particular environmental topic. At the end of each topical section Addendum Determinations are provided to identify the rationale for selecting the Addendum as the appropriate environmental document. In addition, mitigation monitoring referred to throughout this document would be further defined in a separate Mitigation Monitoring and Reporting Program (MMRP) document for TR33978R01 with notes to indicate if the measures apply to TR33978R01. Any applicable mitigation was identified in EIR319 where no new mitigation measures have been identified as a result of this EA/IS.

### **IMPORTANT NOTES**

This EA/IS addresses all issues outlined in the latest State CEQA Guidelines Appendix G Checklist although a number of those issues were not required previously and were not evaluated in EIR319, including greenhouse gas emissions, energy (conservation), wildfire, agriculture and forest resources, etc.

The text will indicate which mitigation measures from the Previous CEQA Documents that specifically apply to the proposed TR33978R01 although all of the mitigation measures from EIR319 are provided (i.e., the measures that do not apply to TR33978R01 will be in strike out text).

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Except as provided for in Public Resources Code Section 21099, would the project				
<b>1. Scenic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: RCIP Figure C-9 "Scenic Highways", page C-47 (page 194 of 665 on RCIP CD), EIR319.

Findings of Fact:

**EIR Conclusion (threshold 1a).** Ramona Expressway and Nuevo Road are designated as scenic corridors in the Lakeview/Nuevo Community Plan, and the Ramona Expressway is eligible for inclusion in the County Scenic Highway Program. The EIR concluded earthmoving for SP246 would alter existing views, which could affect views from the Ramona Expressway. This also applies to TR33978R01 (Final EIR319, Ex. Sum, page 6-14).

**EIR Conclusions (thresholds 1b-c).** The proposed Project site overall contains mature trees, rock outcroppings or other scenic resources. This conclusion also applies to TR33978R01. However, onsite resources have already been incorporated into open space areas within the revised tract map, therefore the proposed Project would not damage those visual resources or result in significant aesthetic impacts regarding views.

**TR33978R01 (thresholds 1a-c).** The Project is located in proximity to the future MCP, which is classified as a County Eligible Scenic Highway Corridor. The site is currently not adjacent to any State designated scenic highway corridors. The Project area is non-urbanized at present but has been slowly developing over the years with mainly residential uses. The Project site has been long planned for residential uses and its development is not expected to significantly degrade the visual character of the area. The Project site would not block views of the mountains and valleys to the north from MCP since the site is at a lower elevation than the adjacent segment of the MCP. TR33978R01 would therefore have less than significant aesthetic impacts consistent to the conclusions in the EIR319 and other Previous CEQA Documents.



TR33978R01 has been designed to create open space areas to protect the rock outcroppings with identified cultural resources which will also improve views onto the site. The borrow area that was added to minimize offsite soil import would be visible from some portions of the Project until the MCP is constructed. These changes would incrementally reduce any long-term visual impacts.

Mitigation: The following is the list of mitigation measures (MMs) for *Aesthetics* (page 6-106) included in the adopted Final EIR319 for the Preissman Specific Plan 246 and carried forward in the Previous CEQA Documents that apply to TR33978R01.

1. Vegetation removed during grading in the areas adjacent to the Ramona Expressway shall be replaced and maintained as part of the development. Landscaped entry nodes will be provided and maintained by the developer, CSA, or homeowners' association.
2. The Specific Plan's Grading Plan and Landscape Plan shall be followed throughout the project.
- ~~3. The unique rock outcroppings of the Bernasconi Hills shall be maintained as open space, or in areas where development is scheduled, will follow standards as delineated in the Specific Plan.~~
4. Watering trucks will be used during construction activities to help prevent dust and erosion.
- ~~5. Commercial centers will be buffered from to adjacent residential planning areas and roadways.~~
6. Mitigation monitoring will be provided by the County of Riverside as part of their review of subsequent development applications.

Monitoring: TR33978R01 would implement all the above mitigation measures except for #3, which does not apply to this tract; and #5, which does not apply as it addresses commercial centers not currently included in TR33978R01. Riverside County's Building and Safety Department will monitor that mitigation of impacts to scenic resources is accomplished through its permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>2. Mt. Palomar Observatory</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the night time use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?				

Source: GIS data base, Ord. No. 655, EIR319

Findings of Fact:

**EIR Conclusion (threshold 2a).** SP246 is within the Mt. Palomar Nighttime Lighting Policy Area. According to the County GIS system, the proposed Project site lies within the area subject to the provisions of Ordinance No. 655 regarding outdoor lighting on private properties. The subject site is located within Zone B of the Mt. Palomar Nighttime Lighting Policy Area (Approximately 36 miles northwest of the Mt. Palomar Observatory). Outdoor lighting associated with the proposed Project would include, but not be limited to, street lights, outdoor residential lighting, park lights, and seasonal lighting. SP246 contains design guidelines and development standards and general

sign guidelines for planned commercial uses but there are no residential lighting standards relative to Mt. Palomar. The Project has been conditioned for all proposed lighting to comply with Ordinance No. 655. With compliance with Ordinance No. 655, the Project would have less than significant impacts on lighting relative to the Mt. Palomar Observatory.

**TR33978R01.** The Project is consistent with the Specific Plan so its lighting impacts relative to Mt. Palomar would be similar to those already identified in the Previous CEQA Documents (i.e., less than significant with compliance with Ordinance No. 655).

Mitigation:

1. The tentative tract map is conditioned to provide a note on the map's Environmental Constraint Sheet (ECS) indicating that proposed outdoor lighting systems must comply with Ordinance No. 655 requirements.

Monitoring: This mitigation measure (#1) applies to TR33978R01. Riverside County's Building and Safety Department will monitor that mitigation of light or glare impacts to the Mt. Palomar Observatory is accomplished through its permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3. Other Lighting Issues</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: Site Visit, Project Description, EIR319.

Findings of Fact:

**EIR Conclusions (thresholds 3a-b).** SP246 would add lighting typical of suburban residential development (e.g. street lights, outdoor residential lighting, park lights, and seasonal lighting) but would not create a new source of substantial light or glare, which would adversely affect day or nighttime views. The Project would not expose residential properties to unacceptable light levels.

**TR33978R01 (thresholds 3a-b).** The Project would introduce additional lighting into the Project area typical of suburban residential development and would be subject to County design requirements for such lighting. It is not anticipated that this amount or type of outdoor lighting would result in significant aesthetic impacts, similar to the conclusions of the Previous CEQA Documents.

Mitigation: No mitigation measures would be required.

Monitoring: None.

## **Addendum Determinations for Aesthetics**

### ***No Substantial Project Revisions Requiring Major EIR Revisions***

The EIR would not require major revisions because the proposed TR33978R01 was designed to add open space areas to cover the rock outcroppings with identified cultural resources. The borrow area was added to minimize offsite soil import and would be visible from some areas of the project until the MCP is constructed. These design changes would incrementally reduce the amount of grading in the areas with outcroppings that are considered potentially significant scenic resources. Aesthetic impacts of TR33978R01 would be equivalent to those identified in the Previous CEQA Documents and less than significant.

### ***No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions***

The physical environment on and surrounding the Project site has remained relatively unchanged since the completion of EIR319. The Previous CEQA documents required compliance with Ordinance No. 655 regarding Mt. Palomar lighting, and the County will require the tract map to comply with standard residential lighting design requirements. These conditions do not trigger any major revisions to EIR319.

### ***No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319***

The potential environmental effects are being reduced through a modification in the grading to reduce the disturbance of the significant rock outcroppings. No substantial changes in the environmental impacts identified in the EIR are anticipated. The Project applicant has modified the grading plan to further avoid the areas that contain the significant scenic resources (rock outcroppings) and to minimize offsite soil import, which will actually help reduce those impacts from what was previously evaluated. This is not considered a substantial change to the Project description or anticipated environmental impacts of TR33978R01.

### ***No Substantial Changes in the Mitigation Measures or Alternatives***

The Project applicant has modified the grading plan to further avoid the areas that contain the significant scenic resources of the rock outcroppings. This is not considered a substantial change to the mitigation measures or the alternatives.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AGRICULTURE RESOURCES</b> Would the project				
<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source RCIP Figure OS-2 "Agricultural Resources", page OS-15 (page 219 of 665 on RCIP CD), GIS database and Project Materials, EIR319, California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP) website accessed March 2019.

Findings of Fact:

**EIR Conclusion (threshold 4a).** SP246 property did support agriculture in the past, mainly dry farming concentrated in the flatter portions of the site and contains Class II soils. Portions of the site were also in the Perris Valley Agricultural Preserve No. 5 under the Williamson Act (agricultural preserve). The FMMP program did not exist when EIR319 was prepared, however, the current FMMP mapping<sup>9</sup> and past County General Plan concluded the McCanna Hills property is classified as "Farmland of Local Importance" (Final EIR319, Ex. Sum, page 6-11).

**EIR Conclusion (threshold 4b).** EIR319 indicated portions of the SP246 property (not including TR33978) were formerly within an agricultural preserve (Perris Valley Ag Preserve No. 5), which was dis-established in 1990, and the site was historically used for dry farming and cattle grazing.

**EIR Conclusion (threshold 4c).** SP246 would not exacerbate a land use conflict with existing agricultural uses, and any farmland conversion in the area would be the natural transition and result of market forces and nearby suburban development.

**EIR Conclusion (threshold 4d).** SP246 proposes no other changes to the existing natural environment, which could result in further farmland conversion. Impacts were determined to be less than significant for all thresholds, and no mitigation was recommended.

<sup>9</sup> <https://maps.conservation.ca.gov/DLRP/CIFF/>

**TR33978R01 (threshold 4a-d).** The Project proposes residential uses on a site and in an area long planned for suburban residential uses and which no longer supports agricultural activities. TR33978R01 is similar in nature to the type and level of development proposed under SP246 and evaluated in the Previous CEQA documents, which concluded that impacts to agriculture were less than significant, and no mitigation was required.

Mitigation: None required.

Monitoring: None required.

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3a “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas,” Figure OS-3b “Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas,” Project Application Materials, EIR319.

Findings of Fact:

**EIR Conclusions (thresholds 5a-c).** EIR319 did not evaluate impacts to forest resources as this environmental topic was not required to be evaluated when the EIR was prepared. However, the site did not historically and does not currently contain any significant stands of trees or forest resources.

**TR33978R01 (thresholds 5a-c).** There are no forest resources onsite so there will be no impacts and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**Addendum Determinations for Agricultural and Forest Resources**

***No Substantial Project Revisions Requiring Major EIR Revisions***

The EIR would not require major revisions because the proposed TR33978R01 was proposed on land that was no longer designated or associated with agricultural preserve land. When EIR319 was approved there was no state Farmland Mapping and Monitoring Program although now the TR33978R01 site is now classified as “Farmland of Local Importance.” However, the County does not have a program to preserve or maintain local farmland and assumes it will eventually convert to suburban and urban uses based on market and economic conditions. The Project is therefore not expected to have significant impacts on agricultural so the conclusions of the EIR would not change in this regard.

**No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions**

The physical environment on and surrounding the Project site has remained relatively unchanged since the completion of EIR319. The Previous CEQA documents documented past passive agricultural use of the site and the area (i.e., dry farming). The County has no regulations and there are no conditions that would trigger major revisions to EIR319.

**No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319**

TR33978R01 proposes the same amount and type of development originally approved under SP246 and evaluated in EIR319. Development of the Project would convert the site to suburban residential uses which have been long planned for this site. Therefore, there would be no substantial changes to the Project description or anticipated environmental impacts of TR33978R01.

**No Substantial Changes in the Mitigation Measures or Alternatives**

EIR319 contained no mitigation measures for loss of former agricultural land and the site never contained any forest resources. The Project would therefore not result in any substantial changes to the mitigation measures or the EIR alternatives.

	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>	<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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2, EIR319, Project description, site investigation, and an updated Air Quality Study (Urban Crossroads, 11-30-2018).

Findings of Fact:

**EIR Conclusion (threshold 6a).** Buildout of SP246 would exceed daily AQMD emission thresholds but is consistent with the County's General Plan land use designations for the property. Therefore, development is consistent with the AQMP (Final EIR319, Ex.Sum. page 6-8).

**EIR Conclusion (threshold 6b).** SP246 is approximately 3.25 miles from the nearest substantial point source emitter, March Air Force Base (now March Air Reserve Base). The operation of the proposed Project would have a substantial adverse impact on air quality, and the operation of heavy equipment during the construction phase would increase local particulate levels and place limited additional diesel emissions in the air for a period of several days. This air quality impact was found to be significant although compliance with the SCAQMD Rule 403 regarding fugitive dust control during grading would reduce the impact of the proposed Project.

**EIR Conclusion (threshold 6c).** At the time EIR319 was approved the SCAQMD did not have procedures such as local significance thresholds (LSTs) to assess potential impacts of residential uses on nearby sensitive receptors. There were no sensitive receptors in the vicinity of Planning Areas 1 and 2 when EIR319 was approved.

**EIR Conclusion (threshold 6d).** The only development within SP246 that could cause impacts related to odors are commercial uses. Planning Areas 1 and 2 do not contain commercial uses.

**TR33978R01 (thresholds 6a-6d).** The Project would contribute a proportional share of the emissions previously estimated for SP246. However, the most recent updated air quality study for TR33978R01 (Urban Crossroads 2018) demonstrates that the Project would produce daily pollutant emissions that are less than the adopted SCAQMD daily significance thresholds and therefore would have less than significant air quality impacts from construction, operation, and on a cumulative basis. The updated study took into account the Project's location adjacent to the future MCP. The updated study also considered current data and methodological requirements of the SCAQMD and their most current Air Quality Management Plan (AQMP 2016).

Mitigation: Previous Final EIR319 (pages 3-89 to 3-90) Mitigation Measures are shown below:

1. The project shall adhere to SCAQMD Rule 403, insuring the cleanup of construction-related dirt on approach routes to the site.
- ~~2. Adequate watering techniques shall be employed to partially mitigate the impact of construction-generated dust particulates. The water source should be reclaimed or agricultural, if available. Portions of the project site that are undergoing earth-moving operations shall be watered such that a crust is formed on the ground surface, and then watered again at the end of the day.~~
3. Vegetative groundcover to be used on the site shall be planted as soon as possible to reduce the amount of open space subject to wind erosion. Irrigation systems needed to water such plants shall be installed as soon as possible to maintain the groundcover and minimize wind erosion of the soil.
4. Construction access roads shall be paved as soon as possible and cleaned after each workday. The maximum vehicle speed limit on unpaved roads shall be 15 miles per hour.
5. Grading operations shall be suspended during first and second stage smog alerts or when wind speeds exceed 30 miles per hour.
6. Any construction equipment using diesel drive internal combustion engines shall use a diesel fuel with a maximum of 0.05 percent sulfur and a four-degree retard.

7. All trucks shall maintain at least two feet of freeboard.
8. Trucks hauling dirt, sand, soil or other loose dirt material off-site will be covered.
9. Construction personnel shall be informed of ridesharing and transit opportunities.
10. Construction parking shall be configured to minimize traffic interference.
11. A flag person shall be used to guide traffic properly and to ensure safety at construction sites.
12. Construction operations affecting off-site roadways shall be scheduled for off-peak traffic hours and will minimize obstruction of through-traffic lanes.
13. Employers of 100 or more persons at a single worksite will comply with SCAQMD Regulation XV, Trip Reduction/Indirect Source. In an effort to increase the average vehicle ridership, employers will consider ridesharing programs, transit incentives, modified work schedules, and parking fees/incentives.
14. The McCanna Hills Specific Plan approval shall be subject to the County adopted trip reduction ordinance.
15. The project proponent shall meet with the local transit agency to determine the location and design of bus stops/shelters and bus turnouts.
- ~~16. Future commercial or retail tenants that will emit air pollutants (e.g.: dry cleaning establishments, photo developing labs) shall be subject to applicable SCAQMD rules and regulations.~~
17. Building construction shall comply with the energy use guidelines in Title 24 of the California Administrative Code.
18. Diesel-powered construction equipment shall be preferred over gasoline-powered equipment, thereby reducing exhaust emissions and evaporative and crankcase hydrocarbon emission reductions.
19. Construction equipment shall be properly maintained and serviced to minimize exhaust emissions.
20. Low emission building materials, such as pre-primed and sanded wood molding and trim products and pre-primed wallboard, shall be considered for construction materials wherever feasible.
21. Use of vacuuming shall be the preferred method for debris removal.
- ~~22. The design of commercial buildings shall include appropriate passive solar design and air conditioning systems that allow cascading of ventilation air from high priority areas (occupied spaces) to low priority areas (corridors, equipment and mechanical spaces), before being exhausted.~~
- ~~23. Energy costs shall be included as part of the capital expenditure analyses for the proposed commercial and office buildings.~~
24. The use of energy efficient street lighting and parking lot lighting (low pressure sodium vapor lights) shall be considered on-site to reduce emissions at the power plant serving the site.
25. Consideration shall be given to the use of solar water heaters and solar pool heaters.

All the above Mitigation Measures apply to TR33978R01 except for #2 because the EMWD has indicated it would not provide reclaimed or agricultural water to this tract, and measures #16, #22, and #23 since the tract does not include any commercial uses. The updated air quality study



concluded that no additional mitigation measures beyond those proposed in EIR319 would be required for TR33978R01. However, it would be subject to the updated SCAQMD Rule 403 for fugitive dust.

Monitoring: Riverside County's Building and Safety Department will monitor that mitigation of impacts to air quality are accomplished through its permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

**Addendum Determination for Air Quality**

***No Substantial Project Revisions Requiring Major EIR Revisions***

The EIR would not require major revisions because TR33978R01 proposes approximately the same number of units in relatively the same location as was approved under SP246 and as analyzed in the Previous CEQA Documents.

***No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions***

The physical environment on and surrounding the Project site has remained relatively unchanged since the completion of EIR319 although regional air quality has slowly improved since that time. The Previous CEQA documents required compliance with current SCAQMD regulations (e.g., Rule 403), and TR33978R01 will comply with the recommended mitigation measures and current SCAQMD regulations.

***No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319***

The updated air quality study for TR33978R01 took into account current data and methodological requirements of the SCAQMD and their most current Air Quality Management Plan (AQMP 2016).

***No Substantial Changes in the Mitigation Measures or Alternatives***

The updated air quality study identified no additional potential significant impacts and proposed no additional mitigation measures for TR33978R01 regarding air quality impacts.

	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>	<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	<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
(Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure OS-4 "Western Riverside County Vegetation", page OS-23 (page 227 of 665 on RCIP CD), GIS Database, Site Visit, EIR319, SP246A3 and EIR319 Addendum #2 by Michael Baker International 2015, and Burrowing Owl Survey dated June 4, 2018 prepared by Psomas (see Appendix I).

Findings of Fact:

**EIR Conclusions (thresholds 7a-c).** Riverside County's Habitat Conservation Plan (HCP) for the Stephens' Kangaroo Rat in Western Riverside County was the only single-species adopted HCP or Natural Conservation Community Plan (NCCP), which applied to the Project site prior to 2004 (Final EIR319, Ex. Sum, page 6-11). Development of the SP246 property may affect a number of listed or otherwise sensitive species typical of sage scrub and grassland vegetation in western Riverside County (Tierra Madre Consultants, July 17, 1991)(see Appendix I). Loss of vegetation and wildlife habitat was determined to be incrementally significant from development of SP246. EIR319 was prepared prior to approval of the County's Multiple Species Habitat Conservation Plan (MSHCP) for western Riverside County.

**EIR Conclusion (threshold 7d).** Development of the SP246 property would contribute to regional impacts on raptors due to the incremental reduction in foraging habitat (Final EIR319, Ex. Sum, page 6-1).

**EIR Conclusions (thresholds 7e-f).** Where jurisdictional features are located within the SP246 property, subsequent environmental permitting is needed, which would reduce potential impacts to less than significant levels. Note that Planning Areas 1 and 2 were not identified as containing any jurisdictional resources.

**EIR Conclusion (threshold 7g).** EIR did not address any specific local regulations regarding biological resources, however, the County has adopted the MSCHP since the EIR was certified.

**TR33978R01 (thresholds 7a-g).** The Project is now subject to the Multiple Species Habitat Conservation Plan (MSHCP) for western Riverside County adopted in 2001 by the County and affected resource agencies. It addresses the species potentially affected by TR3978R01 through the payment of an MSHCP implementation/mitigation fee.

The Project site is outside the historic range of the Stephens Kangaroo Rat and its development should not involve take of the species or its habitat. With US Fish and Wildlife Service (USFWS) issuance of an Incidental Take Permit for the Western Riverside County MSHCP on June 22, 2004 which covers take of the Stephen's Kangaroo Rat (SKR) and other species that might be found in the general Project area. Payment of the MSHCP impact fee will constitute full mitigation for potential impacts to listed species or other biological resources associated with TR33978R01.

TR33978R01 does not contain any jurisdictional drainages so no regulatory permitting is required for this Project.

Biological studies for SP246, including TR33978, were completed in 2004 and referenced in 2015 by Michael Baker International as part of the CEQA Documentation for SP246-A3 and their results are included in the Previous CEQA Documents (EIR319 Addendum No. 2)

Specific to TR33978R01, a Burrowing Owl Survey was conducted by Psomas on June 4, 2018, which documented the continued degradation of onsite vegetation and other biological resources since preparation of the biological studies for EIR319A2 and SP246-A3 in 2004.

Mitigation: While the following project-specific mitigation measures for Biological Resources (page 6-99 to page 6-101, EIR319) would reduce some potential Project specific impacts, the impacts would remain significant and unavoidable as was identified in EIR319 and the approved Previous CEQA Documents.

- ~~1. The hillside areas of the Bernasconi Hills having a slope angle greater than 25 percent and large boulders and rock outcroppings constrain development but provide high quality wildlife habitat. Areas associated with the Bernasconi Hills with greater than a 25 percent slope shall be maintained as open space. The land use plan shall include a contiguous area of open space in the rocky hillsides forming the central portions of the property. As described previously, the rocky hillsides are being preserved in open space, on a total of 353 acres of the site.~~
- ~~2. The area north of the Ramona Expressway shall remain undisturbed to retain a contiguous natural area and a wildlife corridor along the base of the Bernasconi Hills between the San Jacinto Wildlife Area and the Lake Perris State Recreation Area. This area shall be added to the Lake Perris SKR Preserve.~~

3. To reduce impacts to areas of natural vegetation on-site, the urban building areas shall be placed on areas formerly utilized for agricultural activities, evidenced by discing and plowing, wherever feasible.
4. ~~The loss of chaparral sand verbena shall be compensated by seed collection from the affected populations at the appropriate time of the year, prior to grubbing or clearing, and revegetation into a suitable mitigation as follows:~~
  - a. ~~A pre-construction survey during the peak flowering period shall be made by the project biologist. During these surveys the limits of each impacted verbena locations shall be clearly delineated with lath and brightly colored flagging.~~
  - b. ~~The existing locations of verbena shall be monitored at approximate intervals by the project biologist to determine when the seeds are ready for collection. A qualified seed collector shall collect all of the seeds from the plants to be impacted when the seeds are ripe. The seeds shall be cleaned and stored by a qualified nursery or institution with appropriate storage facilities.~~
  - c. ~~Following the seed collection, topsoil from the verbena locations shall be scraped, stockpiled, and used in the selected mitigation location.~~
  - d. ~~The mitigation site shall be located in open space onsite. This site shall not be impacted by any pesticides or herbicides used on adjacent properties.~~
  - e. ~~The verbena mitigation site shall be prepared for seeding as described in a conceptual restoration plan.~~
  - f. ~~The topsoil shall be respread in the selected location as approved by the project biologist. A percentage of the seeds shall be spread in the fall following soil preparation. The remaining percent of the seed shall be kept in storage for subsequent seeding, if necessary.~~
  - g. ~~A detailed maintenance and monitoring plan shall be developed by a qualified biologist. The plan shall include detailed descriptions of maintenance appropriate for the site, monitoring requirements, and annual report requirements, and shall have the full authority to suspend any operation on the project site which is, in the qualified biologist opinion, not consistent with the restoration plan. Any disputes regarding the consistency of an action with the restoration plan shall be resolved by the applicant and the biologist.~~
  - h. ~~The performance criteria developed in the maintenance and monitoring plan shall include requirements for a minimum percent of germination of the number of plants impacted. The performance criteria shall also include percent cover, density, and seed production requirements. This criteria shall be developed by the project biologist following habitat analysis of an existing high quality verbena habitat. This information shall be recorded by a qualified biologist. Additional mitigation measures may be suggested as determined necessary appropriate by the project biologist.~~
  - i. ~~If the germination goal is not achieved following the first season, remediation measures shall be implemented prior to seeding with the remaining seed. Remedial measures shall include at a minimum: soils testing, control of invasive species, soil amendments and physical disturbance (to provide scarification of the seed) of the planted areas by raking or similar actions.~~
  - j. ~~Potential seed sources from additional donor sites shall also be identified in case it becomes necessary to collect additional seed for use on the site following performance of remedial measures.~~

- ~~k. The maintenance and monitoring plan shall be conducted for a three-year period, or up to five years if specified performance criteria are not met by the end of the third year.~~
- ~~5. The central area (Planning Area 25, 36, 44 and 48 totaling approximately 160.6 acres) shall be preserved as open space preserve, which will provide enhancement of this habitat and alleviate impacts caused by development elsewhere on the subject site. Only controlled access along pedestrian and equestrian trails will be permitted.~~
- ~~6. Project residents would be expected to use the open space for passive recreation. This would result in disturbance of natural open space areas adjacent to the proposed development site. An appropriate plan for the management of the open space needs to be submitted to the County of Riverside. The management plan shall restrict uses and provide appropriate fencing. This plan needs to be written by a qualified biologist prior to issuance of the first grading permit.~~
- ~~7. The following mitigation measure for raptors would reduce the potential impact to raptors to a level of less than significant. No earlier than 45 days and no later than 20 days prior to construction or grading/site preparation activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically February through August), the applicant shall have a survey conducted by a qualified biologist to determine if active raptor nests protected by the California Fish and Game Code are present in the construction zone or within 200 feet of the construction zone. A report of this field survey shall be submitted to the appropriate agency. Construction can proceed if no active raptor nests are located during this survey. If an active nest is found during the survey, a 500-foot (this distance may vary depending on the bird species and construction activity, as determined by the biologist) fence barrier (subject to the review and approval of a qualified biologist) shall be erected around the nest site and clearing and construction within the fenced area shall be postponed or halted, at the discretion of the biological monitor, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. The biologist shall serve as a construction monitor during those periods when construction activities shall occur near active nest areas to ensure that no inadvertent impacts on these nests shall occur. Results of the raptor survey and any subsequent monitoring shall be provided to the CDFG.8. Prior to issuance of a grading permit or recordation of the final map for Parcel Map No. 32438 affecting either Planning Area 46 or Planning Area 47 of Specific Plan No. 246, the applicant shall comply with the requirements and mitigation measures established by any effective San Jacinto River Plan which may be adopted in the future or alternatively, convey 8.0 acres delineated on the parcel map to the RCA as required by the MSHCP.~~
- ~~8. Landscaping and revegetation shall be accomplished with the inclusion of plants native to this region.~~
- ~~9. All significant vegetation (trees of six-inch or larger caliper) disturbed during grading activities shall be replaced on-site at a 3:1 ratio.~~
- ~~10. This mitigation measure offsets the impacts to jurisdictional areas on the project site. There was 0.16 acre of CDFG jurisdictional areas within the proposed development site.~~
- ~~Compensatory mitigation for the loss of wetland or riparian function and values is a fundamental component of the applicable regulatory programs. Mitigation can consist of 1) avoidance or minimization of impacts, 2) compensation in the form of habitat restoration, or 3) compensation through participation in a mitigation bank. Avoidance and minimization of impacts is preferred by the agencies. Any compensation through restoration should be on-site and in kind. The exact requirements of any special permit~~

conditions established for the proposed project would be dictated by the CDFG following review of the formally submitted project application.

The objective of the mitigation is to ensure no net loss of habitat values from the project. Prior to implementation of any restoration, a detailed program will be developed by the project applicant and will be approved by the CDFG as part of the Steambed Alteration Agreement. The program will contain the following items:

- a. ~~Responsibilities and qualifications of the personnel to implement and supervise the plan.~~ The responsibilities of the landowner, technical specialists, and maintenance personnel that will supervise and implement the restoration plan will be specified.
- b. ~~Site selection.~~ The site for the mitigation will be determined in coordination with the project applicant and resource agencies. The site will either be located on the proposed development site in a dedicated open space area or dedicated open space area will be purchased offsite. Appropriate sites will have suitable hydrology and soils for the establishment of riparian species.
- c. ~~Site preparation and planting implementation.~~ The site preparation will include 1) protection of existing native species, 2) trash and weed removal, 3) native species salvage and reuse (i.e., duff), 4) soil treatments (i.e., imprinting, decompacting), 5) temporary irrigation installation, 6) erosion control measures (i.e., rice or willow wattles), 7) seed mix application, and 8) container species.
- d. ~~Schedule.~~ A schedule will be developed which includes planting to occur in late fall and early winter between October and January 30.
- e. ~~Maintenance plan/guidelines.~~ The maintenance plan will include 1) weed control, 2) herbivory control, 3) trash removal, 4) irrigation system maintenance, 5) maintenance training, and 6) replacement planting.
- f. ~~Monitoring plan.~~ The monitoring plan will include 1) qualitative monitoring (i.e., photographs and general observations), 2) quantitative monitoring (i.e., randomly placed transects), 3) performance criteria as approved by the resource agencies, 4) monthly reports for the first year and bimonthly thereafter, and 5) annual reports for five years that will be submitted to the resource agencies on an annual basis. The site will be monitored and maintained for five years to ensure successful establishment of riparian habitat within the restored and created areas; however, if there is successful coverage prior to five years, the project applicant may request to be released from monitoring requirements from CDFG.
- g. ~~Long-term preservation.~~ Long-term preservation of the site will also be outlined in the conceptual mitigation plan to ensure the mitigation site is not impacted by future development. A conservation easement and a performance bond will be secured prior to implementation of the site.

In addition, earth-moving equipment will avoid maneuvering in areas outside the identified limits of grading in order to avoid disturbing open space areas that will remain undeveloped. Prior to grading, the open space limits will be marked by the construction supervisor and the project biologist. These limits will be identified on the grading plan. The applicant will submit a letter to the County of Riverside verifying that construction limits have been flagged in the field. No earth-moving equipment will be allowed within the open space area.

11. In response to the listing of Stephens' kangaroo rat, the Riverside County Habitat Conservation Agency (RCHCA) was formed. Its purpose is to acquire and manage habitat

for the Stephens' kangaroo rat and other associated special status species. The RCHCA Stephens' Kangaroo Rat HCP was developed to meet the requirements of the program's Section 10 (a) permit of the Federal Endangered Species Act (FESA). The HCP for this species is managed by the RCHCA. The HCP established a Reserve System where activities within the core reserves are limited and/or restricted. Areas outside the Reserve System, such as the project site, are within a designated Fee Area.

The project site is located within a designated Fee Area. For projects within a Fee Area, focused surveys for the Stephens' kangaroo rat are not required and all potential impacts can be mitigated through the current fee program of the RCHCA. Projects that participate in the fee program through the RCHCA are not required to obtain any additional federal and/or state permits for the project pertaining to potential impacts on the Stephens' kangaroo rat. The fee rate is \$500.00 per acre and is applicable to any undeveloped parcel regardless of the presence or absence of the Stephens' kangaroo rat.

12. A focused survey shall be undertaken by a qualified biologist to determine the presence of California gnatcatcher on the site before the tentative tract map approval.
13. In accordance with California State Assembly Bill 3180, this mitigation will be incorporated into the mitigation monitoring program for the Specific Plan. The mitigation monitoring program will include the review of the site plan, grading plan, and project development plan for compliance with the mitigation prior to approval of the Specific Plan. As determined by the County of Riverside, the project shall employ a qualified biologist on-site to monitor construction activities in areas identified as biologically sensitive.

Only mitigation measures 8 and 11 through 13 apply to TR33978R01 and would be implemented as outlined. The Project site does not contain the resources addressed by the other measures (e.g., there is no chaparral sand verbena on TR33978R01; the project has no jurisdictional features) and the prior EIR was approved prior to the implementation of the MSHCP.

Monitoring: Riverside County's Building and Safety Department and Planning Department will monitor that mitigation of impacts to biological resources are accomplished through its permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

### **Addendum Determinations for Biological Resources**

#### ***No Substantial Project Revisions Requiring Major EIR Revisions***

The EIR would not require major revisions because the Project is reducing the amount of grading in the areas that have the outcroppings that are considered potentially significant habitat. Saving areas of habitat through avoidance would further reduce the potential impact of the Project without requiring substantial Project revisions that would require major revisions to the EIR319. The most recent biological survey report that include the TR33978 property (2018) demonstrate the continued degradation of onsite vegetation due to human disturbance.

#### ***No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions***

The physical environment on the Project site has been slowly degrading since the completion of the previous EIR319 due to continued human activity. The most recent biological survey report that include the TR33978 property (2018) demonstrate the continued degradation of onsite vegetation due to human disturbance. There have been no changes in County regulations that would require major revisions to EIR319 since approval of the Previous CEQA Documents.

**No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319**

The potential environmental effects are being reduced through a modification in the grading to reduce the disturbance of the significant rock outcroppings that would be used for habitat by special status animal species. Onsite conditions have worsened since approval of EIR319 in 1993, as documented in the most recent biological studies as part of the Previous CEQA Documents. The adopted EIR319 concluded that loss of vegetation, wildlife, and habitat would be cumulatively significant and unavoidable. TR33978R01 would be consistent with the County's MSHCP, which would help further reduce the potential impact of the Project on the TR33978R01 site.

**No Substantial Changes in the Mitigation Measures or Alternatives**

The Project applicant has modified TR33978R01 and its grading plan to avoid the areas that contain rock outcroppings relative to cultural resources but this is not considered a substantial change to the Project design, mitigation measures or the alternatives relative to biological resources. The modification of avoidance of sensitive areas along with the surveys for wildlife species prior to construction would further reduce the potential impact of the Project to biological resources to the extent feasible without requiring a substantial change to the mitigation measures or the alternatives for biological resources.

	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure OS-7 "Historic Resources", page OS-39 (page 243 of 665 on RCIP CD), site visit, EIR319, updated Cultural Report by Psomas (February 4, 2019), and RivCo Advisory Notification Document (AND) for TR33978R01 dated February 28, 2019.

Findings of Fact:

**EIR Conclusions (thresholds 8a-b).** The SP246 property contains a number of pre-historic resources but that implementation of the recommended mitigation measures would reduce potential impacts to less than significant levels (Final EIR319, Ex. Sum, page 6-15).

**TR33978R01 (thresholds 8a-b).** Psomas updated the Project Cultural Resources Assessment (CRA) for TR33978R01 and submitted it to the County Archaeologist for review and approval. The Project was revised to protect "four milling slick" sites<sup>10</sup> over which the Pechanga Tribe expressed concern. The new open space arrangement and "limits of disturbance" map for TR33978R01 demonstrate that grading/development for the Project and grading of the borrow

<sup>10</sup> Four Slick Sites referred to as P-33-003722, P-33-003723, P-33-019863, and P-33-019864 per updated cultural study by Psomas (February 4, 2019) and supporting confidential mapping



area would avoid the rock outcroppings and associated milling features. The revised CRA reflects current conditions onsite as well as the proposed changes to the Project open space to protect rock outcroppings that contain tribal cultural resources. Since the Project design was changed to accommodate the cultural resource site, no additional mitigation is required to address this concern (Psomas February 4, 2019, see Appendix E) beyond what was indicated in EIR319.

**Mitigation:** Cultural mitigation measures are shown in Section 8 below, under Archaeological Resources discussion, based on the most recent approved Previous CEQA Documents

**Monitoring:** Riverside County’s Building and Safety Department will monitor that protection of historical resources is accomplished through its permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. Archaeological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: RCIP Figure OS-6 “Archaeological Sensitivity”, page OS-37 (page 241 of 665 on RCIP CD), EIR319, updated Cultural Report by Psomas (February 4, 2019), and RivCo Advisory Notification Document (AND) for TR33978R01 dated February 28, 2019.

**Findings of Fact:**

**EIR Conclusions (thresholds 9a-b).** The SP246 property contains a number of archaeological sites/resources but that implementation of the recommended mitigation measures would reduce potential impacts to less than significant levels (Final EIR319, Ex. Sum, page 6-15).

**EIR Conclusion (threshold c).** The EIR did not address potential discovery of human burials but this issue is now addressed by State Health and Safety Code Section 7050.5.

**TR33978R01 (thresholds 9a-c).** Psomas updated the Project CRA for TR33978R01 and submitted it to the County Archaeologist for review and approval, and the County Approval Notification Document was dated February 22, 2019. The Project was revised to protect four “milling slick” features (see discussion above) over which the Pechanga Tribe expressed concern. The new open space arrangement and limit of disturbance map for TR33978R01 demonstrate that development would avoid the rock outcroppings and associated milling features. The revised CRA reflects current conditions onsite as well as the proposed changes to the Project open space to protect rock outcroppings that contain tribal cultural resources.

It should be noted that potential discovery of human burials for TR33978R01 is addressed by State Health and Safety Code Section 7050.5 as well as County Condition of Approval Planning CUL-1 as outlined in the County AND document dated February 28, 2019 as shown below.

Mitigation: The following project-specific mitigation measures for Cultural Resources would reduce the potential Project specific impacts on archaeological resources to a level of less than significant as outlined in the Previous CEQA Documents:

1. **Archaeology:** Of the sites identified during the course of the investigation, 38 consisted of bedrock grinding features containing milling slicks and/or mortars. These sites have been recorded, mapped and photographed. The two locations of isolated artifacts have been documented. These locations do not appear to be significant and no further archaeological work is indicated. However, should any cultural materials be uncovered during grading and trenching activities, the ground-altering activities shall be halted and a qualified archaeologist shall evaluate these deposits.
2. CA-RIV-3755H is the only site clearly situated within an area to be fully developed. Because the visible attributes suggest that the site is not significant, a data recovery program would not be required. This site appears to have little chance of being significant, particularly since there is no record of historic habitation on this spot. If the site is determined to be significant during grading, a data recovery program shall include specialized analysis of ceramic, glass, and metallic artifacts as well as any organic materials such as butchered bone. In addition, an experienced specialist shall study rock art found at the site.
3. All of the sites encountered during the course of this investigation as having identifiable midden deposits, CA-Riv-3389 and historic site H&M No. 9-44, and areas of possible midden deposits, H&M No. 28/29 and H&M No. 9-40, should be tested to determine their potential to yield significant information. The testing would determine whether intact subsurface cultural deposits exist at these sites, to what time period of cultural horizon they pertain, and whether or not sufficient artifacts are present in context to address specific research questions.
4. Along with the testing program, a research design should be formulated which proposes significant research questions which could be addressed by the archaeological sites in the study area. These research questions should be developed so as to include those presented in the previous research section of the archaeological survey prepared for the project.
5. During grading activities in areas with known potential significant cultural resources, grading conferences shall be held with heavy equipment operators to inform them of potential deposits. A qualified archaeologist shall monitor grading activities in these areas.
6. In areas where subsurface testing is taking place, an archaeologist shall be present. In sites with known potential for artifacts of Native American origin, it is recommended that Native American Observers be employed to monitor excavation activities.
7. A mitigation-monitoring program for the site shall be developed for archaeological and historic resources and directed by a qualified archaeologist.
8. In the event of an archaeological find, the University of California Riverside, Archaeology Department, or other agency selected at the discretion of Riverside County Planning Department, shall be notified to determine jurisdictional control.
9. A report of findings, with attached artifact inventory, will be submitted to the County Planning Department, indicating completion of the mitigation program for the construction phases of the project.

It should be noted that CA-RIV-3755H identified in Item 2 above is the only resource within an identified development area and would be preserved based on the most current design of TR33978R01 (Psomas February 4, 2019).

In addition, the County AND document dated February 28, 2019 requires compliance with the following three Planning Conditions of Approval:

**CUL-1** 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.

**CUL-2** County Archaeological Report (PDA) No. 7011r1 submitted for this project (TTM33978) was prepared by Charles Cisneros of Psomas and is entitled: "Cultural Resources Survey Report for the McCanna Hills Tentative Tract Map 33978 and Proposed Borrow Area Project: APN 307 410 001, Riverside County", dated February 2019.

PDA07011r1 concludes: The 2018 and 2019 field surveys failed to identify new cultural resources within the Project area. However, ground visibility in the Project area had dense vegetation in various portions. The proposed 15.8 acre borrow area had moderate ground visibility and did not find any cultural resources as a result of the field survey. Six previously recorded cultural resources were identified by the EIC outside of Project area, but within the additional 26.23 acres the County required to be surveyed as part of the Project. Four of the six cultural resources were re located, and the site records updated (Confidential Attachment E) as part of the study. Considering the archaeological resources near the Project area, it is considered sensitive for unrecorded cultural resources. Cultural resource types that are likely to be encountered include prehistoric artifacts, buried milling features that may be exposed with the removal of sediment, and prehistoric habitation sites; historical archaeological resources may also be present.

PDA07011r1 recommends: Based on the archaeological research to date, Psomas did not identify any cultural resources within the Project area; however, it is possible that during the grading operation with the attending on site archaeologist and tribal monitor, archaeological resources may be identified because of the ground disturbing activities. Therefore, the requirements of the Riverside County PLUS Conditions of Approval listed below will be followed to satisfy the requirements of the County and CEQA. These documents are herein incorporated as a part of the record for project.

**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.

Monitoring: Riverside County's Building and Safety Department will monitor that protection of archaeological resources is accomplished through its permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

**Addendum Determinations for Cultural Resources**

***No Substantial Project Revisions Requiring Major EIR Revisions***

The EIR would not require major revisions because the Project is reducing the amount of grading in the areas that have the outcroppings that are considered potentially significant cultural resources.

***No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions***

The physical environment on the Project site is unchanged since the completion of the previous EIR319. The change in regulations would not require major revisions to EIR319.

***No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319***

The potential environmental effects are being reduced through a modification in the grading to reduce the disturbance of the potentially significant rock outcroppings that contain cultural resources.

***No Substantial Changes in the Mitigation Measures or Alternatives***

The Project applicant has modified the grading plan for TR33978R01 to further avoid the areas that may contain significant cultural resources underground and the rock outcroppings that contain cultural resources, which will actually further reduce the impacts from what was originally evaluated. This is not considered a substantial change to the mitigation measures or the alternatives. The areas with potential cultural resources underground have been avoided through the design features outlined above.

**ENERGY RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. Energy Resources:</b> Would the project a) Result in potentially significant environmental impact 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?

Source: EIR319 section on Energy Resources and current evaluation of Project energy use.

Findings of Fact:

**EIR Conclusions (thresholds 10a-b).** Relatively small amounts of additional electricity for lighting and cooling and natural gas for heating and commercial uses would be consumed by development and occupancy of the Project (SP246). Energy use would also occur during construction. Petroleum products would be used by Project residents in their cars. With mitigation, energy use impacts would be less than significant (Final EIR319, Ex. Sum, page 6-13). There were no adopted local energy use or conservation plans in place at the time the EIR was certified other than Title 24 of the State Building Code.

**TR33978R01(thresholds 10a-b).** The Project would be designed according to the most current State Green Building Code Standard and Title 24 (energy conservation) standards, which are more restrictive than the requirements in place at the time of approval of EIR319.

Mitigation: TR33978R01 would be required to implement the energy conservation measures outlined in the most recently approved Previous CEQA Documents and standard County Conditions of Approval.

1. Title 24 energy standards shall be utilized for construction of residential units, thereby reducing the use of energy for space heating and cooling and other domestic purposes.
2. Bicycle lanes shall be provided, as approved by Riverside County Transportation Department, within the road right-of-way. Trails, as approved, shall be coordinated with the General Plan's Bicycle/Hiking Trails Plan, and facilitate the use of alternative transportation in the project area.
3. Passive solar heating techniques shall be employed whenever possible within the project. Passive solar systems do not utilize sophisticated hardware. Passive systems involve orienting buildings properly, planting deciduous trees on southerly elevations, providing adequate roof overhangs and insulation and the installation of simple hot water storage systems.
4. If gas service is economically feasible, when compared to electrical service, the developer shall provide space and water heating by gas instead of electricity.
5. These mitigation measures shall be incorporated into the project design. Compliance shall be determined as part of the mitigation monitoring program prior to project approval.

Monitoring: Riverside County's Building and Safety Department will monitor that energy conservation design measures are accomplished through its permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

**Addendum Determinations for Energy Resources**

***No Substantial Project Revisions Requiring Major EIR Revisions***

The EIR would not require major revisions because the Project would consume less electricity and natural gas compared to that evaluated under EIR319 due to more strict state regulations regarding energy use (i.e. Green Building Code and Title 24).

**No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions**

The physical environment on the Project site is relatively unchanged since the completion of the previous EIR319. The change in regulations (i.e. Green Building Code and Title 24) has required higher levels of energy conservation compared to the past, which would further reduce potential impacts, not requiring major revisions to EIR319.

**No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319**

Available information indicates the Project would consume substantially less energy than was anticipated when EIR319 was approved due to increasingly strict energy standard in the California Green Building Code and Title 24, thereby reducing potential energy use impacts.

**No Substantial Changes in the Mitigation Measures or Alternatives**

The Project is required to comply with the current Green Building Code and Title 24 energy conservation standards and would still implement the measures outlined in EIR319 and the most recently approved in the Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**GEOLOGY AND SOILS**

**Definitions for Land Use Suitability Ratings**

Where indicated below, the appropriate Land Use Suitability Rating(s) has been checked.

NA - Not Applicable                      S - Generally Suitable                      PS - Provisionally Suitable

U - Generally Unsuitable                      R - Restricted

a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

**11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**                                                                                       

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?

A-P Zones    NA     PS     U     R   
 CFH Zones    NA     PS     U     R

Source: RCIP Figure S-3, page S-17 (page 268 of 665 on RCIP CD) and Figure S-7, page S-27 (page 278 of 665 on RCIP CD), EIR319, Petra Geotechnical Report for TR33978R01 dated December 13, 2018.

Findings of Fact:

**EIR Conclusion (threshold 11a).** The proposed Project is within 4.5 miles of the San Jacinto Fault and 18 miles of the San Andreas Fault, but there are no fault rupture zones identified on the

SP246 property. Riverside County's Building and Safety Department would require any necessary design or structural performance mitigation during the building permit process through compliance with the Uniform Building Code relative to seismic zones and withstanding anticipated seismic ground movement. Therefore, the proposed Project would not expose people or structures to substantial adverse effects from rupture of a known earthquake fault and thus would have a less than significant impact with implementation of the following measures (Final EIR319, Ex. Sum, page 6-4).

**TR33978R01.** The Project would be designed according to the most current development Standard, which are more restrictive than the requirements in place at the time of approval of EIR319.

Mitigation: The following is the list of mitigation measures for Faulting/Seismicity included in the adopted Final EIR319 for Specific Plan 246 and the most recently-approved Previous CEQA Documents. To reduce the hazards from seismic activity the following mitigation shall be incorporated into the Specific Plan:

- ~~1. Prior to tentative map approval, additional geotechnical investigations shall be completed to identify specific sites of potential seiche hazards around existing water tanks or flooding resulting from water tank rupture. The areas identified shall be site planned so that buildings and outdoor living areas are protected against flooding resulting from seismic activity affecting water tanks.~~
- ~~2. Location of the houses and outdoor living areas in the Very-Low Density Residential areas shall be carefully planned to reduce or eliminate the risks from rockfall. The engineering geologist shall inspect areas subject to rockfall and remove, stabilize, or provide other mitigation deemed appropriate by the County Geologist to eliminate concern over rockfalls before approval of plot plans.~~
3. The project proponent shall demonstrate conformance with the latest Uniform Building Code and County Ordinances.
4. All project plans shall be reviewed for safety by the Riverside County Flood Control Department and the Riverside County Building Department.
5. In compliance with Senate Bill 3080, the applicant and the County of Riverside will form a mitigation monitoring plan, which will include the above mitigation as well as compliance with County Ordinances. The mitigation monitoring will include at least the following:
  - a. Review of all grading plans by the County of Riverside.
  - b. Review of site plan by County Geologist.
  - c. Review by the County of Riverside of required additional geotechnical work performed by a qualified geologist employed by the project proponent.
  - d. Review of grading and construction for compliance with the determined mitigation measures prior to the County issuing approval of the Notice of Completion.
6. Areas to receive compacted fill or which will support foundations, floor slabs, and asphalt pavement shall be cleared and grubbed, with removal of unsuitable materials to depths dictated by existing field conditions.
7. Compressible surface soils shall be excavated and recompacted prior to placement of fill or any structures.
8. Preliminary foundation design parameters are as recommended within Section 7.7 of the "Preliminary Geotechnical Exploration" study performed by Western Technology, Inc., or

to comparable recommendation that may be contained in subsequent geotechnical studies by Pacific Soils Engineering, Inc., as approved by the County of Riverside.

9. Should retaining walls be needed during construction, they shall be constructed according to the recommendations outlined in Section 7.10 of the "Preliminary Geotechnical Exploration" study performed by Western Technology, Inc., or to comparable recommendation that may be contained in subsequent geotechnical studies by Pacific Soils Engineering, Inc., as approved by the County of Riverside. During development, a geotechnical review of specific plans shall be conducted to establish effects of surcharge or hydrostatic loadings and active earth pressures. No further mitigation measures would be required.
10. During development, a geotechnical review of specific plans shall be conducted to establish effects of surcharge or hydrostatic loading and active earth pressures.

**TR33978R01.** The Project would implement all the measures outlined in EIR319 except for #1 because the Project site does not contain a water tank, and #2 because TR33978R01 does not propose Very Low Residential development. It should be noted that Petra Geosciences, Inc. is now the geotechnical engineer of record for TR33978R01 (see attached letter).

Monitoring: Riverside County's Building and Safety Department and Planning Department will monitor that fault hazard mitigation is accomplished through the permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>12. Liquefaction Potential Zone</b> Seismic-related ground failure, including liquefaction? NA <input type="checkbox"/> S <input checked="" type="checkbox"/> PS <input type="checkbox"/> U <input type="checkbox"/> R <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure S-3, page S-17 (page 268 of 665 on RCIP CD) and Figure S-7, page S-27 (page 278 of 665 on RCIP CD), EIR319, updated geotechnical data for TR33978R01 from Petra Geotechnical, Inc. dated December 13, 2018 (see attached "geotechnical materials").

Findings of Fact:

**EIR Conclusion.** According to EIR319, the proposed Project is subject to deep groundwater and dense and clayey soils. With this combination of factors, the Project site's susceptibility to liquefaction is low and there is a less than significant impact in this regard (Final EIR319, Ex. Sum, page 6-4).

**TR33978R01.** The updated geotechnical information for TR33978R01 indicates that the site has a negligible susceptibility for liquefaction and soils are considered suitable for reuse in grading onsite (Petra Geotechnical 2018, see Appendix F).

Mitigation: None required.

Monitoring: None required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>13. Ground-shaking Zone</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strong seismic ground shaking?				
NA <input type="checkbox"/> S <input checked="" type="checkbox"/> PS <input type="checkbox"/> U <input type="checkbox"/> R <input type="checkbox"/>				

Source: RCIP Figure S-3, page S-17 (page 268 of 665 on RCIP CD) and Figure S-7, page S-27 (page 278 of 665 on RCIP CD), EIR319, Petra Geotechnical Report for TR33978R01 dated December 13, 2018.

Findings of Fact:

**EIR Conclusion.** Maximum ground shaking for the SP246 property was estimated to be 0.57g, with repeatable ground acceleration to be 0.37g. The closest fault is the San Jacinto 4.5 miles to the northwest although the area would also be influence by movement along the San Andreas Fault 18 miles to the northeast (Final EIR319, Ex. Sum, page 6-4).

**TR33978R01.** The Project would experience ground movement from seismic activity similar to that estimated for SP246. With implementation of mitigation measures #1 through #10 previously noted, the Project would experience less than significant impacts relative to ground shaking. It should be noted that Petra Geosciences, Inc. is now the geotechnical engineer of record for TR33978R01 (see attached letter).

Mitigation: See mitigation measures #1 through #10 identified previously (Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones).

Monitoring: Riverside County's Building and Safety Department and Planning Department will monitor that groundshaking regulations are accomplished through the permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>14. Landslide Risk</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?				
NA <input type="checkbox"/> S <input checked="" type="checkbox"/> PS <input type="checkbox"/> U <input type="checkbox"/> R <input type="checkbox"/>				

Source: RCIP Figure S-3, page S-17 (page 268 of 665 on RCIP CD) and Figure S-7, page S-27 (page 278 of 665 on RCIP CD), EIR319, page 6-50, Petra Geotechnical Report for TR33978R01 dated December 13, 2018.

Findings of Fact:

**EIR Conclusion.** There were no landslides or soil failures identified on the subject site (SP246 property). Rock-fall hazard exists along face of natural open space planning areas 3, 4, 10, 19, 21, 23, 31, 40, 44, 45. Thus there are no significant impacts regarding landslides or soil failures relative to Planning Areas 1 or 2 (Final EIR319, Ex. Sum, pages 6-4 and 6-5).

**TR33978R01.** The Project is not in an area identified with significant landslide or soil failure characteristics. Also note that Petra Geosciences, Inc. is now the geotechnical engineer of record for TR33978R01 (see attached letter in Appendix F).

Mitigation: None Required.

Monitoring: None Required.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>15. Ground Subsidence</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?				

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Source: RCIP Figures S-3, page 268 of 665 and Figure S-7, page 278 of 665, EIR319, page 6-50, Petra Geotechnical Report for TR33978R01 dated December 13, 2018.

Findings of Fact:

**EIR Conclusion.** Loose granular soils found within the SP246 property are either in proposed cut areas or would be recompacted during mass grading making subsidence an insignificant hazard to the development of SP246 (Final EIR319, Ex. Sum, page 6-4).

**TR33978R01.** The most current geotechnical data for TR33978R01 (Petra Geosciences 2018, see Appendix F) indicates that the Project site has no significant risks form ground subsidence.

Mitigation: Over excavation and recompaction of loose granular soils would be completed in accordance with the recommendations included in the Western Technologies Report and as updated specifically for TR33978R01 (see Appendix F).

Monitoring: Riverside County's Building and Safety Department and Planning Department will monitor that ground subsidence mitigation is accomplished through the permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>16. Other Geologic Hazards</b> Such as seiche, mudflow or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure S-3, page S-17 (page 268 of 665 on RCIP CD) and Figure S-7, page S-27 (page 278 of 665 on RCIP CD), EIR319, Petra Geotechnical Report for TR33978R01 dated December 13, 2018.

Findings of Fact:

**EIR Conclusion** A very small portion of the SP246 property could be at risk from flooding if the Lake Perris Dam were to fail. Only the extreme northwestern portion of the site, within a few feet of Walnut Avenue, is within the possible inundation area. The California Department of Water Resources has determined that the Lake Perris Dam would not fail even in the case of a seismic event of 8.0 magnitude (Richter Scale) within 10 miles of the dam. Although the San Jacinto fault is located within 10 miles of the dam, the maximum probable earthquake is 7.0. Therefore, the Lake Perris Dam is considered “safe and stable” (Final EIR319, Ex. Sum, page 6-6).

**TR33978R01.** The most current information from the California Department of Water Resources indicates that the developed areas of TR33978R01 are not within the potential inundation area in the event of a failure of the Lake Perris Dam (see attached “inundation materials” in Appendix G). However, this information is in a draft form at this time (January 2019), thus it is not considered the final determination on potential inundation for TR33978R01. At this time, it is reasonable to conclude that the northwesterly corner of TR33978 may be just within the southeasterly limits of the inundation zone. Given the best available information, a reasonable worst-case conclusion is that a small portion of TR33978R01 may be marginally impacted by flooding resulting from a breach of the dam. Although no significant public health or safety impacts are expected, it is prudent at this time for the developer to implement # 10, below, and notify any residents potentially affected by this condition prior to purchase of a unit. With these actions, potential impacts in this regard would be less than significant.

Mitigation Measure: The following mitigation measure from EIR319 (related to flooding) applies to TR33978 and would be implemented prior to grading of the site.

10. Before tentative tract map approval of Planning Areas 1 and 2, area subject to dam inundation shall be identified and a mitigating grading plan shall be developed to remove any human habitat from the impacted area.

The developer has acknowledged that at least the northwest portion of TR33978R01 may be in the dam inundation area and would notify all home buyers of that fact (B. Gross 2019).

Monitoring: Riverside County’s Building and Safety Department and Planning Department will monitor that seiche, mudflow or volcanic hazard mitigation is accomplished through the permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
<b>17. Slopes</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure S-3, page S-17 (page 268 of 665 on RCIP CD) and Figure S-7, page S-27 (page 278 of 665 on RCIP CD), EIR319, Petra Geotechnical Report for TR33978R01 dated December 13, 2018.

Findings of Fact:

**EIR Conclusions (thresholds 17a-c).** The SP246 property contains steep topography that would be altered substantially by site preparation activities. The proposed development would create cut or fill slopes greater than 2:1 or higher than 10 feet. Also, State law and County environmental health regulations require that new residential developments of this size and density connect to the public sewer lines if they abut the sewer line or if the building is no further than 200 feet from the public sewer line to which it is being connected (Final EIR319, Ex. Sum, page 6-5).

**TR33978R01 (thresholds a-b).** Development of the tract will be in a hillside area that requires considerable grading but will be subject to and comply with the County's Grading Ordinance. Grading and development issues related to the tract are addressed in the updated geotechnical study for the tract (see page 11 above), and compliance with the limits and procedures outlined in that report will help assure potential impacts related to topography and slopes are reduced to less than significant levels.

**TR33978R01 (threshold 17c).** The grading on the Project site would not affect or negate the function of any nearby subsurface sewage disposal systems per the updated geotechnical report from Petra.

Mitigation: The following is the list of mitigation measures for Slopes and Erosion included in the adopted Final EIR319 for Specific Plan 246 and subsequently approved Previous CEQA Documents.

1. The development standards provided in the McCanna Hills Specific Plan, Grading Plan Section, will be implemented. No significant areas with slopes greater than 25 percent shall be developed including but not limited to those areas as shown on the development plan.
2. As indicated in the community plan land use policies, development on slopes over 25 percent will be limited to careful design review. All proposals for such areas shall show adequate provision for cut and fill slopes, accessibility, percolation and erosion control.
3. Cut and fill slopes will be landscaped as soon as practical to reduce the potential for erosion.

4. Fugitive dust will be controlled by regular watering or other palliative measures, in accordance with AQMD Rule 403.
5. Final slopes will be contour-graded to blend with natural contours.
6. Benching and keying should be used where side-hill fills are to be placed on slopes with inclinations of 5:1 (horizontal to vertical) and for fill-over-cut slopes.
7. Specific removal recommendations for fill, cut, and street areas within the site are as outlined in Section 7.2.2 of the "Preliminary Geotechnical Exploration" study prepared by Western Technology, Inc.; or pursuant to comparable recommendations that may be contained in subsequent geotechnical studies by Pacific Soils Engineering, Inc., as approved by the County of Riverside.
8. Processing of natural soils after clearing, grubbing, and removal shall include scarification of exposed materials, drying back of scarified soils to achieve a uniform moisture content, and compaction of processed soils to at least 90 percent of the laboratory maximum dry density per ASTM D1557.
9. Surface grades shall be designed to drain away from structures and foundations at a minimum gradient of two percent.
10. Slope grading shall be performed according to the recommendations in Section 7.2.6 of the "Preliminary Geotechnical Exploration" study performed by Western Technology, Inc.; or pursuant to comparable recommendations that may be contained in subsequent geotechnical studies by Pacific Soils Engineering, Inc., as approved by the County of Riverside.
11. Cut slopes shall be inclined no steeper than 2:1 (horizontal to vertical). Cut slopes in soil and bedrock shall be inclined at 1.5:1 (horizontal to vertical) or to comparable recommendations that may be contained in subsequent geotechnical studies by Pacific Soils Engineering, Inc., as approved by the County of Riverside.
12. Fill slopes in soil shall be maintained at 2:1 (horizontal to vertical) or to comparable recommendations that may be contained in subsequent geotechnical studies by Pacific Soils Engineering, Inc., as approved by the County of Riverside.
13. Cut slopes shall be planted and maintained after construction.
14. Cut portions of any fill-over-cut slopes shall be observed by an engineering geologist prior to placing superimposing fills, to verify design assumptions.
15. Road grades shall not exceed 15 percent.
16. Over-the-slope drainage shall not be permitted.
17. Subdrains are recommended within deeper intermittent drainages, canyon areas receiving compacted fill, and permanently moist areas. In areas of fill-over-cut, where the fill is placed on top of relatively impermeable bedrock, heel drains will be needed.
18. Foundation Design – Specific values shall be determined during review of grading plans when types and locations of structures are known. Slabs-on-grade for residential structures shall be a minimum of 3.5 inches thick, with nominal gauge welded wire fabric centrally located in the slabs. The use of low slump concrete is encouraged. Commercial and industrial structures may require heavier reinforcement.
19. Slabs-on-grade shall be installed per recommendations presented within Section 7.8 of the "Preliminary Geotechnical Exploration" study performed by Western Technology, Inc.; or pursuant to comparable recommendations that may be contained in subsequent geotechnical studies by Pacific Soils Engineering, Inc., as approved by the County of Riverside.

20. Consideration shall be given for mitigating rock fall in areas indicated by the project geologist.
21. Preliminary pavement design recommendations are as outlined in Section 7.9 of the "Preliminary Geotechnical Exploration" study performed by Western Technology, Inc.; or pursuant to comparable recommendations that may be contained in subsequent geotechnical studies by Pacific Soils Engineering, Inc., as approved by the County of Riverside.
22. Pavement Design – R-value samples from subgrade shall be tested subsequent to completion of rough grading and installation of the storm drains and utilities.
23. Pre-job Conference – Prior to the commencement of grading, a pre-job conference shall be held to clarify any questions relating to the intent of the grading recommendations, and to verify that the project specifications comply with the recommendations of the geological reports.
24. Grading Plan Review – A grading plan review shall be conducted with respect to existing geotechnical conditions.
25. All excavations should conform to Cal/OSHA and local safety codes.
26. Trench backfill should be placed according to the standards found in Section 7.12 of the "Preliminary Geotechnical Exploration" study performed by Western Technology, Inc., or to comparable recommendation that may be contained in subsequent geotechnical studies by Pacific Soils Engineering, Inc., as approved by the County of Riverside.
27. A qualified geologist shall observe and test the site during the following phases of construction as part of the project Mitigation Monitoring Program:
  - a. During clearing of vegetation and site preparation.
  - b. During construction of all fills, utility trenches, and structural backfills.
  - c. During removal, benching and recompaction of unsuitable soils.
  - d. When any unusual conditions are encountered.
  - e. All cut slopes shall be inspected by an engineering geologist during grading to verify anticipated geologic conditions.
28. Grading work will attempt to be balanced on-site if possible. However, if export of materials exceeds 10,000 cubic yards, additional review and permits will be required in accordance with the County of Riverside.
29. Placement of excavated on-site materials or imported granular soils should be performed according to the recommendations presented in Section 7.2.4 of the "Preliminary Geotechnical Exploration" study performed by Western Technology, Inc., or to comparable recommendation that may be contained in subsequent geotechnical studies by Pacific Soils Engineering, Inc., as approved by the County of Riverside.
30. Material excavated on-site and placed in mass-graded fills will likely consist of "soil-fill", "soil/rock-fill", or "rock-fill". These fill categories shall be placed according to the recommendations in Section 7.2.7 of the "Preliminary Geotechnical Exploration" study performed by Western Technology, Inc. found in the appendices of this document or to comparable recommendations that may be contained in subsequent geotechnical studies by Pacific Soils Engineering, Inc., as approved by the County of Riverside.

TR33978R01 would implement all of these measures as they pertain to development and installation of improvements within the Project, as well as the design and construction

recommendations included in the updated Project geotechnical study by Petra for TR33978R01 dated December 13, 2018 as approved by the County Geologist.

Monitoring: Riverside County's Building and Safety Department will monitor that mitigation of adverse natural or manufactured slope conditions is accomplished through its permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>18. Soils</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure S-3, page S-17 (page 268 of 665 on RCIP CD) and Figure S-7, page S-27 (page 278 of 665 on RCIP CD), EIR319, geotechnical studies as part of the Previous CEQA Documents, EIR319, Petra Geotechnical Report for TR33978R01 dated December 13, 2018.

Findings of Fact:

**EIR Conclusions (thresholds 18a-b).** The SP246 property has a number of minor to moderate soil constraints in various areas but implementation of the 30 mitigation measures recommended above (Slopes) would reduce those potential impacts to less than significant levels (Final EIR319, Ex. Sum, page 6-5).

**TR33978R01 (thresholds 18a-b).** The updated geotechnical information available on TR33978R01 from Petra Geotechnical, Inc. (see Appendix F) indicates that any potential soil-related constraints to development of the tract will be adequately mitigated by implementation of the 30 measures recommended, above.

Mitigation: See 30 mitigation measures listed above under "Slopes" and recommendations in the approved Petra Geotechnical Report for TR33978R01 dated December 13, 2018.

Monitoring: Riverside County's Building and Safety Department will monitor that mitigation of project impacts on or by soils is accomplished through its permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>19. Erosion</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Change deposition, siltation or erosion which may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure S-3, page S-17 (page 268 of 665 on RCIP CD) and Figure S-7, page S-27 (page 278 of 665 on RCIP CD), EIR319, Petra Geotechnical Report for TR33978R01 dated December 13, 2018.

Findings of Fact:

**EIR Conclusions (thresholds 19a-b).** The SP246 property contains drainage areas that are subject to subsequent water quality regulatory permits. Development of the property could result in erosion from water or wind during construction (Final EIR319, Ex. Sum, page 6-5).

**TR33978R01(thresholds 19a-b).** The Project does not contain any areas that would be considered jurisdictional drainages and thus would not require any permitting. Development of TR33978R01 could result in some onsite or offsite erosion unless erosion control activities are implemented. The project calls for on-site drainage and runoff to be captured in basins or within existing storm drain improvements along Walnut Avenue. With the implantation of the mitigation measures identified in the EIR, it is anticipated that any impacts related to erosion would be mitigated to a level of less than significant.

Mitigation: See 30 mitigation measures listed above under “Slopes” and recommendations in the approved Petra Geotechnical Report for TR33978R01 dated December 13, 2018.

Monitoring: Riverside County’s Building and Safety Department will monitor that mitigation of project impacts on or by soils is accomplished through its permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<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"/>
Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure S-8 “Wind Erosion Susceptibility Map”, page S-31 (page 282 of 665 on RCIP CD), Ord. 460, Sec. 15.2 & Ord. 484, EIR319, Petra Geotechnical Report for TR33978R01 dated December 13, 2018.

Findings of Fact:

**EIR Conclusion.** The SP246 property does not contain any soils listed in Ordinance 460, Section 15.2 that are subject to wind erosion or blowsand. Furthermore, the property is not located in a



portion of Riverside County requiring special measures to control windborne soil erosion, per Ordinance 484, Section 4 (Final EIR319, Ex. Sum, page 6-6).

**TR33978R01.** The Project is within SP246 and does not contain any soils listed in Ordinance 460 that would be subject to wind erosion or blowsand. Therefore, any impact would be considered less than significant.

Mitigation: None Required

Monitoring: None Required.

**Addendum Determinations for Geology and Soils**

***No Substantial Project Revisions Requiring Major EIR Revisions***

The EIR would not require major revisions because the Project would not significantly affect or be affected by any geologic or soil constraints beyond those identified in EIR319. This conclusion is confirmed by the updated geotechnical study prepared by Petra and approved by the County Geologist.

***No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions***

The physical environment on the Project site is relatively unchanged since the completion of the previous EIR319. An updated geotechnical study was prepared specifically for TR33978R01 that confirmed the geotechnical and soil constraints identified in EIR319 and made specific design and construction recommendations for TR33978R01. Therefore, impacts would be similar to those identified in EIR319 and no major revisions to the EIR are needed.

***No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319***

Available information indicates the Project would have essentially the same geotechnical and soil constraints as originally identified in EIR319 and the updated geotechnical report for the Project by Petra determined TR33978R01 would have no new or significantly more severe geotechnical or soil constraints than identified in EIR319.

***No Substantial Changes in the Mitigation Measures or Alternatives***

The Project is required to comply with the geologic, seismic, soil, and slope-related mitigation outlined in EIR319 subject to the more specific site design and construction recommendations in the updated geotechnical report prepared by Petra.

**GREENHOUSE GAS EMISSIONS**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>20. Greenhouse Gas Emissions</b> Would the project				
a) Generate greenhouse gas emissions, either directly or indirectly,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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that may have a significant impact on the environment?

b) Conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

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Source: Updated Air Quality Study for TR33978R01, Urban Crossroads, November 30, 2018.

Findings of Fact:

**EIR Conclusions (thresholds 20a-b).** EIR319 did not address greenhouse gas (GHG) emissions, as an analysis was not required at that time.

**TR33978R01 (thresholds 20a-b).** The Project was evaluated for the potential of GHG emissions in the updated Air Quality Study prepared for the Project (Urban Crossroads 2018, see Appendix B). That study determined the Project would have less than significant GHG emissions based on the best available data, methodologies, and significance criteria established by the SCAQMD, and no mitigation is required. The Project for construction and operations was determined to fall below the required 3,000 MTCO<sub>2e</sub> threshold of the County of Riverside Climate Action Plan. Therefore, even though this topic was not covered in the original EIR319, the Project would have no significant impacts in this regard and would require no mitigation for GHG emissions.

Mitigation: None Required.

Monitoring: None Required.

**Addendum Determinations for Greenhouse Gas Emissions**

***No Substantial Project Revisions Requiring Major EIR Revisions***

EIR319 did not address GHG emissions, as such analysis was not required at that time. However, an Air Quality Study that evaluated the GHG emissions of TR33978R01 determined the Project would not emit significant amounts of GHG emissions, and no mitigation is required. Therefore, this new information does not change the conclusions of EIR319, and no major revisions to EIR319 are necessary.

***No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions***

The physical environment within the Project site is relatively unchanged since the completion of EIR319. Although many new regulations have been issued relative to GHG emissions, it was determined TR33978R01 would not result in significant GHG emissions based on the most current SCAQMD methodologies, so no major revisions to EIR319 are required to reflect this information.

***No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319***

A current GHG emissions assessment of TR33978R01 indicates that it would not result in significant GHG emissions and would not be required to implement specific GHG mitigation

measures. Therefore, this information would not result in any new or substantially more severe significant impacts.

**No Substantial Changes in the Mitigation Measures or Alternatives**

The updated Air Quality Study determined that TR33978R01 did not require implementation of any specific GHG emissions reduction measures. Therefore, there are no substantial changes in the mitigation measures or alternatives for EIR319.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HAZARDS AND HAZARDOUS MATERIALS</b>	<b>Would the project</b>			
<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 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: EIR319, updated Phase I Environmental Site Assessment for TR33978R01 prepared by Petra Geotechnical dated September 12, 2018.

Findings of Fact:

**EIR Conclusions (thresholds 21a-b).** The S246 property supported limited agricultural activities associated with dry farming and grazing in the past and has not been actively farmed or grazed since the 1990s. The site has not been used for any refuse storage of toxic substances or hazardous materials. Potential impacts relative to hazardous materials and emergency response plans were determined to be less than significant and no mitigation was required (Final EIR319, Ex. Sum, page 6-10).

**EIR Conclusion (threshold 21c).** EIR319 did not specifically address this issue but the Project site as direct access to Walnut Avenue and indirect access to the Ramona Expressway and to the (future) Mid-County Parkway which would provide adequate emergency access and evacuation routes for Project residents.

**EIR Conclusion (threshold 21d).** At the time the EIR was prepared there were no schools in the immediate Project area. Since that time two schools (Sierra Vista Elementary and Lakeside Middle) have been constructed within a quarter mile of the Project site.

**EIR Conclusion (threshold 21e).** The EIR did not identify any hazmat sites on the SP246 property.

**TR33978R01 (threshold 21a-e).** Phase I and II ESA studies prepared in support of the Previous CEQA Documents determined that the SP246 site, including TR33978, did not contain significant levels of hazardous materials or represent significant environmental impacts relative to hazardous materials (see Appendix H). The current State Cortese List per State Government Code Section 65962.5 does not list any hazmat sites within or proximate to the Project property.

A Phase I ESA was conducted in September of 2018 (Petra 2018) that recommended testing for the possibility of residual agricultural chemicals. A limited Phase II soil testing and laboratory analysis will be conducted by Petra prior to the issuance of a grading permit to assure the Project site has no contamination from residual agricultural chemicals that exceed established residential standards (see attached “hazmat materials”).

TR33978R01 is not known to contain any hazardous materials or have experienced any incidents involving hazardous materials. Therefore, the Project would have no significant impacts in this regard, and no mitigation is required.

Mitigation: None Required.

Monitoring: None Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>22. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure S-19 “Airport Locations”, page S-65 (page 316 of 665 on RCIP CD) Figure C-6 “Airport Influence Areas”, page C-35 (page 182 of 665 on RCIP CD), EIR319.

Findings of Fact:

**EIR Conclusions (thresholds 22a-c).** The SP246 property was vacant but determined to be within the March Air Force Base Airport Influence Area, which was approximately 3.2 miles from the proposed Project site. Development of SP246 would not result in a safety hazard for people

residing or working in the Project vicinity. The Airport Land Use Commission required information be supplied about the potential users/visitors to Planning Area 31 commercial uses. The EIR concluded SP246 would have no significant impacts related to airport planning (Final EIR319, Ex. Sum, page 6-24).

The McCanna Hills Specific Plan contains additional development standards for the property within the March Air Force Base Airport influence area (pages 3-7 and 3-8). Implementation of these standards would assure that the proposed uses would be compatible with the nearby airport.

The Project site is not located within the vicinity of a private airstrip or heliport, therefore, it would not result in a safety hazard for people residing or working in the Project vicinity.

**TR33978R01 (thresholds 22a-c).** The Project site is located within the Airport Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Influence Area (Formally the March Air Force Base Airport Influence Area). Within Compatibility Zones D and E, residential density is not restricted. On August 9, 2018 the Director of the Airport Land Use Commission (ALUC) found the Project Consistent with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan with conditions of approval and previously imposed standards from EIR319.

Mitigation: None Required since TR33978R01 does not contain any commercial uses.

Monitoring: None Required.

#### **Addendum Determinations for Hazards (including Airports) and Hazardous Materials**

##### ***No Substantial Project Revisions Requiring Major EIR Revisions***

The EIR would not require major revisions because the Project would not significantly affect or be affected by any identified hazards or hazardous material conditions beyond those identified in EIR319 and confirmed by the updated Phase I ESA report prepared by Petra.

##### ***No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions***

The physical environment on the Project site is relatively unchanged since the completion of the previous EIR319. An updated Phase I ESA report was prepared specifically for TR33978R01 that confirmed the absence of any significant hazmat conditions on the site. Therefore, impacts would be similar to those identified in EIR319 and no major revisions to the EIR are needed.

##### ***No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319***

Available information indicates the Project has no significant restrictions regarding hazards or hazardous materials that were not identified in EIR319 as supported by the updated Phase I ESA report by Petra in 2018. Therefore, the Project would have no new or significantly more severe impacts than identified in EIR319.

##### ***No Substantial Changes in the Mitigation Measures or Alternatives***

The Project is required to comply with all established federal and state laws regarding hazardous materials, previously recommended ALUC recommendations, and standard County Conditions of Approval regarding the use and transport of hazardous materials during construction.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HYDROLOGY AND WATER QUALITY</b> Would the project				
<b>23. Water Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater 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 in 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- 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 that would result in flooding on- 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; or	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure S-9 "100- and 500-Year Flood Hazard Zones", page S-35 (page 286 of 665 on RCIP CD), Riverside County Flood Control District Flood Hazard Report, EIR319, appendices for Previous CEQA Documents including water quality documentation.

Findings of Fact:

**EIR Conclusions (thresholds 23a-b).** Groundwater was found to be relatively shallow especially in the southern portion of the SP246 property due to proximity to the San Jacinto River. Groundwater recharge and quality may also be affected by changes in runoff from development of the site but no significant impacts were identified or anticipated.

**EIR Conclusions (thresholds 23c-g).** Development of the property would result in increased runoff by the construction of impervious surfaces (streets, roofs, etc.), and future development would be required to comply with long-term water quality regulations. Construction may temporarily increase sedimentation and runoff with pollutants related to vehicular fluids. Impacts would be reduced to less than significant levels by implementation of the recommended mitigation.

**EIR Conclusions (thresholds 23h-i).** The EIR did not identify any significant threats to the project from flooding, a tsunami, seiche, or inundation. The project is subject to applicable regional and local water quality requirements including the Santa Ana River Basin Plan prepared and monitored by the Regional Water Quality Control Board (RWQCB) (Final EIR319, Ex. Sum, pages 6-6 and 6-9).

**TR33978R01 (thresholds 23a-i).** The Project is in an upland area with no shallow groundwater conditions. It would be required to comply with current water quality regulations including a storm water pollution prevention plan (SWPPP) for short-term impacts and a water quality management plan (WQMP) for long-term impacts.

It should be noted that two new water-related reports were prepared for the Project: (a) "Preliminary Hydrology and Hydraulics Study for McCanna Hills TTM 33978" dated December 22, 2018 per County Flood Control District requirements; and (b) "Project Specific Water Quality Management Plan (WQMP)" dated December 20, 2018. Both reports were prepared by prepared by JLC Engineering and Consulting, Inc. (see Appendix J). The Hydrology Report evaluated drainage and flood-related issues on the Project site, including 2-year, 10-year, and 100-year peak offsite flows to help design onsite detention facilities and related storm drain/flood protection improvements. The WQMP identified the site-specific best management practices (BMPs) that TR33978R01 would need to implement to prevent long-term water quality impacts onsite and downstream of the site.

Due to its location, TR33978R01 would not be subject to an identified flood zone and is not within any tsunami or seiche zone, so there would be no impacts in this regard.

Mitigation: The 30 erosion control measures identified earlier in Section 17 – Slopes (page 48) would help protect short-term and long-term water quality relative to TR33978R01. In addition, the Project would be required to implement current water quality regulations including preparation and processing of a SWPPP for short-term impacts and a WQMP for long-term impacts.

Monitoring: Riverside County's Building and Safety Department will monitor that waterborne soil erosion and urban runoff mitigation is accomplished through its permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

**Addendum Determinations for Hydrology and Water Quality**

***No Substantial Project Revisions Requiring Major EIR Revisions***

The EIR would not require major revisions because the Project would not significantly affect or be affected by any identified flooding or inundation hazards or groundwater or surface water quality beyond those identified in EIR319.

***No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions***

The physical environment on the Project site is relatively unchanged since the completion of the previous EIR319. Current hydrological and water quality data prepared specifically for TR33978R01 confirms the absence of any significant flooding inundation conditions on the Project site. Therefore, impacts would be similar to those identified in EIR319 and no major revisions to the EIR are needed.

***No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319***

Available information indicates the Project has no significant water-related hazards and would not create significant impacts regarding water quality. Therefore, the Project would not have new or more severe impacts than identified in EIR319.

***No Substantial Changes in the Mitigation Measures or Alternatives***

The Project will be required to comply with all established regional and local permitting requirements regarding water quality, including standard County Conditions of Approval.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>LAND USE/PLANNING</b> Would the project				
<b>24. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, GIS database, EIR319, site visit, and available supporting documentation from the Previous CEQA Documents.

Findings of Fact: a-c)

**EIR Conclusion (threshold a).** The SP246 property and surrounding areas were vacant at the time the EIR was prepared, but these areas have long been planned for a variety of residential and limited commercial uses. The EIR concluded approval of SP246 would have no significant land use or planning impacts.



**EIR Conclusion (threshold b).** The SP246 property and surrounding areas were vacant at the time the EIR was approved, so it would not divide an established community.

**TR33978R01 (threshold a-b).** As outlined in the Project Description, TR33978R01 is consistent with the current General Plan land use and zoning (i.e., McCanna Hills Specific Plan) designations for Planning Areas 1 and 2. The project is not located within a City Sphere of Influence. Therefore, no significant land use impacts would occur.

**Addendum Determination for Land Use and Planning**

***No Substantial Project Revisions Requiring Major EIR Revisions***

The EIR would not require major revisions because the Project is consistent with the approved land use and zoning designations for the property (i.e., SP246 Planning Areas 1 and 2).

***No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions***

The physical environment on the Project site is relatively unchanged since the completion of the previous EIR319 but it is affected by two of the County's broadest environmental planning regulatory programs. The County's General Plan has been updated and the MSHCP was adopted since the EIR was certified. However, TR33978R01 is consistent with the General Plan and MSHCP. Therefore, land use and planning impacts would be similar to those identified in EIR319 and no major revisions to the EIR are needed.

***No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319***

TR33978R01 is consistent with the approved General Plan and zoning so land use and planning impacts would be similar to those identified in EIR319 (i.e., no new or significantly more severe impacts).

***No Substantial Changes in the Mitigation Measures or Alternatives***

The Project will be required to comply with all current County development requirements and standard Conditions of Approval as appropriate.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>MINERAL RESOURCES</b> Would the project				
<b>25. Mineral Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP Figure OS-5 “Mineral Resources Area”, page OS-27 (page 231 of 665 on RCIP CD), EIR319.

Findings of Fact:

**EIR Conclusions (thresholds 25a-c).** According to RCIP Figure OS-5, the SP246 property is located within MRZ-3, an area where the available geologic information indicates that mineral deposits are likely to exist but the significance of the deposit is undetermined. The Specific Plan site contains various abandoned quarries or mines. The previous EIR319 found that any existing on-site quarry was not mined to a level that would result in the creation of health or safety issues or generate constraints to development, no mitigation would be necessary (Final EIR319, Ex. Sum, page 6-13).

**TR33978R01 (thresholds 25a-c).** The Project is not an area that was part of any quarries and has not been mined previously for aggregate or other minerals. The Project will not result in the loss of availability of a known mineral resources in an area classified or designated by the state that would be of value to the region or the residents of the State. As such, development of the tract would not have any impacts on identified mineral resource, and no mitigation is required.

Mitigation: None Required.

Monitoring: None Required.

**Addendum Determination for Mineral Resources**

***No Substantial Project Revisions Requiring Major EIR Revisions***

The EIR would not require major revisions because the Project is consistent with the approved land use and zoning designations for the property (i.e., SP246 Planning Areas 1 and 2) and will not eliminate any significant available mineral resources.

**No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions**

The physical environment on the Project site is relatively unchanged since the completion of the previous EIR319 and there have been no Project impacts would be similar to those identified in EIR319 and no major revisions to the EIR are needed.

**No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319**

TR33978R01 is consistent with the approved General Plan and zoning so impacts would be similar to those identified in EIR319 (i.e., no new or significantly more severe impacts) in regard to the removal of mineral resources.

**No Substantial Changes in the Mitigation Measures or Alternatives**

The Project will not have significant impacts on mineral resources to no mitigation is needed for development of SP246 Planning Areas 1 and 2 as outlined in EIR319.

	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

**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 miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA     A     B     C     D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA     A     B     C     D

Source: RCIP Table N-1 “Land Use Compatibility for Community Noise Exposure”, page N-7 (page 333 of 665 on RCIP CD), RCIP Figure S-19 “Airport Locations”, page S-65 (page 316 of 665 on RCIP CD), County of Riverside Airport Facilities Map, EIR319, Updated Noise Impact Assessment for TTM 33978, Urban Crossroads, September 13, 2018.

Findings of Fact:

**EIR Conclusions (thresholds 26a-b).** According to RCIP Figure S-19, at its closest point SP246 is within 3.2 miles of the March Air Force Base (now the March Air Reserve Base). No significant impacts were expected for the planned residential uses from aircraft operations at the March Base, although design restrictions were recommended for any commercial uses within SP246 (Final EIR319, Ex. Sum, page 6-7).

**TR33978R01 (thresholds 26a-b).** The Project site is located within the Airport Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Influence Area (Formally the March Air Force Base Airport Influence Area). Given the proximity of the Project to the Airport, ALUC did not find that the project would expose people residing in the project area. The updated Noise Study (Urban Crossroads, September 13, 2018)(see Appendix C) analyzed the on-site and off-site noise related impacts for the Project. This report further supports ALUC's determination as it was found that the project would result in less than significant impacts related to airport noise without any mitigation. Therefore, airport related noise impacts would be considered less than significant.

Mitigation: EIR319 included mitigation as recommended by the Airport Land Use Commission pursuant to their review and approval of the proposed Project on January 13, 2005. However, those measures only applied to commercial uses within SP246, and TR33978R01 proposes solely residential uses. Therefore, it is required to be modified as a result of the ALUC recommendations.

Monitoring: None Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Railroad 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: EIR319, updated noise study for TR33978R01 (Urban Crossroads, September 13, 2018).

Findings of Fact:

**EIR Conclusion.** The previous EIR319 determined that the Project site is far enough from the nearest railroad to have a significant noise impact from railroad activity.

**TTM33978R01.** The Project is not located within the vicinity of a rail line. Therefore, the Project will not result in impacts beyond those previously analyzed. Therefore, no new or increased impacts associated with Railroad noise would occur.

Mitigation: None Required.

Monitoring: None Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Highway Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: EIR319, updated noise study for TR33978R01 (Urban Crossroads, September 13, 2018).

Findings of Fact:

**EIR Conclusion.** The McCanna Hills Specific Plan Amendments No 246A1 and 3 propose realignments of Foothill Avenue and Preissman Lane to promote more effective regional circulation (Final EIR319, Ex. Sum, page 6-7). See Exhibit 3.2, Circulation Plan and Exhibits 3.3A and 3.3B Roadway Cross Sections. See the McCanna Hills Specific Plan Amendment 246A1 Traffic Impact Analysis.

**TR33978R01.** The updated traffic study for the Project (Urban Crossroads 2018, see Appendix D) determined the Project would cause no significant impacts related to highway noise based on estimated trip generation and distribution compared to current roadway conditions, including improvements that had been made since the time EIR319 was certified and identified in the Previous CEQA Documents.

Mitigation: The following is the list of mitigation measures for Noise included in the adopted Final EIR319 (page 6-60 to page 6-62) for SP246 and as reflected in the most current approved Previous CEQA Documents.

**Construction Noise**

1. Construction adjacent to existing residential development will be limited to the hours of 7 A.M. to 7 P.M. on Monday through Friday. Construction will not be allowed on weekends or federal holidays.
- ~~2. In order to minimize effects of blasting on nearby residents, the project contractor will restrict blasting to between 8:00 a.m. and 5:00 p.m. This restriction will ensure that blasting occurs when residents are more likely to be away from their homes or able to leave the area if necessary to avoid the noise effects of blasting. In addition, the contractor will use the best available technology, such as blast mats or other techniques, to minimize noise generated by blasting.~~

**Onsite Noise Impacts**

3. Mitigation measures are needed to reduce noise levels in outdoor residential areas exposed to noise levels of greater than 60 dBA. Specifically, residences adjacent to Nuevo Road, Foothill Avenue, and the Ramona Expressway may experience levels greater than 60 dBA without mitigation.
- ~~4. Noise barrier heights were calculated for sample locations along Nuevo Road, and the Ramona Expressway in the Mestre Greve Associates assessment for the StoneRidge project. These barriers can be considered applicable to the subject project. The noise barrier heights ranged from three to six feet. In no instance did the barriers exceed six feet. The noise barrier heights projected may be reduced considerably through site design, such as setbacks from the roadways, grade separations, and exterior living area~~

orientation. The barriers could be a berm, wall, or a combination of berm and wall. Walls shall not contain holes or gaps, and shall be constructed of slumpstone or other masonry. The final noise barrier heights shall be determined prior to tentative tract map approval. This will be part of the mitigation monitoring for the project and will be administered by the County of Riverside Building Department.

5. ~~Prior to the issuance of any building permits, all freestanding acoustical barriers must be shown on the project plot plan illustrating height, location and construction in a manner meeting the approval of the County of Riverside. This plot plan will be reviewed for compliance at the end of the particular construction phase as part of the mitigation monitoring program for the project.~~
6. An acoustical study shall be prepared prior to approval of any tentative tract map which would locate homes either (a) adjacent to General Plan roadways of secondary highway classification or higher, or (b) otherwise within an area of 60 CNEL or greater overall noise exposure. The study would provide detailed noise mitigation measures for the residences sufficient to reduce daytime interior noise exposure to a maximum of 55 CNEL, or other standard required by the Riverside County Office of Public Health.

**TR33978R01.** The Project would implement mitigation measures #1 and #3 as appropriate, the other measures do not apply to TR33978R01. It should be noted that the Petra Geosciences, Inc., the geotechnical engineer of record for TR33978R01, has indicated that no blasting would be necessary to grade for TR33978R01 (# 2). However, it is possible that rock crushing will be performed onsite to reutilize materials during grading and trenching as appropriate - it would also help reduce offsite transport of rock materials. In addition, Urban Crossroads prepared an updated noise study for TR33978R01 that reflects the slight modifications to the tract map including the location of a 6-foot block wall along the south side of Walnut Avenue to help reduce potential noise impacts. The revised noise study (Urban Crossroads, September 13, 2018, see Appendix C) concludes noise impacts of the revised TTM are equivalent (i.e., less than significant with mitigation) compared to those identified in the EIR for the approved TR33978.

Monitoring: Riverside County's Building and Safety Department will monitor that mitigation for nearby noise generators is accomplished through its permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Other Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: EIR319, updated noise study for TR33978R01 (Urban Crossroads, September 13, 2018), updated geotechnical information for TR33978R01 (Petra Geotechnical, December 13, 2019).

Findings of Fact:

**EIR Conclusion.** Blasting was considered a potential requirement of the Project grading but noise impacts on surrounding uses were determined to be less than significant.

**TR33978R01.** Petra Geosciences, Inc., the geotechnical engineer of record for TR33978R01, has indicated that no blasting would be necessary to grade for TR33978R01, so mitigation measure #2 above does not apply to TR33978R01 (see Appendix F). It is possible that rock crushing will

be performed onsite to reutilize materials during grading and trenching as appropriate - it would also help reduce offsite transport of rock materials. Rock crushing activities would be located away from any existing residential uses to minimize noise impacts. Therefore, no significant impacts related to other noise sources will occur.

Mitigation: None Required.

Monitoring: None Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>27. Noise Effects by the Project</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: EIR319, Previous CEQA Documents, and updated Noise Study for TR33978R01 (Urban Crossroads, September 13, 2018).

Findings of Fact:

**EIR Conclusions (thresholds 27a-b).** Development of SP246 would generate some temporary groundborne noise during construction. The proposed use would: a) not significantly increase ambient noise levels in the Project vicinity above levels existing without the Project; b) would not generate noise levels in excess of standards established in the General Plan; and c-d) would not expose persons to or generate excessive groundborne vibration or groundborne noise levels.

**TR33978R01 (thresholds 27a-b).** The updated noise study for the Project (Urban Crossroads 2018)(see Appendix C) demonstrates that the Project is consistent with the noise conclusions identified in EIR319 and therefore will not have significant noise or vibration impacts on surrounding land uses either during construction or occupancy of the Project.

Mitigation: The mitigation measures listed above (Noise Sections) would reduce potential noise impacts of the Project to less than significant levels, as documented in the updated Noise Study for TR33978R01.

Monitoring: Riverside County's Building and Safety Department will monitor that mitigation of noise effects on or by the Project is accomplished through its permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

**Addendum Determinations for Noise**

***No Substantial Project Revisions Requiring Major EIR Revisions***

The EIR would not require major revisions even though the Project proposes minor realignments of the roads within the Project site, but not to the degree that effects would be materially different from the already approved EIR319. The same mitigation measures proposed in the previous EIR319 would still apply and be sufficient to mitigate the potential impacts to a level of less than significant, as documented in the updated Noise Study for TR33978R01 (Urban Crossroads, September 2018).

***No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions***

The physical environment within the Project site is largely unchanged since the completion of the previous EIR319. There are no changes in noise regulations that would require major revisions to EIR319.

***No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319***

The minor realignments of the roads within the Project site would not create substantially more severe significant effects. The revised site plan for TR33978R01 provides an additional opportunity to further reduce potential impacts associated with vehicular noise through construction of a wall south of Walnut Avenue.

***No Substantial Changes in the Mitigation Measures or Alternatives***

The approved mitigation measures would remain. However, TR33978R01 would not need to implement mitigation measure #2, as blasting would not be required in developing this area (Planning Areas 1 and 2).

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>28. Paleontological Resources.</b> 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"/>

Source: RCIP Figure OS-8 “Paleontological Sensitivity”, page OS-41 (page 245 of 665 on RCIP CD), EIR319, geotechnical studies included in Previous CEQA Documents and their appendices.

**Findings of Fact:**

**EIR Conclusion.** The SP246 property has a general low sensitivity for paleontological resources, although excavations below 10 feet in alluvial areas may expose previously unknown fossiliferous materials. A number of measures were recommended to reduce potential impacts associated with paleontological resources to less than significant levels.



**TR33978R01.** The Project is a part of SP246 and would disturb mainly cut slopes of native slopes. The condition of paleontological resources on the site has not changed since the initial evaluation under the approved EIR.

Mitigation: Although the paleontological sensitivity of the site appears low, earthmoving occurring at depths greater than 10 feet should be monitored by a qualified paleontologist to determine the significance of the potential resources and recommend mitigation, as necessary. This is consistent with the Riverside County Comprehensive General Plan and with recommendations from the Paleontological Survey Study. The following mitigation shall be incorporated into the mitigation monitoring program for paleontological resources:

1. Prior to grading and trenching activities, a grading conference shall be held with the heavy equipment operators of excavation machinery.
2. Full-time monitoring shall be provided in areas where paleontological resources are uncovered, if any are found. The qualified paleontological monitor shall be equipped to remove fossils rapidly to avoid construction delays. The paleontologist will be empowered to temporarily halt or redirect excavation equipment while fossils are being removed. Since the most cost effective method of salvage has been determined to be the removal of sediment containing the fossils to stockpiles off-site, where they can be removed by screen washing, this method will be incorporated into the mitigation monitoring program.
3. If specimens are found, they will be prepared to a point of identification. This will allow the fossils to be described in a report of the findings.
4. A report of the findings, with attached specimen inventory, will be submitted to the County Planning Department, indicating completion of the mitigation monitoring process at the end of the construction phase.

Mitigation: **TR33978R01.** The Project would implement all of these measures.

Monitoring: Riverside County's Building and Safety Department will monitor that protection of paleontological resources is accomplished through its permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

#### **Addendum Determinations for Paleontology**

##### ***No Substantial Project Revisions Requiring Major EIR Revisions***

The EIR would not require major revisions because the Project is reducing the amount of grading in the areas with significant slopes over 25 percent. This would reduce the potential hazards associated with buried paleontological resources.

##### ***No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions***

The physical environment within the Project site is unchanged since the completion of the previous EIR319. There have been no changes in regulations regarding paleontological resources that would require major revisions to EIR319.

**No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319**

The potential environmental effects are reduced through a modification in the grading to reduce the disturbance within significant slopes over 25 percent. Therefore, potential impacts to paleontological resources would be reduced.

**No Substantial Changes in the Mitigation Measures or Alternatives**

The Project applicant has modified the grading plan to further avoid the areas that contain significant slopes over 25 percent. This would not result in any changes to the mitigation measures or the alternatives. To the contrary, the mitigation measures will remain the unmodified while the Project design has been modified to eliminate environmental impacts through Project design.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>POPULATION AND HOUSING</b> Would the project				
<b>29. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) 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"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: EIR319

Findings of Fact:

**EIR Conclusions (thresholds 29a-b).** The SP246 property is currently vacant so its development would not displace substantial numbers of existing housing or people. Buildout of SP246 would add a total of 3,210 new housing units and approximately 8,060 new residents to the area. The added population would not cumulatively exceed official regional or local population projections and would not induce a substantial amount of population growth in the regional area.

**TR33978R01 (thresholds 29a-b).** The Project consists solely of residential uses and the site is totally vacant at present. Occupancy of this tract would increase the local population by approximately 459 new residents (139 units times assumed 3.3 persons per unit). The Project occupies the same area as previously analyzed and maintains the same density and intensity as previously approved. Therefore, development of TR33978R01 would not result in any loss of exiting housing and no impacts would occur.

Mitigation: None required.

Monitoring: None Required.

**Addendum Determination for Population and Housing**

***No Substantial Project Revisions Requiring Major EIR Revisions***

The EIR would not require major revisions because the Project is consistent with the approved land use and zoning designations for the property (i.e., SP246 Planning Areas 1 and 2) so there would be no significant differences in impacts to population or housing.

***No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions***

The physical environment on the Project site is relatively unchanged since the completion of the previous EIR319. The County's General Plan has been updated since the EIR was certified. However, TR33978R01 is consistent with the General Plan and zoning so there would be no significant differences in impacts to population or housing. Therefore, impacts would be similar to those identified in EIR319 and no major revisions to the EIR are needed.

***No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319***

TR33978R01 is consistent with the approved General Plan and zoning so population and housing impacts would be similar to those identified in EIR319 (i.e., no new or significantly more severe impacts).

***No Substantial Changes in the Mitigation Measures or Alternatives***

There are no specific mitigation measures for population or housing impacts, but the Project will be required to comply with all current County land development requirements and standard residential building Conditions of Approval as appropriate.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

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<b>30. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: EIR319, RCIP Safety Element.

Findings of Fact:

**EIR Conclusion.** SP246 would increase the need for fire protection services onsite, but the payment of established fire impact fees incorporation of appropriate mitigation, and suitable Project design would reduce potential impacts to less than significant levels (Final EIR319, Ex. Sum, page 6-18).

**TR33978R01.** The Project would incrementally increase the need for fire protection services for new Project residents and buildings. The design of the tract would comply with all County fire requirements and pay the current County fire impact fee prior to development. These actions would reduce potential fire impacts to less than significant levels.

Mitigation: The following is the lists of mitigation measures for Public Services included in the adopted Final EIR319 for SP246 and as reflected in the most current approved Previous CEQA Documents.

**Fire Protection**

1. Buildings and water systems will be designed according to the Uniform Building codes and the Riverside county Fire Protection Ordinance 546.
2. All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 546, subject to the approval of Riverside County Fire Department.
3. Water improvement plans will be reviewed and approved by the Riverside County Fire Department prior to the recordation of final site plans. The project will include fire hydrants and will accommodate sufficient fire flows in accordance with the directives of the Fire Department.
4. The proposed project will generate fees for the “Fire Department Impact Mitigation Program”, based on a one-time fee of \$500.00 per residential dwelling unit and \$3,461 dollars per acre for commercial area.
5. The project proponents shall participate in the fire protection mitigation program as adopted by the Riverside County Board of Supervisors.

Mitigation: TR33978R01 would comply with all these measures and pay the approved fire mitigation fee at the time of building permit issuance.

Monitoring: Riverside County’s Building and Safety Department and Fire Department will monitor that fire service cost mitigation is accomplished through the permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>31. Sheriff Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, EIR319.

Findings of Fact:

**EIR Conclusion.** SP246 at full implementation would generate a population of approximately 12,352 persons (based on sheriff department generation factors), which translates to an indicated need for 18.5 new deputies, plus the associated equipment, support personnel, and facilities for the increased manpower (Final EIR319, Ex. Sum, page 6-19). The potential impacts associated with SP246-A3 (i.e., the most recent version of the SP246 project) would be similar but reduced compared to the original SP246 and as documented in EIR319. Under SP246-A3, the impacts would be reduced as a result of a decrease in projected population by up to 4,000 people. The

projected population of the McCanna Hills Specific Plan Amendment 246A1 and 3 is approximately 8,060 people.

**TR33978R01.** The Project would incrementally increase the need for police protective service in this portion of the County but would pay all associated established development impact fees.

Mitigation Measures: The following is the lists of mitigation measures for Public Services included in the adopted Final EIR319 for SP246 and as reflected in the most current approved Previous CEQA Documents.

### **Sheriff Services**

1. The Riverside County Sheriff's Department will review development proposals for the subject site per Riverside County requirements for all development proposals. This review process allows the County Sheriff's Department to have an opportunity for input into design issues affecting law enforcement effectiveness and public safety and welfare. The review process allows for the identification of additional manpower and equipment needed to meet the needs of the proposed development.
2. The McCanna Hills Specific Plan will address and mitigate development design issues in compliance with the Sheriff's review recommendations. This compliance will enhance the quality of life for the future residents by providing greater safety and minimizing additional crime. The input from the review and the best elements of technology and design will be utilized to discourage criminal activities.
- ~~3. The commercial areas of the proposed development will have a central management service or merchants' association, which will further mitigate safety and crime issues within the shopping area boundaries. As in most commercial centers, a private patrol service is anticipated to be utilized to patrol the parking areas during the day and night hours with night patrols of the buildings.~~
4. A portion of the development fees paid to the County will be earmarked as mitigation fees to be applied towards public facilities and service impacts, including the Sheriff's Department.
5. To further mitigate potential impacts of the proposed project, the following design concepts shall be incorporated within each planning area:
  - Circulation for pedestrians, vehicles, and police patrols.
  - Lighting of streets, walkways, and bikeways.
  - Visibility of doors and windows and between buildings from the street.
  - Conformity of fencing heights and materials.
  - Landscaping which minimizes the potential criminal hiding places.
6. These mitigation measures will be incorporated into the project mitigation monitoring program. Compliance will be determined by the appropriate county agency or county-approved, qualified consultant.

TR33978R01 would implement all of the above mitigation measures except for #3 because it applies to commercial areas which are not proposed in TR33978R01.

Monitoring: Riverside County's Building and Safety Department and Sheriff's Department will monitor that law enforcement cost mitigation is accomplished through the permitting process.

Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>32. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: EIR319

Findings of Fact:

**EIR Conclusion.** SP246 would increase the population in this portion of the County and require an increase in school services provided by the local school districts. SP246 dedicated two areas in the northern part of the Specific Plan for schools and additional areas were identified for schools if the school districts expressed a need for additional sites in the future (Final EIR319, Ex. Sum, page 6-20). The most current version of the overall Project (SP246-A3) would result in fewer dwelling units than the previously approved SP246 plan. The current Specific Plan identified two school sites within the Val Verde Unified School District that have already been built, including Sierra Vista Elementary School at 20300 Sherman Road just east of TR33978R01, and Lakeside Middle School at 27720 Walnut Avenue northeast of TR33978R01.

**TR33978R01.** There are no school sites within the Project site but it will provide school impact fees established at the time of permit issuance per state law, thus it will have no significant impacts on schools.

Mitigation: The following is the lists of mitigation measures for Public Services included in the adopted Final EIR319 for SP246 and as reflected in the most current approved Previous CEQA Documents.

1. Two graded elementary school sites with roads and utility stubs will be provided to reduce the impacts from project-related student generation.
2. Developers' fees will be required pursuant to State Standards or as pursuant to an agreement with the effected School Districts prior to issuance of building permits. At the present time, the fees cannot exceed the state-mandated maximum of \$1.56 per square foot of building area in residential areas and \$0.25 per square foot in commercial areas. The donated school sites may be used in lieu of the developer fees if the school district agrees to accept the sites and waive the fees.
3. The project applicant will work with all school districts affected to insure that adequate school facilities are available to serve the project.
4. The school districts affected will be the mitigation monitors.
5. ~~The Perris Union High School District shall be provided mitigation fees equal to 70 percent of the actual cost per dwelling unit of providing a high school in accordance with State standards. These fees shall be as follows:~~

Single family detached	\$2,143
Single family attached	\$1,169
Apartments (rental)	\$1,072 <sup>11</sup>

<sup>11</sup> Per Perris Union High School District letter, October 22, 1991, Comment 6.

**TR33978R01.** The Project would comply with all of the above mitigation measures except for #5 which refers to schools that have already been built, and the tract map would provide the most current school impact fees to affected school districts, as required by state law and established local school impact fees.

Monitoring: Riverside County’s Building and Safety Department and appropriate school districts will monitor that school mitigation is accomplished through the permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: EIR319

Findings of Fact:

**EIR Conclusion.** Population increases associated with SP246 implementation and buildout would incrementally increase the impact to an already impacted library system (Final EIR319, Ex. Sum, page 6-23).

**TR33978R01.** The proposed Project does not create residential development that would make an additional need for library services. Therefore, no new or substantially increased impacts result from the Project beyond those analyzed by the prior CEQA documents, and thus would have no significant impacts on library services.

Mitigation: None Required.

Monitoring: None Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>34. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: EIR319

Findings of Fact:

**EIR Conclusion.** SP246 would increase the local population and require additional health services. The Project would receive service from the County of Riverside Fire Department paramedics. The designated emergency care facility for the Project vicinity is Christian Hospital, located in the City of Perris, approximately 2 miles to the southwest of the Project site. Both the Riverside Community Hospital and the Riverside General Hospital provide twenty-four hour trauma care facilities (Final EIR319, Ex. Sum, page 6-24).

**TR33978R01.** The Project would incrementally increase the area need for medical services, but this impact is considered to be less than significant due to the size of the proposed tract (139 units), with no mitigation measures required or identified.

Mitigation: None Required.

Monitoring: None Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>RECREATION</b>				
<b>35. Parks and Recreation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS, Ord. No. 460, Section 10.35, Ord. No. 659, Lakeview/ Nuevo Area Plan, EIR319.

Findings of Fact:

**EIR Conclusions (thresholds 35a-c).** SP246 would have an incremental but less than significant impact on regional recreational facilities by providing 43 acres of parkland. The Project site would not contribute to the substantial physical deterioration of local recreational facilities. SP246 is located within County Service Area 146, authorized to levy Quimby fees (Final EIR319, Ex. Sum, page 6-21).

**TR33978R01 (thresholds 35a-c).** The Project would provide onsite passive open space land (18.1 acres) and pay all established development impact fees relative to parks and recreational facilities. The required impact fees, in addition to the incorporation of the mitigation measured for EIR319, would result in a less than significant impact related to Parks and Recreation.

Mitigation: The following is the lists of mitigation measures for Public Services included in the adopted Final EIR319 for SP246, as reflected in the most current approved Previous CEQA Documents.

**Park and Recreation Facilities**

1. Adequate park acreage, open space resources, and/or fees necessary to satisfy County open space and recreational guidelines and State Quimby Act local park requirements will be provided or fees shall be paid to the satisfaction of the County Parks and Recreation Department and the County Service Area No. 146.



2. Approved landscape guidelines will be employed in areas to be maintained by the Master Homeowner Association or the County of Riverside.
3. Mitigation monitoring will be required to insure compliance with these mitigation measures. The County will approve the mitigation-monitoring program for project parks as a condition of project approval.

**TR33978R01.** The Project would pay established park impact fees and would form a Homeowner Association to maintain landscaped areas within the tract.

Monitoring: Riverside County’s Building and Safety Department will monitor that parks mitigation is accomplished through its permitting process. The tract map was modified slightly to provide more open space to protect rock outcroppings with identified tribal cultural resources. There are only open space areas, but no park sites identified in TR33978R01, consistent with the approved TTM.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>36. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Lakeview/Nuevo Area Plan, page 34, EIR319.

Findings of Fact:

**EIR Conclusion.** SP246 would generate an incremental need for recreational trails in this portion of the County, consistent with the Lakeview/Nuevo Area Plan (LNAP). Policy LNAP 9.1 reads as follows:

“Develop, maintain and/or improve the trails and bikeways within the Lakeview/Nuevo Plan as depicted on Figure 8, Trails and Bikeway System, and as discussed in the Multipurpose Recreational Trails section of the General plan Circulation Element.”

Relative to TR33978R01, the most current approved version of the Specific Plan (SP246-A3) would provide additional trails that are not depicted on the Lakeview/Lake Nuevo Area Plan and were not in the original SP246. These trails would provide additional linkages to the already proposed trail system.

**TR33978R01.** The Project lies within the same area previously analyzed. The Project would provide trail connections per SP246-A3, and connections to future trails improvements and dedications identified in the approved Specific Plan and as approved in the most current Previous CEQA Documents.

Mitigation: None required.

Monitoring: None Required.

**Addendum Determinations for Public Services, Recreation, and Trails**

***No Substantial Project Revisions Requiring Major EIR Revisions***

The Project would not require major revisions to the EIR relative to Public Services and Recreation. The Project remains residential in nature, as outlined in the most current approved

SP246-A3. The same mitigation measures proposed in the previous EIR319 would still apply and be sufficient to mitigate the potential impacts of the proposed minor modifications to a level of less than significant.

**No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions**

The physical environment within the Project site is relatively unchanged since the completion of the previous EIR319. Any minor changes in regulations regarding public services and recreation would not require major revisions to EIR319.

**No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319**

The Project would pay all currently adopted development impact fees associated with public services and recreation, which would not constitute new or substantially more severe effects than were previously disclosed in EIR319. TR33978R01 would incrementally reduce the potential impacts associated with public services and recreation by paying applicable impact fees based on the current fee schedules.

**No Substantial Changes in the Mitigation Measures or Alternatives**

The minor modification to the Project and payment of updated fees and provision for possible additional school sites would not result in public service impacts beyond those identified in the previous EIR319. These minor Project modifications do not constitute substantial changes to the mitigation measures or alternatives.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>TRANSPORTATION</b> Would the project				
<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 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: RCIP, Lakeview/Nuevo Area Plan, EIR319, revised Traffic Impact Assessment (TIA) Urban Crossroads, December 12, 2018.

Findings of Fact:

**EIR Conclusions (thresholds 37a-b).** SP246 would generate 38,250 total daily trips onto local and regional roadways, resulting in 275,410 vehicle miles traveled (VMTs) per day from all Project occupants and businesses. The impacts of the traffic were determined to be less than significant with implementation of the recommended mitigation measures, which included construction of a number of roadway improvements (Final EIR319, Ex. Sum, page 6-16).

The most current version of SP246 (McCanna Hills Specific Plan Amendment No.246-A3) proposes realignments of Foothill Avenue and Preissman Lane to promote more effective regional circulation.

Since the time SP246 was approved, a number of the roadways that required improvements under EIR319 were constructed or improved as part of other development projects, including Evans Road, E. Rider Street, etc. Implementation of the original mitigation measures outlined in EIR319 for TR33978R01 is discussed following the listing of the original EIR319 measures.

**EIR Conclusion (threshold 37c).** The EIR did not specifically address this issue as it was a programmatic document and specific designs of the planning areas was not available at that time.

The Project design is consistent with County standards in terms of street widths and roadway and intersection design. The main entrance at Walnut Avenue and Sherman Road will be a signalized 90-degree intersection which will not create any dangerous traffic safety conditions. The Project would also not create any conflicting uses or activities that would be incompatible. Therefore, impacts in this regard are less than significant and do not require mitigation.

**EIR Conclusion (threshold 37d).** The EIR did not specifically address this issue (i.e., maintenance of roads) as it was a programmatic document and specific designs of the planning areas was not available at that time.

The Project does not propose a private community with private streets so it would add a number of public streets that would require future maintenance. However, the increased subventions and tax revenues from increased property values in this area will help offset incremental increases in road maintenance costs to the County.

**EIR Conclusion (threshold 37e-f).** The EIR did not specifically address these issues (i.e., construction impacts and emergency access) as it evaluated impacts at a programmatic level because specific designs of the planning areas were not available at that time.

The Project is directly accessible to Walnut Avenue and construction of TR33978R01 is not expected to result in closure or significant access restrictions along Walnut Avenue (i.e., to the

neighborhoods north of Walnut Avenue), nor would it preclude direct access to either of the local schools (Sierra Vista Elementary or Lakeview Middle).

**Previous CEQA Documents.** EIR319 did not address traffic issues related to site specific design of planning areas because that information was not available at that time. However, EIR Addenda No. 1 and No. 2 did provide an assessment of TR33978 based on updated traffic and site plan information at the time those documents were approved, and no significant impacts after mitigation were identified.

**TR33978R01 (thresholds a-f).** The revised TIA prepared for TR33978R01 (Urban Crossroads, December 12, 2018 – see Appendix D) found the Project would have traffic impacts, mitigation, and fair share contributions that were equivalent to those identified for the approved tentative tract map, and no additional mitigation was required. To clarify, TUMF fees apply to TUMF roadways, while Development Impact Fees and fair share contributions are for non-TUMF roadways.

**Mid-County Parkway (MCP).** The MCP Capital Improvement Project is a proposed 16-mile General Plan<sup>12</sup> highway corridor that would connect Perris to the west at Interstate 215 (I-215) and San Jacinto to the east at State Route 79 (SR-79). TR33978 was revised so that the future MCP right-of-way would not be encumbered by either subdivided lots or open space reserve. The Borrow Area of approximately 15.77 acres, which is a contiguous property (TR33977-M1) owned by McCanna Hills LLC to the immediate south of the Revised TR33978R01 is within the boundary of the McCanna Hills Specific Plan. In addition, the MCP is acknowledged on TR33978R01 exhibit. Therefore, the proposed TR33978R01 will not conflict with a planned General Plan (RCIP) roadway.

**Borrow Area.** The Project proposes the use of a “borrow area” of approximately 15.8 acres that was planned for later phases of Project construction that may be used to provide fill for onsite permanent embankments, pads, and streets. This would eliminate offsite truck trips to import soil. The project engineer has estimated Project grading would result in 272,700 cubic yards of cut and 490,200 cubic yards of fill, with 217,500 cubic yards of soil to be imported from the adjacent borrow area. The use of this onsite borrow area would eliminate offsite truck trips to haul soil.

Mitigation: The following is the lists of traffic mitigation measures are from the adopted Final EIR319 for SP246, as reflected in the most current approved Previous CEQA Documents:

- ~~1. The Specific Plan 246 Property north entrance road to Ramona Expressway shall be aligned to provide a minimum interval of one-half mile between planned signalized intersections along the Ramona Expressway.~~
- ~~2. The project shall participate in an area-wide circulation improvement program which will upgrade the Ramona Expressway to a six to eight lane facility and Nuevo Road to a four to six lane facility, and provide a coordinated set of traffic signals as shown on the Circulation Plan, included in the McCanna Hills Specific Plan.~~
- ~~3. For buildout traffic conditions, the Ramona Expressway shall be improved to four lanes between Interstate 215 and the north project entrance.~~
- ~~4. Foothill Avenue within the project boundary shall be improved to a secondary cross section (88-foot right-of-way) in conjunction with project development.~~
- ~~5. The Specific Plan 246 property north entrance road shall be improved to an arterial highway cross section (110-foot right-of-way) in conjunction with project development.~~

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<sup>12</sup> The County General Plan is entitled the Riverside County Integrated Plan (RCIP)

~~(Note: This Measure no longer applies as there is no northern entrance from Ramona Expressway.)~~

6. Walnut Avenue within the project boundary shall be improved to a secondary cross section (66-foot right-of-way) in conjunction with project development.
7. A high level of service along arterials shall be maintained by restricting parking and controlling roadway access.
8. Intersection geometrics shall be implemented in accordance with Riverside County standards.
9. For the buildout scenario, traffic signals shall be installed as discussed.
10. Landscape plantings and signs shall be limited in height within the vicinity of the project roadways to assure good visibility.
11. Bus turnouts shall be incorporated into the initial road network design at the following locations:

- ~~• Northwest corner of Preissman Way and Walnut Avenue, adjacent to Planning Area 5, Park.~~
- Southwest corner of Preissman Way and Walnut Avenue, adjacent to Planning Area 1, Medium Density Residential
- ~~• West side of Preissman Lane, adjacent to Planning Area 14, School.~~
- ~~• West side of Foothill Avenue, adjacent to Planning Area 30, Sports Park.~~
- ~~• North side of Preissman Loop, near south intersection with Foothill Avenue, adjacent to Planning Area 34, School.~~
- ~~• South east corner of Foothill Avenue and Orange Avenue, adjacent to Planning Area 24, Medium Density Residential.~~
- ~~• North east corner of Preissman Way and Orange Avenue, adjacent to Planning Area 21, Commercial.~~

12. The applicant shall consult with Riverside Transit Agency (RTA) staff to provide certain transit-friendly amenities in selected portions of the overall Specific Plan area:

Along designated arterial streets (listed in “b” below) deemed likely by RTA to carry bus traffic in the future, subsequent tract maps shall specify bus stops with standard bus turnouts to be installed concurrent with local curbs and gutters. The turnouts shall be placed on both sides of the designated arterial streets at intervals to be determined in consultation with the RTA.

Designated arterial streets as proposed in the McCanna Hills Specific Plan are:

- i. Orange Avenue
- ii. Foothill<sup>13</sup> Avenue, between Orange Avenue and Nuevo Road
- iii. Antelope Road, north from Nuevo to the project boundary
- iv. Nuevo Road (northside only, and within project boundary)

<sup>13</sup> Foothill Avenue has been redesignated Sherman Road and Preissman Lane no longer exists. The most current version of the Specific Plan (SP246A3) shows realignments for Foothill Avenue and the former Preissman Lane to promote better regional circulation

Placement of some turnouts located adjacent to future commercial or institutional uses shall need extra attention at the Plot Plan stage to avoid conflicts with future drive aisles. Also, in some cases throughout the project, additional right of way maybe needed to accommodate the full 10-foot minimum width of the bus stop parking area and retain allowance for sidewalk, walls, utilities and landscaping.

13. Additional bus stops shall be installed between bus turnouts as required to meet rider-ship demand.
  - ~~14. The project developer shall encourage ridesharing by providing mini park-and-ride facilities, including bicycle storage facilities, on the site. The locations will be within parks and commercial centers. Sufficient parking in back or at the sides of buildings shall also be provided.~~
  15. Appropriate pedestrian openings shall be provided through perimeter and theme walls as necessary to allow convenient access to public transit stops.
  16. Paved walkways with landscaping accents, leading directly to bus stops and park-and-ride lots shall be provided.
  17. Bus shelters, with adequate security lighting, and safe pedestrian crossings shall be provided at bus stop locations.
  18. Traffic impact study reports shall be required with submittal of each tentative tract map or plot plan. The required format for each traffic impact study report will be determined by the Riverside County Transportation Department. The required format will include evaluation of peak hour conditions at intersections significantly impacted by each phase of development.
  19. If an impacted intersection is estimated to exceed County service level standards, then appropriate link and intersection improvements shall be required to be presented for County staff review.
  20. The improvements needed to maintain the County service level standards shall be required to be in place prior to occupancy of the relevant development phase. Improvements, which are included in an adopted fee program, will be provided by the fee program mechanism if funds are currently available. If funds are not available to meet the circulation improvement needs at any particular development phase, then the project proponent will either provide the off-site improvements directly (with assurance of future reimbursement or credits if a relevant fee program is in place), or the development must await other sources of implementation.
  21. The Specific Plan 246 Transportation Demand Management Plan shall be implemented as described in the plan. This shall include the provision of a copy of the plan to all prospective buyers prior to collection of any non-refundable purchase money deposit, disclosure in the Purchase and Sale Agreement of the existence of the plan, and funding of Transportation Management Association dues through common area charges as port of the CC&Rs governing the Master Association portion of the project. The following mitigation measure would reduce the potential impact of the project relative to traffic to a level of less than significant.
  - ~~22. The Transportation Department of Riverside County reviewed the traffic study submitted for the referenced project. The study was deemed to have been prepared in accordance with County approved guidelines. The Transportation Department generally concurs 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 traffic study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions. Traffic study improvement recommendations at the Rider Street/Ramona Expressway intersection have recently been constructed.~~

~~I-215 Freeway Southbound Ramps (NS)  
at: Ramona Expressway (EW)  
Nuevo Road (EW)  
4<sup>th</sup> Street (EW).~~

~~I-215 Freeway Northbound Ramps (NS)  
at: Ramona Expressway (EW)  
Nuevo Road (EW)  
4<sup>th</sup> Street (EW).~~

~~Perris Boulevard (NS)  
at: Ramona Expressway (EW)  
Rider Street (EW)  
Orange Avenue (EW)  
Nuevo Road (EW).~~

~~Lake Perris Drive (NS)  
at: Ramona Expressway (EW).  
Ramona Expressway (NS)  
at: Rider Street (EW).~~

~~Bradley Road-Dunlap Drive (NS)  
at: Orange Avenue (EW).  
Foothill Avenue (NS)  
at: Orange Avenue (EW)  
Nuevo Road (EW).~~

~~Menifee Avenue (NS)  
at: Nuevo Road (EW)  
Lakeview Avenue (NS)  
at: Ramona Expressway (EW)  
Nuevo Road (EW).~~

~~Sherman Road (NS)  
at: Rider Street (EW)  
Walnut Avenue (EW).~~

~~Antelope Road (NS)  
at: Nuevo Road (EW).~~

~~Orange Avenue (NS)  
at: Walnut Avenue (EW).~~

23. The traffic study has identified additional intersections as warranting traffic signals through existing or future conditions. The project shall contribute to those locations, through payment of Traffic Signal Mitigation Fees.
24. All roads shall be improved per the recommended General Plan or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.
25. The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of an occupancy permit, pursuant to Ordinance No. 824.
26. The Riverside County Transportation Commission (RCTC) is in the process of conducting a study for the Mid-County Parkway.
- ~~27. Prior to approval of any project beyond 300 dwelling units in Phase 1 (Village V) other than financing maps, an infrastructure phasing plan for the Lakeview-Nuevo area shall be developed and approved by the County. This plan shall identify the extent and timing of improvements to Ramona Expressway, I-215/Ramona Expressway interchange, Nueve Road, and other major Transportation facilities. The plan shall also identify funding sources (potentially a CFD) to fund these major facilities. The plan shall identify pro-rata traffic capacity and funding shares for developments required to participate.~~
- ~~28. Prior to the occupancy beyond 300 dwelling units in Phase 1 (Village V), a funding mechanism acceptable to the Transportation Department shall be formed and funding identified for the construction of improvements to the I-215/Ramona Expressway and the construction and widening of Ramona Expressway from the eastern project limits to I-215 and other regional improvements identified in the Infrastructure Phasing Plan for the Lakeview-Nuevo area. It should be noted this measure does not apply to TR33978R01.~~
29. Site-specific traffic studies shall be required for all subsequent development proposals within the boundaries of Specific Plan No. 246 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.
30. The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections:

Prior to Occupancy of 301<sup>st</sup> Dwelling Unit:

- ~~Foothill Blvd/Nuevo Rd (with no fee credit)~~

Prior to Occupancy of 501<sup>st</sup> Dwelling Unit:

- ~~Menifee Road/Nuevo Road (with fee credit)~~
- ~~Dunlap Drive/Orange Avenue (with no fee credit)~~
- ~~Sherman Road/Walnut Ave (with no fee credit)~~
- ~~Sherman Road./Rider Street (with no fee credit)~~

Prior to Occupancy of 1,001<sup>st</sup> Dwelling Unit:

- ~~Lakeview Avenue/Ramona Expressway (with no fee credit)~~



Prior to Occupancy of 1,501<sup>st</sup> Dwelling Unit:

- ~~Lakeview Avenue/Nuevo Road (with no fee credit) or as approved by the Transportation Department. To account for actual project phasing, modification to the installation timing requirements may be necessary. Alternative and/or additional locations may require signalization based on project specific studies to be done for each tract map or use case within this Specific Plan and as required by the Transportation Department.~~

31. ~~Prior to occupancy beyond 300 dwelling units in Phase 1, Village V (and/or other Phase determined by the County Transportation Department not to impact the interchange), the following improvements shall be constructed:~~

- ~~The intersection of Ramona Expressway/I-215 Southbound Ramps shall be improved to provide the following geometrics:~~

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

~~Eastbound: Two through lanes, one right turn lane.~~

~~Westbound: One left turn lane, two through lanes.~~

- ~~The intersection of Ramona Expressway/I-215 Northbound Ramps shall be improved to provide the following geometrics:~~

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

~~Eastbound: One left turn lane, two through lanes~~

~~Westbound: Two through lanes, one right turn lane or as approved by County Transportation and Caltrans.~~

~~Implementation of the recommended mitigation measures is forecast to reduce project related traffic impacts to a level of less than significant.~~

32. Also, in accordance with and per Ordinance 659, within the Lakeview/Nuevo Plan area, the applicant must pay a mitigation fee of which an amount to be determined will be allocated for major traffic improvements mitigation and an additional amount will be allocated for traffic signal mitigation (regarding Ordinance 824, Participation in Western Riverside County Transportation Mitigation Fee Program, also applies to this proposed project, and may offset or replace the Ordinance 659 levy for major traffic improvements in the future.).

**TR33978R01.** The Project would pay established County DIF for local transportation-related impacts, the TUMF for regional improvements, and if necessary make appropriate fair share contributions to established traffic mitigation programs. The Project has been conditioned to provide a bus stop on Walnut Avenue to the satisfaction of the RTA. The Project will implement all of the mitigation measures listed above except #1-5, 11, 14, 22, and 27-28, and 30-31 as these measures do not apply to TR33978R01 for the reasons outlined below:

**#1-5** These measures relate to overall SP246 circulation and Ramona Expressway, and the proposed TR33978R01 will not directly access or contribute a significant amount of traffic onto Ramona Expressway.

- #11 This measure addresses a number of bus stops but the only one affected by TR33978R01 is on Walnut Ave. near Sherman Road in consultation with RTA so that text remains.
- #14 This measure requires bicycle parking improvements at parks but TR33978R01 does not contain any park sites.
- #22 This measure refers to recommendations from the overall traffic study for the entire SP246, however, the offsite improvements listed in this measure have either been installed already or TR33978R01 does not make fair share contributions to the indicated improvements.
- #27-28 These measures address Village V and impacts to Ramona Expressway. TR33978R01 is not in Village V and will not directly access or contribute a significant amount of traffic onto Ramona Expressway.
- #30 This measure outlines traffic signals needed for the overall circulation of SP246. The only signal location relative to TR33978R01 is Walnut Ave/Sherman Road which has already been installed.
- #31 This measure refers to road improvements to be made as part of Village V for Ramona Expressway. TR33978R01 is not in Village V and will not directly access or contribute a significant amount of traffic onto Ramona Expressway.

Monitoring: Riverside County’s Building and Safety Department and Transportation Department will monitor through the permitting process that any recommended mitigation. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>38. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include the construction or expansion of a bike system or bike lanes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, Lakeview/Lake Nuevo Area Plan, EIR319.

Findings of Fact:

**EIR Conclusion.** SP246 would generate an incremental need for recreational trails in this portion of the County consistent with the Lakeview/Nuevo Area Plan (LNAP). Policy LNAP 9.1 reads as follows:

“Develop, maintain and/or improve the trails and bikeways within the Lakeview/Nuevo Plan as depicted on Figure 8, Trails and Bikeway System, and as discussed in the Multipurpose Recreational Trails section of the General plan Circulation Element.”

Relative to TR33978R01, the most current approved version of the Specific Plan (SP246-A3) would provide additional bikeways that are not depicted on the Lakeview/Lake Nuevo Area Plan and were not in the original SP246. These bikeways would provide additional linkages to the already proposed bicycle circulation system.

**TR33978R01.** The Project would provide bikeway connections per SP246-A3, as approved in the most current Previous CEQA Documents.

Mitigation: TR33978R01 would provide bikeways and connections for future bikeways as outlined in SP246-A3, as approved in the most current Previous CEQA Documents.

Monitoring: None Required.

### **Addendum Determinations for Transportation and Bicycle Trails**

#### ***No Substantial Project Revisions Requiring Major EIR Revisions***

The EIR would not require major revisions due to the minor realignment of the streets within the Project area.

#### ***No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions***

The physical environment on the Project site is unchanged since the completion of the previous EIR319. The change in regulations would not require major revisions to EIR319.

#### ***No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319***

The potential environmental effects are being reduced through a modification in the circulation system to allow for increased traffic flow and allow for future construction and operation of the MCP. No substantial changes in the potential impacts of the Project relative to bikeways would result in any new or substantially different impacts than those identified in EIR319.

#### ***No Substantial Changes in the Mitigation Measures or Alternatives***

The Project does not require or result in any changes to the adopted mitigation measures or the EIR alternatives.

**TRIBAL CULTURAL RESOURCES**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>39. Tribal Cultural Resources</b> Would the project				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: EIR319, OPR Website regarding SB 18 and AB 52, updated Cultural Report by Psomas (February 4, 2019), and RivCo Advisory Notification Document (AND) for TR33978R01 dated February 28, 2019.

Findings of Fact:

**EIR Conclusions (thresholds 39a-b).** Consultation with local Native American tribes was not required during preparation of EIR319 but was subsequently required by SB 18 after September 2004 (for specific plans) and AB 52 in 2015. The SP246 property does contain tribal cultural resources (Final EIR319, Ex. Sum, page 6-15).

**TR33978R01 (thresholds 39a-b).** The revision to the approved tentative tract map did not trigger the requirement for AB 52. However, the latest design of the Project is the result of consultation with the Pechanga Band of Luiseno Indians (Pechanga), which increased the open space areas to better protect the rock outcroppings onsite which are considered to be cultural resources by the tribal representatives (see Appendix E). The current design of TR33978R01 will protect “four milling slick” sites<sup>14</sup> over which the Pechanga Tribe have expressed concern. The new open space arrangement and “limits of disturbance” map for TR33978R01 demonstrate that grading/development for the Project and grading of the borrow area would avoid the rock outcroppings and associated milling features.

Mitigation: Although EIR319 did not include any mitigation relative to Native American consultation, the County and the Project applicant have been in regular communication with Pechanga representatives to redesign TR33978R01 to better protect/preserve cultural resources on the Project vicinity based on the results of the revised cultural assessment (Psomas, February 4, 2019). As outlined in the previous Section 9, Archaeological Resources, three standard conditions of approval will be applied to Project grading to protect cultural resources (Planning Cul-1 through Cul-3)

<sup>14</sup> Four Slick Sites referred to as P-33-003722, P-33-003723, P-33-019863, and P-33-019864 per updated cultural study by Psomas (February 4, 2019) and supporting confidential mapping

Monitoring: Riverside County's Planning Department and the County Archaeologist will monitor that any Project design features or subsequent mitigation measures based on tribal consultation are implemented relative to TR33978R01. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents, as well as the updated Cultural Resources Report.

### **Addendum Determinations for Tribal Cultural Resources**

#### ***No Substantial Project Revisions Requiring Major EIR Revisions***

The EIR would not require major revisions because the Project is reducing the amount of grading in the areas that have the outcroppings that are considered potentially significant tribal cultural resources.

#### ***No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions***

The physical environment on the Project site is unchanged since the completion of the previous EIR319. The change in regulations would not require major revisions to EIR319 and no new physical environmental impacts would occur.

#### ***No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319***

The potential environmental effects are being reduced through a modification in the grading to reduce the disturbance of the potentially significant rock outcroppings that contain tribal cultural resources.

#### ***No Substantial Changes in the Mitigation Measures or Alternatives***

The Project applicant has modified the grading plan for TR33978R01 to further avoid the areas that may contain significant cultural resources underground and the rock outcroppings that contain cultural resources. This is not considered a substantial change to the mitigation measures or the alternatives. The areas with potential cultural resources underground have been avoided through the design features outlined above.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>UTILITY AND SERVICE SYSTEMS</b> Would the project				
<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: EIR319

Findings of Fact:

**EIR Conclusions (thresholds 40a-b).** SP246 is located within the Eastern Municipal Water District (EMWD) service area. EIR319 determined the residential development would create demand for approximately 1,235,200 gallons of water per day and the 49 acres of commercial uses would generate demand for approximately 730,000 gallons of water per day (Final EIR319, Ex. Sum, page 6-17).

The water demand for the most current version of the specific Plan (SP246-A3) would be substantially reduced from the original SP246 as a result of the reduced dwelling units and an elimination of most of the commercial land uses from the plan.

**TR33978R01 (thresholds 40a-b).** The Project will comply with County water conservation design and the State Green Building Code in that regard. The Project would consume less water than originally identified under EIR319 due to more strict water consumption limitation of the County at present as well as the requirements pursuant to the landscape ordinance. Based on discussions with Eastern Municipal Water District, the project engineer confirmed that..."the total water demand of the project will decrease the amount of storage and pumping requirements of the overall system, as well as reduce the demand on the sources of water supply" (D. Currington April 2019).

Mitigation: The following project-specific mitigation measures for *Utilities and Service Systems* (EIR319) would reduce the potential project specific impacts to less than significant levels. The mitigation measures shown below are the same as the mitigation measures shown in the previous EIR and as approved in the most current Previous CEQA Documents.

**Water and Sewer**

1. Adequate facilities, water lines and sewer lines are being planned by the project engineers and will be revised and approved by EMWD prior to the issuance of permits.
2. All water and sewer lines shall be placed underground.
3. All lines will be designed per the Eastern Municipal Water District's requirements.
4. The infrastructure systems will be dedicated to and managed by the EMWD.

5. Water and sewer disposal facilities shall be installed in accordance with the requirements and specifications of the Riverside County Health Department.
6. The Eastern Municipal Water district is the indicated agency for the mitigation monitoring program for the water and sewer infrastructure improvements.
- ~~7. Consideration must be given to use of reclaimed water for green-space irrigation.~~
8. If it is determined that reclaimed water use is appropriate, the project proponent shall submit a conceptual plan of reclaimed water service to the Eastern Municipal Water District's Customer Service Department for review and approval. This plan shall identify proposed uses of reclaimed water and estimates of the volume of reclaimed water needed to satisfy the project demands.
9. A plan for service for water shall be submitted to EMWD's Customer Service Department for review to determine exact storage requirements.

**TR33978R01.** The Project will implement all the above mitigation measures except for #7 as the EMWD has indicated it would not provide reclaimed or agricultural water to this tract. The developer would pay the most current approved development impact fees related to water consumption.

Monitoring: Riverside County's Building and Safety Department and Environmental Health Department will monitor that arrangements for water provision acceptable to EMWD are accomplished through the permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>41. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider which 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: EIR319

Findings of Fact:

**EIR Conclusions (thresholds 41a-b).** EMWD is responsible for the treatment of wastewater in the subject area. SP246 would create 1,122,400 gallons per day of sewage effluent. In 1992, the approved and proposed development in the vicinity would have exceeded the Perris Valley Treatment Facility's capacity; however, EIR319 concluded that with mitigation potential impacts of SP246 relative to wastewater services could be reduced to less than significant levels (Final EIR319, Ex. Sum, page 6-17).

**TR33978R01 (thresholds 41a-b).** The Project would generate wastewater that would be treated by EMWD facilities and provide appropriate development impact mitigation fees to the District.

Mitigation: See mitigation measures listed above under **Water and Sewer** (Section 40 Water) above. In addition, TR33978R01 would pay the most current adopted development impact fees adopted by EMWD.

Monitoring: Riverside County’s Building and Safety Department and Environmental Health Department will monitor that arrangements for sewer service provision acceptable to EMWD are accomplished through the permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>42. Solid Waste</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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: RCIP, EIR319.

Findings of Fact:

**EIR Conclusions (thresholds 42a-b).** SP246 would generate a population of 9,264 although the EIR indicated it could be as low as 8,100 residents depending on actual occupancy in the future. The 9,264-population associated with the proposed Project would result in a daily generation of approximately 35.7 tons of solid waste, which would incrementally reduce the expected lifespan for the affected landfills (Final EIR319, Ex. Sum, page 6-23).

**TR33978R01 (thresholds 42a-b).** The Project would generate a proportional increase in the amount of solid waste as estimated in EIR319. Since the time the EIR was prepared, the County has made alternative arrangements for handling solid waste from this portion of the County (i.e., expansion of El Sobrante Landfill in 2014), which currently occupies 468 acres, accepts 2 million tons of waste each year, and is planned to be open for another 50 years (209 million cubic yard capacity remaining) based on information from Waste Management, the private operator of the landfill<sup>15</sup>. Therefore, the potential impact of TR33978R01 on regional solid waste services would be less than significant with implementation of the recommended mitigation measures.

Mitigation: The following project-specific mitigation measures for *Utilities and Service Systems* (EIR319) would reduce the potential Project specific impacts to less than significant levels. The

<sup>15</sup> <http://www.wm.com/location/california/inland-empire/san-bernardino/el-sobrante.jsp>



mitigation measures shown below are the same as the mitigation measures shown in the previous EIR and as approved in the most current Previous CEQA Documents.

### **Solid Waste**

- ~~1. Prior to the present landfills reaching capacity, new landfill sites will have to be identified and alternative methods of disposal of solid waste explored. These issues will be addressed in the comprehensive study currently being prepared by Riverside County.~~
- ~~2. The County is encouraging large projects and municipalities within the county to implement storage facilities for recycled materials in separate and enlarged trash enclosures, particularly within multi-family and commercial projects for adequate storage of recyclable materials. Other residential units shall also be provided with adequate solid waste bin enclosures. Multi-family and commercial uses shall be required to have detailed project design, including provision for several facilities within the project area.~~
3. The County is required to address AB 162, which mandates implementation of plans to reduce the overall waste by 25 percent.
4. Construction waste generated during development shall be properly disposed of and/or recycled as per County Solid Waste Department policies.
- ~~5. Sewer system sludge will be disposed of at the sewer plant in accordance with all Department of Health regulations.~~
6. The County of Riverside Solid Waste Management Department shall determine compliance with general plan requirements as a part of the mitigation monitoring program for the project.
7. A curb-side recycling program shall be encouraged by the project developers.
8. The project proponent shall inform the permitted refuse hauler for the project site of the programs being pursued relating to recycling and waste reduction (i.e., curbside recycling, buy-back centers, the collection of green and wood wastes for recycling or composting at the appropriate facility, etc.).
9. The feasibility of establishing collection points within the project shall be considered at the final design stage.
- ~~10. Plot plans for commercial shopping centers shall include trash disposal and recycling centers, subject to review and approval by the Riverside County Waste Management Department.~~

**TR33978R01.** The Project would implement all the above mitigation measures except for #2, 5 and #10 which do not apply as the Project does not contain commercial uses or the sewage treatment plant. In addition, the County has additional landfill facilities, and thus #1 does not apply to TR33978R01.

Monitoring: Riverside County's Building and Safety Department and Waste Management Department will monitor that mitigation of impacts to landfill capacity, including implementation of recyclables collection and loading facilities where applicable, is accomplished through the permitting process. Monitoring for all mitigation measures remain as identified in EIR319 and other Previous CEQA Documents.

	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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, EIR319.

Findings of Fact:

**EIR Conclusions (thresholds 43a-b).** At full build-out, SP246 was anticipated to generate demand for approximately 24,175,356 kwh of electricity per year and approximately 22,878,540 cubic feet per month of natural gas (Final EIR319, Ex. Sum, page 6-22).

Utility consumption/generation estimates for SP246 were substantially reduced due to the reduction of dwelling units and the elimination of most of the commercial land uses in the most recently approved version of the Project (SP246-A3).

**EIR Conclusions (thresholds 43c-h).** The EIR did not specifically address all of these other utilities and facilities but did conclude overall utility impacts would be less than significant with payment of adopted development impact fees to the various utility providers (Final EIR319, Ex. Sum, page 6-22).

**TR33978R01 (thresholds 43a-h).** The Project would incrementally increase consumption of electricity, natural gas, general governmental services, and the generation of stormwater runoff. The Project would pay all applicable development impact fees to local utility service providers and the future increase in property values would help offsite any incremental increases in general governmental services.

Mitigation: The following Project-specific mitigation measures for *Utilities and Service Systems* (EIR319) would reduce the potential Project specific impacts to less than significant levels. The mitigation measures shown below are the same as the mitigation measures shown in the previous EIR and as approved in the most current Previous CEQA Documents.

## Utilities

1. The project will extend gas, electric, telephone, and cable facilities to the site.
2. Appropriate erosion controls will be implemented during the construction of utility trenches, including the use of watering trucks to prevent dust.
3. Construction activities related to utility extension will be limited to between the hours of 7:00 A.M. and 6:00 P.M. to reduce noise impacts to surrounding residents.
4. The applicant will comply with guidelines provided by Southern California Edison (SCE) and Southern California Gas (SCG) in regard to easement restrictions, construction guidelines, protection of pipeline easement, and potential amendments to rights-of-way in the areas of any existing easements.
5. Effective energy conservation techniques such as solar energy and waste heat recovery uses will be encouraged where feasible throughout the residential and commercial areas.
6. The affected utility companies will determine compliance with these mitigation measures as a part of the mitigation monitoring program.

**TR33978R01.** The Project would implement all of the applicable mitigation measures, where appropriate.

Monitoring: The respective utility companies will monitor utility facilities impact mitigation through the permitting process.

### **Addendum Determinations for Utility and Service Systems**

#### ***No Substantial Project Revisions Requiring Major EIR Revisions***

There are no substantial revisions to the Project that would require major revisions to the EIR relative to *Utility and Service Systems*. The Project is a residential development and the same mitigation measures proposed in the previous EIR319 would still apply and be sufficient to mitigate the potential utility impacts of the proposed minor modifications to TR33978R01 to less than significant levels.

#### ***No Substantial Change in the Physical Environment or Regulations Requiring Major EIR Revisions***

The physical environment on the Project site is relatively unchanged since the completion of the previous EIR319. The change in regulations would not require major revisions to EIR319.

#### ***No New Information Showing New or Substantially More Severe Significant Effects than in EIR No. 319***

The minor adjustments to the Project to allow for updated fees associated with Utility and Service Systems would not constitute new or substantially more severe effects than were previously disclosed in EIR319. The proposed Project provides an opportunity to further reduce the potential impacts associated with Utilities and Service Systems by updating the fee schedules.

#### ***No Substantial Changes in the Mitigation Measures or Alternatives***

The updating of fees beyond those identified in the previous EIR319 is only minor modification and does not constitute a substantial change to the mitigation measures or alternatives.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>44. Wildfire</b>				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project				
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"/>

Source: EIR319, RCIP Figure S-11 "Wildfire Susceptibility", page S-43 (page 294 of 665 on RCIP CD), Riverside GIS.

Findings of Fact:

**EIR Conclusions (thresholds 44a-d).** According to RCIP Figure S-11, the SP246 property is not within a hazardous fire area, as defined in Section 8 of County Ordinance 787. Therefore, EIR319 determined SP246 would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. It should be noted this discussion was in the "Hazards" section of EIR319 (Final EIR319, Ex. Sum, pages 6-18 and 6-24).

**TR33978R01 (thresholds 44a-d).** The Project is not within a designated hazardous fire area. Regarding threshold a, the Project site has long been planned for residential uses and is proximate to the Ramona Expressway and will eventually be adjacent to the Mid-County Parkway, and these regional roadways will allow for emergency response and/or evacuation of the Project area in the event of a disaster. Regarding threshold b, the Project does not produce any conditions that would exacerbate wildfire severity or propagation and would allow for better emergency access for fighting fires in surrounding undeveloped areas. Regarding threshold c, the Project would install new roads and a connection to Walnut Avenue but the planned TR33978R01 improvements would be expected to enhance wildfire protection for the area and not reduce it. Regarding threshold d, Walnut Avenue is immediately downslope of the Project so its development would not be expected to result in increased risk of downstream flooding, landslides as a result of runoff, or post-fire slope instability. Based on this analysis, TR33978R01 will have no significant impacts relative to wildfire and no mitigation is required.

Mitigation Measure: None required.

Monitoring: None Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>MANDATORY FINDINGS OF SIGNIFICANCE</b>				
<b>45.</b> 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, substantially reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Lakeview/Nuevo Area Plan, EIR319, various technical studies for TR33978R01.

Findings of Fact:

**EIR Conclusion.** Based on the analysis and mitigation measures provided, the Project does not have the potential to 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, or reduce the number / restrict the range of a rare, or endangered plant or animal. While the Project does have impacts upon biological resources, the various biological assessments that have been completed for TR33978R01 conclude it does not have the potential to substantially degrade the quality of the environment beyond what was identified in the previous EIR319 (Final EIR319, Ex. Sum, page 6-12)(SP246A3 Addendum, MBI 2015)(Psomas 2018). The updated cultural study for TR33978R01 concluded the Project would not have any impacts to historical or cultural resources beyond what was identified in EIR319 (Final EIR319, Ex. Sum, page 6-15)(Psomas 2019).

**TR33978R01.** The potential cumulative impacts of TR33978R01 were previously evaluated in EIR319, as TR33978R01 is consistent with the currently approved specific plan (SP246-A3) in terms of number, type, and location of residential units. Therefore, TR33978R01 would not have any unexpected cumulative environmental impacts that were not already identified relative to the overall development of SP246.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>46.</b> Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?

Source: Lakeview/Nuevo Area Plan and EIR319, various technical studies for TR33978R01.

Findings of Fact:

**EIR Conclusion (threshold 46).** Within the context of 2004-2005 development, economic, and environmental conditions within the Lakeview/Nuevo area of Western Riverside County, EIR319 determined that SP246 did not have impacts which were individually limited but cumulatively considerable beyond those that were identified in the previous EIR319 (Final EIR319, Ex. Sum, pages 6-4 through 6-24).

**TR33978R01.** The potential cumulative impacts of TR33978R01 were previously evaluated in EIR319, as TR33978R01 is consistent with the currently approved specific plan (SP246-A3) in terms of number, type, and location of residential units. Therefore, TR33978R01 would not have any unexpected cumulative environmental impacts that were not already identified relative to the overall development of SP246.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Lakeview/Nuevo Area Plan and EIR319, various technical studies for TR33978R01.

Findings of Fact:

**EIR Conclusion (threshold 47).** Development of SP246 would have significant air quality impacts over the long-term, which would could not be mitigated below a level of significance due to the size and nature of the proposed development and the adopted AQMD thresholds. However, no substantial adverse health effects on humans directly resulted from development of the proposed specific plan would occur. In addition, SP246 would contribute to a cumulative loss of vegetation and wildlife habitat, but this impact does not have a direct impact on human health (Final EIR319, Ex. Sum, pages 6-4 through 6-24).

**TR33978R01.** The environmental impacts of TR33978R01 identified in this Environmental Assessment have been mitigated by Project redesign or through conditions of approval on the implementing development application. The Project does not have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly, based on the results of the various technical studies prepared for TR33978R01.

## **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. California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

Riverside County Integrated Project (RCIP)  
Riverside County Integrated Waste Management Plan  
US Soil Conservation Service, USDA, Soil Survey of Western Riverside County, California, 1971.  
EIR319  
Lakeview/Nuevo Area Plan

Location Where Earlier Analyses, if used, are available for review:

Location:  
12<sup>th</sup> Floor,  
County Administrative Center

Address:  
County of Riverside Planning Department  
4080 Lemon Street  
Riverside, CA 92501



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

*Juan C. Perez*  
*Agency Director*



04/10/19, 10:06 am

TR33978R01

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TR33978R01. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

Advisory Notification. 1           AND - Causes for Revocation

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

Advisory Notification. 2           AND - Exhibits

The development of the premises shall conform substantially with that as shown on Approved Tentative Map prepared by Engineering Solutions (David Currington #C58883).

Advisory Notification. 3           AND - Hold Harmless

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

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TR33978R01 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 TR33978R01, 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,



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 3           AND - Hold Harmless (cont.)  
whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 4           AND - Notification Document

The following requirements are included as part of the approval for Tentative Tract Map No. 33978, Revision No. 1 (TR33978R01) and are in addition to the conditions of approval. These include some of the Federal, State and County requirements applicable to this entitlement and subsequent development of the subject property.

Advisory Notification. 5           AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of TR33978R01 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 6           AND - Project Description & Operational Limits

TR33978, Revision No. 1 (TR33978R01) is a Schedule "A" subdivision map to subdivide 51.15 acres into 139 single family lots with minimum lot size of 6,000.

This revision was necessary to accommodate the future Mid-County Parkway, which lies just south of the Project site. The revised map includes 18 acres of open space and 10.4 reserved as unimproved open space.

Advisory Notification. 7           AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 7            AND - Federal, State & Local Regulation Compliance (cont.)

- 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
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 484 (Control of Blowing Sand)
  - Ord. No. 625 (Right to Farm)
  - Ord. No. 630 (Regulating Dogs and Cats)
  - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
  - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
  - Ord. No. 878 (Regarding Noisy Animals)
  - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
  - Ord. No. 671 (Consolidated Fees) {All case types}
  - Ord. No. 679 (Directional Signs for Subdivisions)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - 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. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

## ADVISORY NOTIFICATION DOCUMENT

### 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: INEFFECT NALITTLE 20070423  
RECOMMND THARMON 20060314  
DRAFT THARMON 20060314  
TR33978

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: INEFFECT NALITTLE 20070423  
RECOMMND THARMON 20060314  
DRAFT THARMON 20060314  
TR33978

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: INEFFECT NALITTLE 20070423  
RECOMMND THARMON 20060314  
DRAFT THARMON 20060314  
TR33978

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

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

Comments: INEFFECT NALITTLE 20070423  
RECOMMND THARMON 20060314  
DRAFT THARMON 20060314  
TR33978

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.

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 5                      0010-BS-Grade-MAP-G2.10 SLOPE SETBACKS (cont.)

Comments: INEFFECT NALITTLE 20070423  
RECOMMND THARMON 20060314  
DRAFT THARMON 20060314  
TR33978

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 NALITTLE 20070423  
RECOMMND THARMON 20060314  
DRAFT THARMON 20060314  
TR33978

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 NALITTLE 20070423  
RECOMMND THARMON 20060314  
DRAFT THARMON 20060314  
TR33978

BS-Grade. 8                      0010-BS-Grade-MAP-G2.9DRNAGE & TERRACING

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

Comments: INEFFECT NALITTLE 20070423  
RECOMMND THARMON 20060314  
DRAFT THARMON 20060314  
TR33978

BS-Grade. 9                      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 NALITTLE 20070423  
RECOMMND THARMON 20060314  
DRAFT THARMON 20060314  
TR33978

BS-Grade. 10                      0010-BS-Grade-SP-ALL CLEARNC'S REQ'D B-4 PMT

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 10                            0010-BS-Grade-SP-ALL CLEARNC'S REQ'D B-4 PMT  
(cont.)

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

Comments: INEFFECT ARUSH 20061005  
TR33978

BS-Grade. 11                            0010-BS-Grade-SP-GSP-1 ORD. NOT SUPERSEDED

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

Comments: INEFFECT ARUSH 20061005  
TR33978

BS-Grade. 12                            0010-BS-Grade-SP-GSP-2 GEO/SOIL TO BE OBEYED

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

Comments: INEFFECT ARUSH 20061005  
TR33978

BS-Grade. 13                            0010-BS-Grade-SP-NO GRADING & SUBDIVIDING

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

Comments: INEFFECT ARUSH 20061005  
TR33978

### E Health

E Health. 1                                0010-E Health-SP - CONDITIONS

Consideration shall be given to the use of reclaimed water for green space irrigation. Water sewer lines shall be installed in accordance with Riverside County Department of Environmental Health requirements.

## ADVISORY NOTIFICATION DOCUMENT

### E Health

E Health. 1                                    0010-E Health-SP - CONDITIONS (cont.)

Comments: INEFFECT ARUSH 20061005  
TR33978

E Health. 2                                    EMWD WATER AND SEWER

TR33978 is proposing to receive potable water service from 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.

### Fire

Fire. 1                                        0010-Fire-MAP-#16-HYDRANT/SPACING

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

Comments: INEFFECT NALITTLE 20070423  
RECOMMND DCLARKE 20060828  
DRAFT DCLARKE 20060828  
TR33978

Fire. 2                                        0010-Fire-MAP-#50-BLUE DOT REFLECTORS

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

Comments: INEFFECT NALITTLE 20070423  
RECOMMND DCLARKE 20060828  
DRAFT DCLARKE 20060828  
TR33978

Fire. 3                                        Fire Advisory

- 1.) 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.
- 2.) 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.
- 3.) High Fire Hazard Severity Zone - The project is located in the "SRA High Fire

**ADVISORY NOTIFICATION DOCUMENT**

**Fire**

Fire. 3                                      Fire Advisory (cont.)

Hazard Severity Zone" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, Title 14, the California Building Code and Riverside County Fire Department Information Bulletin #08-05. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

**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 NALITTLE 20070423  
 RECOMMND DHGARCIA 20060907  
 DRAFT DHGARCIA 20060907  
 TR33978

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: INEFFECT NALITTLE 20070423  
 RECOMMND DHGARCIA 20060907  
 DRAFT DHGARCIA 20060907  
 TR33978

Flood. 3                                      0010-Flood-MAP CONS.OUTLET WEST TO PV CH

This tract will be required to convey its onsite flows to the Perris Valley Storm Drain Channel. These facilities shall conform to the board adopted PVMDP or its functional equivalent as approved by the General-Manager-Chief-Engineer. All flood control facilities shall be built to District standards.

Comments: INEFFECT NALITTLE 20070423  
 RECOMMND DHGARCIA 20060907  
 DRAFT DHGARCIA 20060907  
 TR33978

## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 4                                    0010-Flood-MAP COORDINATE DRAINAGE DESIGN  
(cont.)

Flood. 4                                    0010-Flood-MAP COORDINATE DRAINAGE DESIGN

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

Comments: INEFFECT NALITTLE 20070423  
RECOMMND DHGARCIA 20060907  
DRAFT DHGARCIA 20060907  
TR33978

Flood. 5                                    0010-Flood-MAP FLOOD HAZARD REPORT

TR33978 is a proposal to subdivide 142 acres into residential lots in the Lakeview/Nuevo area. The site is located north of Orange Ave, easterly of Bradley Road, southerly of Walnut Ave and westerly of Foothill Rd.

The site receives storm runoff from the south and southeast. The development proposes a series of storm drains to collect onsite flows and convey them north. Two basins are proposed to mitigate water quality. The two basins appear to have adequate volume for water quality.

However, the western basin shall be redesigned to incorporate 4:1 side slopes adjacent to Walnut Ave and "E" Street. This tract will outlet to proposed Line A-N and eventually to Perris Valley Storm Drain. This tract will be required to convey its onsite flows to the Perris Valley Storm Drain Channel unless other development within the City of Perris has constructed an alternate outlet. All facilities shall be built to District standards.

Comments: INEFFECT NALITTLE 20070423  
RECOMMND DHGARCIA 20060907  
DRAFT DHGARCIA 20060907  
TR33978

Flood. 6                                    0010-Flood-MAP INTERCEPTOR DRAIN CRITERIA

The criteria for maintenance access of terrace/interceptor is as follows:

flows between 1-5 cfs shall have a 5-foot wide access road,  
flows between 6-10 cfs shall be a minimum 6-foot rectangular channel.

Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.



### ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 6   0010-Flood-MAP INTERCEPTOR DRAIN CRITERIA (cont.)

Comments: INEFFECT NALITTLE 20070423  
RECOMMND DHGARCIA 20060907  
DRAFT DHGARCIA 20060907  
TR33978

Flood. 7   0010-Flood-MAP MAJOR FACILITIES

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

Comments: INEFFECT NALITTLE 20070423  
RECOMMND DHGARCIA 20060907  
DRAFT DHGARCIA 20060907  
TR33978

Flood. 8   0010-Flood-MAP MAJOR FACILITIES - ADP

Prior to initiation of the final construction drawings for those facilities required to be built as part of the Perris Valley Area Drainage Plan, the developer shall contact the Riverside County Flood Control and Water Conservation District to ascertain the terms and conditions of design, construction, inspection, transfer of rights of way, project credit in lieu of charges and reimbursement schedules which may apply. The developer shall note that if the estimated cost for required Area Drainage Plan facilities exceeds the required mitigation charges and the developer wishes to receive credit for reimbursement in excess of his charges, the facilities will be constructed as a public works contract. Scheduling for construction of these facilities will be at the discretion of the District.

Comments: INEFFECT NALITTLE 20070423  
RECOMMND DHGARCIA 20060907  
DRAFT DHGARCIA 20060907  
TR33978

Flood. 9   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 20070423  
RECOMMND DHGARCIA 20060907  
DRAFT DHGARCIA 20060907  
TR33978

Flood. 10                                        0010-Flood-MAP PERP DRAINAGE PATTERNS



**ADVISORY NOTIFICATION DOCUMENT**

## Flood

Flood. 11                                   0010-Flood-MAP SUBMIT FINAL WQMP (cont.)  
additional water quality measures.

Comments: INEFFECT NALITTLE 20070423  
RECOMMND DHGARCIA 20060907  
DRAFT DHGARCIA 20060907  
TR33978

Flood. 12                                   0010-Flood-MAP WATERS OF THE US

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

Comments: INEFFECT NALITTLE 20070423  
RECOMMND DHGARCIA 20060907  
DRAFT DHGARCIA 20060907  
TR33978

Flood. 13                                   0010-Flood-MAP WQMP ESTABL MAINT ENTITY

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

The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

Comments: INEFFECT NALITTLE 20070423  
RECOMMND DHGARCIA 20060907  
DRAFT DHGARCIA 20060907  
TR33978

Flood. 14                                   0010-Flood-SP CONSTRUCT OUTLETS EAST

## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### Flood. 14 0010-Flood-SP CONSTRUCT OUTLETS EAST (cont.)

Development of the eastern portion of the site to the implied density will require the construction of offsite facilities to convey flows to an adequate outlet. The site's southeastern corner is shown to drain to a storm drain in Nuevo Road that would outlet at the San Jacinto River. The northeastern portion of the site is shown to drain to adjacent development (SP 239). If a mutually acceptable outlet cannot be found, SP 246 would need to be redesigned to outlet flows onsite. All flood control facilities shall be built to District standards.

Comments: INEFFECT ARUSH 20061005  
TR33978

#### Flood. 15 0010-Flood-SP CONSTRUCT OUTLETS TO PVSD

McCanna Hills will be required to convey its onsite flows to the Perris Valley Storm Drain Channel. These facilities shall conform to the board adopted PVMDP or its functional equivalent as approved by the General Manager-Chief Engineer. All flood control facilities shall be built to District standards.

Comments: INEFFECT ARUSH 20061005  
TR33978

#### Flood. 16 0010-Flood-SP FLOOD HAZARD REPORT

Specific Plan 246 A1 or McCanna Hills is a reworking of the original "Preissman" Specific plan which was approved by the Board of Supervisors in 1994. As amended by Sceencheck No. 2, this is a proposal to develop 1157 acres for mostly residential use with open and supporting commercial uses as well as parks and schools. The site is located east of Interstate 215, west of the San Jacinto River, and north of Nuevo Road.

The topography of the plan area consists of rocky hills and broad sloping "coves" below the hills. The hilltops are proposed to be preserved as open space and the coves developed.

As the plan straddles these hills there is no offsite flood hazard or "run-on". The majority of the plan area drains westerly to the City of Perris and eventually to the District's "Perris Valley Storm Drain" (a large earthen channel). About 400 acres of the eastern portion of the plan area drains towards the San Jacinto River. The extreme southeastern tip of the plan area is within the 100-year flood plain for the San Jacinto River.

Section 3.4 of the Specific Plan document covers the SP Master Drainage Plan. This section describes a proposed backbone underground storm drain system to convey onsite storm flows to adequate outlets. It is assumed that the larger stormdrains (greater than 36-inches diameter) would be maintained by the District and smaller drains would be maintained by the Transportation Department.

The developer has submitted a hydraulic/hydrology report in support of the specific

## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 16 0010-Flood-SP FLOOD HAZARD REPORT (cont.)  
plan's drainage plan. The proposal appears to match the board adopted Perris Valley Master Drainage Plan (PVMDP) in general layout. Like the PVMDP, there are five outfalls for storm flows from the west side of the McCanna Hills SP. The report acknowledges the need to construct an outlet for developed flows along Orange Street (Line A-K), but does not address how concentrated storm flows from the other four outfalls will be conveyed to an adequate outlet. McCanna Hills will be required to convey its onsite flows to the Perris Valley Storm Drain Channel unless other development within the City of Perris has constructed an alternate outlet. All facilities shall be built to District standards. For instance, the 2'H by 8'W box proposed for a portion of Line A-K is not acceptable and shall need to be redesigned to District Standards.

It should be noted that a consortium of developers (Tanamera Homes Corporation, D.R. Horton Inc. & Aware Development) with projects in the City of Perris south of Orange and West of SP246 has engaged Pacific Advanced Civil Engineering Inc. (PACE) to develop a revised master drainage plan for their area of interest. This proposed revision has been through three review cycles at the District. The PACE plan does not explicitly conflict with the SP246 plan but it is clear that the two plans need to be coordinated.

The SP Master Drainage Plan exhibit 3.7B mostly respects the natural drainage patterns, but still shows unacceptable diversions which must be rectified in final design. A more detailed review will be performed at the tentative tract stage. Diversions of flows greater than one acre shall not be permitted. This is to insure that flow paths revert to their natural patterns if a facility is exceeded.

Projects within this specific plan may require a National Pollutant Discharge Elimination System (NPDES) Construction 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 been granted a permit or is shown to be exempt.

A preliminary project specific Water Quality Management Plan (WQMP) will be required for developments within the specific plan before those developments are issued conditions of approval. It should be noted that part of the specific plan is located within the San Jacinto River watershed, which is tributary to Canyon Lake and Lake Elsinore.

The western half of the property is located within the bounds of the Perris Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$8,875 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 16                              0010-Flood-SP FLOOD HAZARD REPORT (cont.)

Comments: INEFFECT ARUSH    20061005  
TR33978

Flood. 17                              FLOOD HAZARD REPORT

FLOOD HAZARD REPORT: 01/28/2019  
BBID: 046-804-585

Tract Map (TR) 33978R1 is a proposal to revise an approved Schedule "A" subdivision of approximately 51.5-acres for a residential development. The revision includes a dedication for the future Mid County Parkway Project. The project site is located at the southwest corner of Walnut Avenue and Sherman Road in the Perris area. The City of Perris bounds the site to the north.

The site is impacted by stormwater runoff from the south. In the existing condition, storm flows are intercepted by Walnut Avenue and conveyed via a District underground storm drain, Perris Valley MDP Line A-N-1 (DWG. No. 4-915), to Perris Valley Channel. The District reviewed the Preliminary Drainage Report prepared by JLC Engineering & Consulting dated December 22, 2018. This development proposes to accept offsite flows along its southern boundary and mitigate onsite 100-year flows to maintain the existing 100-year capacity of Line A-N-1. An emergency escape path shall be provided for stormwater runoff at all inlet works for the proposed storm drain system in the event that the inlets become blocked with debris. All proposed structures in the vicinity of the inlet works and along the emergency escape path shall be properly protected by elevating the finished floor of the structures and/or providing adequate flow through area. The District finds the drainage proposal acceptable in concept. Preliminary sizing of the storm drains are less than 48-inches in diameter, therefore, these facilities are anticipated to be maintained by the Transportation Department.

The site is located within the bounds of the PERRIS VALLEY Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$8,875 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of grading permits or issuance of building permits if grading permits are not issued.

Comments: RECOMMEND AGARCIA 20190128

### Planning

Planning. 1                              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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 1                                    0010-Planning-MAP - FEES FOR REVIEW (cont.)  
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 NALITTLE 20070423  
RECOMMND JOSGONZA 20060928  
DRAFT JOSGONZA 20060927  
RECOMMND JOSGONZA 20060921  
DRAFT JOSGONZA 20060915  
TR33978

Planning. 2                                    0010-Planning-MAP - GEO NO. 1572

County Geologic Report (GEO) No. 1572, submitted for this project (TR33978), was  
prepared by Pacific Soils Engineering, Inc, and is entitled: "Geotechnical Review of  
Tentative Tract Map No. 33978, Village 1 North, McCanna Hills, Perris Area, County of  
Riverside, California," dated  
August 17, 2005.

GEO No. 1572 concluded:

- 1.The site will experience ground motion and effects from earthquakes generated along  
active faults located offsite.
- 2.Active faults are not known to exist with the project site.
- 3.The nearest active fault is the San Jacinto Fault Zone located about 11.5 kilometers  
northeast of the site.
- 4.Liquefaction potential is considered to be remote upon accomplishment of the design  
and remedial grading recommended in the above referenced report.
- 5.Natural slopes on the site are strewn with residual boulders capable of being  
dislodged during earthquakes, thus presenting a rockfall hazard on portions of the site  
adjacent to the natural slopes.
- 6.The limits of the rockfall hazard areas are delineated on plate 1 in the above  
referenced report.
- 7.Proposed cut and fill slopes are determined to be grossly and surfically stable as  
designed.
- 8.The rippability of the bedrock is expected to be variable.

GEO No. 1572 recommended:





### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 4                      0010-Planning-MAP - MAP ACT COMPLIANCE (cont.)

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 NALITTLE 20070423  
RECOMMND JOSGONZA 20060928  
DRAFT JOSGONZA 20060927  
RECOMMND JOSGONZA 20060921  
DRAFT JOSGONZA 20060915  
TR33978

Planning. 5                      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: INEFFECT NALITTLE 20070423  
RECOMMND JOSGONZA 20060928  
DRAFT JOSGONZA 20060927  
RECOMMND JOSGONZA 20060921  
DRAFT JOSGONZA 20060915  
TR33978

Planning. 6                      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 NALITTLE 20070423  
RECOMMND JOSGONZA 20060928  
DRAFT JOSGONZA 20060927  
RECOMMND JOSGONZA 20060921  
DRAFT JOSGONZA 20060915  
TR33978

Planning. 7                      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.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 7                                      0010-Planning-MAP - ORD 810 OPN SPACE FEE (cont.)

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: INEFFECT NALITTLE 20070423  
 RECOMMND JOSGONZA 20060928  
 DRAFT JOSGONZA 20060927  
 RECOMMND JOSGONZA 20060921  
 DRAFT JOSGONZA 20060915  
 TR33978

Planning. 8                                      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 NALITTLE 20070423  
 RECOMMND JOSGONZA 20060928  
 DRAFT JOSGONZA 20060927  
 RECOMMND JOSGONZA 20060921  
 DRAFT JOSGONZA 20060915  
 TR33978

Planning. 9                                      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.



## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 11                                    0010-Planning-MAP - Specific Plan DSGN STDS (cont.)  
The land divider shall comply with the "SPECIFIC PLAN DESIGN GUIDELINES,"  
adopted by the Board of Supervisors, August 2005.

Comments: INEFFECT NALITTLE 20070423  
RECOMMND MSTRATE 20061005  
DRAFT MSTRATE 20061005  
RECOMMND JOSGONZA 20060928  
DRAFT JOSGONZA 20060927  
RECOMMND JOSGONZA 20060921  
DRAFT JOSGONZA 20060915  
TR33978

Planning. 12                                    0010-Planning-SP - MAINTAIN AREAS & PHASES

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

Comments: INEFFECT ARUSH 20061005  
TR33978

Planning. 13                                    0010-Planning-SP - NO P.A. DENSITY TRANSPER

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment or Specific Plan Substantial Conformance process, which shall be determined by the Planning Department.

Comments: INEFFECT ARUSH 20061005  
TR33978

Planning. 14                                    0010-Planning-SP - PROJ M/M PROGRAM (GENERA

The EIR319 for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures.

Comments: INEFFECT NALITTLE 20070423  
RECOMMND JOSGONZA 20060928  
DRAFT JOSGONZA 20060927  
RECOMMND JOSGONZA 20060921  
DRAFT JOSGONZA 20060915  
TR33978

Planning. 15                                    0010-Planning-SP - PROJ PA STANDARDS

This implementing project is within Planning Areas 1, 2A, 2B, and 3A of the SPECIFIC PLAN McCanna Hills #246A1.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 15                                      0010-Planning-SP - PROJ PA STANDARDS (cont.)  
Accordingly, this project is subject to these development standards:

1. All residential lots must be at least 6,000 square feet.
2. The maximum number of dwelling units in these planning areas is 2-5 dwelling units per acre.
3. Entry monumentation is required at the intersection of Foothill Ave and Walnut Ave, Walnut and "E" Street, and Foothill Ave and "A" Street.
4. Roadway landscaping is required on all streets.
5. Residential buildings must conform substantially to the design guidelines on pages 5-1 to 5-91 of the SPECIFIC PLAN.
6. Sidewalks along all street & roads shall be in substantial conformance to Exhibits 3.3A, 3.3B, 5.10, 5.13, 5.14, and 5.15B of the SPECIFIC PLAN.

Comments: INEFFECT NALITTLE 20070423  
RECOMMND JOSGONZA 20060928  
DRAFT JOSGONZA 20060927  
RECOMMND JOSGONZA 20060921  
DRAFT JOSGONZA 20060915  
TR33978

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 hold shall be placed on the TENTATIVE MAP, and a hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The hold effective date shall be extended in accordance with any permitted extensions of time. The hold shall be downgraded to a notice upon recordation of the the first phase of the TENTATIVE MAP. The 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 NALITTLE 20070423  
RECOMMND JOSGONZA 20060928  
DRAFT JOSGONZA 20060927  
RECOMMND JOSGONZA 20060921  
DRAFT JOSGONZA 20060915  
TR33978

### Planning-All

Planning-All. 1                                      0010-Planning-All-MAP - 90 DAYS TO PROTEST

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 1                    0010-Planning-All-MAP - 90 DAYS TO PROTEST (cont.)  
imposition of any and all fees, dedications, reservations and/or other exactions imposed  
on this project as a result of the approval or conditional approval of this project.

Comments: INEFFECT NALITTLE 20070423  
RECOMMND JOSGONZA 20060928  
DRAFT JOSGONZA 20060927  
RECOMMND JOSGONZA 20060921  
DRAFT JOSGONZA 20060915  
TR33978

Planning-All. 2                    0010-Planning-All-MAP - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached  
conditions of Tentative Tract Map No. 33978 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 33978, Revision No. 1.

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

Comments: INEFFECT NALITTLE 20070423  
RECOMMND MSTRATE 20061005  
DRAFT MSTRATE 20061005  
DRAFT JOSGONZA 20060928  
RECOMMND JOSGONZA 20060928  
DRAFT JOSGONZA 20060927  
RECOMMND JOSGONZA 20060921  
DRAFT JOSGONZA 20060915  
TR33978

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

The land divider or any successor-in-interest shall defend, indemnify, and hold  
harmless the County of Riverside COUNTY), its agents, officers, or employees from  
any claim, action, or proceeding against the COUNTY, its agents, officers, or  
employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory  
agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which  
action is brought within the time period provided for in California Government Code,  
Section 66499.37. The COUNTY will promptly notify the 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.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

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

Comments: INEFFECT NALITTLE 20070423  
 RECOMMND JOSGONZA 20060928  
 DRAFT JOSGONZA 20060928  
 DRAFT JOSGONZA 20060927  
 RECOMMND JOSGONZA 20060921  
 DRAFT JOSGONZA 20060915  
 TR33978

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

The land division hereby permitted is a schedule A subdivision of 51.15 acres into 139 residential lots with a minimum lot size of 6,000 sq. ft. and 2 open space lots to preserve natural rock outcroppings and 5 open space lots for common landscaping.

Comments: INEFFECT NALITTLE 20070423  
 RECOMMND MSTRATE 20061006  
 DRAFT MSTRATE 20061006  
 RECOMMND JOSGONZA 20060928  
 DRAFT JOSGONZA 20060928  
 DRAFT JOSGONZA 20060927  
 RECOMMND JOSGONZA 20060921  
 DRAFT JOSGONZA 20060915  
 TR33978

Planning-All. 5                      0010-Planning-All-SP - Hold Harmless

The applicant 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 this SPECIFIC PLAN. The COUNTY will promptly notify the applicant 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 applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

Comments: INEFFECT ARUSH 20061005  
 TR33978

Planning-All. 6                      0010-Planning-All-SP - Limits of SP DOCUMENT

No portion of the SPECIFIC PLAN which 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 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.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 6                      0010-Planning-All-SP - Limits of SP DOCUMENT (cont.)

Comments: INEFFECT ARUSH 20061005  
TR33978

Planning-All. 7                      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 ARUSH 20061005  
TR33978

Planning-All. 8                      0010-Planning-All-SP - SP Document

Specific Plan No. 246A1 shall consist of the following:

a. Specific Plan Document, which must include, but not be limited to, the following items:

1. Board of Supervisors Specific Plan Resolution
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance Text.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Addendum to the Environmental Impact Report No. 319 Document, which must include, but not be limited to, the following items:

1. Mitigation Reporting/Monitoring Program (M/M).
2. Initial Study
3. Technical Appendices
4. CEQA Conclusions and Findings pursuant to Section 15164

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

Comments: INEFFECT ARUSH 20061005  
TR33978

Planning-All. 9                      0010-Planning-All-SPA - Amendment Description

This Specific Plan Amendment proposes to alters the land uses, planning area



## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 9                      0010-Planning-All-SPA - Amendment Description (cont.)  
boundries, and overall circulation plan of the SPECIFIC PLAN (McCanna Hills).

Comments: INEFFECT ARUSH 20061005  
TR33978

Planning-All. 10                    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, except Planning Areas 7, 20, 21, 22, 25, and 26 which are not included within this Specific Plan Amendment Process. 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 ARUSH 20061005  
TR33978

### 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                    PDA07011r1 accepted

County Archaeological Report (PDA) No. 7011r1 submitted for this project (TTM33978) was prepared by Charles Cisneros of Psomas and is entitled: "Cultural Resources Survey Report for the McCanna Hills Tentative Tract Map 33978 and Proposed Borrow Area Project: APN 307-410-001, Riverside County", dated February 2019.

PDA07011r1 concludes: The 2018 and 2019 field surveys failed to identify new cultural resources within the Project area. However, ground visibility in the Project area had dense vegetation in various portions. The proposed 15.8 acre borrow area had moderate ground visibility and did not find any cultural resources as a result of the field survey. Six previously recorded cultural resources were identified by the EIC outside of Project area, but within the additional 26.23 acres the County required to be surveyed as part of the Project. Four of the six cultural resources were re-located, and the site records updated (Confidential Attachment E) as part of the study. Considering the archaeological resources near the Project area, it is considered sensitive for unrecorded cultural resources. Cultural resource types that are likely to be encountered include prehistoric artifacts, buried milling features that may be exposed with the removal of sediment, and prehistoric habitation sites; historical archaeological resources may also be present.

PDA07011r1 recommends: Based on the archaeological research to date, Psomas did not identify any cultural resources within the Project area; however, it is possible that during the grading operation with the attending on-site archaeologist and tribal monitor,

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

Planning-CUL. 2                      PDA07011r1 accepted (cont.)  
 archaeological resources may be identified because of the ground disturbing activities. Therefore, the requirements of the Riverside County PLUS Conditions of Approval listed below will be followed to satisfy the requirements of the County and CEQA. 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                      GEO180041 ACCEPTED

County Geologic Report GEO No. 180041, submitted for the project TR33978R01, APN 307-410-001, was prepared by Petra Geosciences, Inc., and is titled; "Preliminary Geotechnical Evaluation, Proposed McCanna Hills 139 Project, Tentative Tract 33978, Riverside County, California," dated August 6, 2018. In addition, Petra has submitted the following report:

"Revised Preliminary Geotechnical Evaluation, Proposed McCanna Hills 139 Project, Tentative Tract 33978, Riverside County, California," dated December 13, 2018.

"Response to Preliminary Geotechnical Evaluation Report Review Sheet by the Riverside County Planning Department, dated December 5, 2018, Regarding Proposed McCanna Hills 139 Project, Tentative Tract 33978, Riverside County, California," December 13, 2018.

GEO180041 concluded:

1. No active faults are known to project through the site and the site is not within an Alquist-Priolo Earthquake Fault Zone, nor a County of Riverside fault hazard zone.
2. Based upon published maps, onsite mapping, and a review of aerial photographs of

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

Planning-GEO. 1                      GEO180041 ACCEPTED (cont.)

the site, risks associated with primary surface ground rupture should be considered very low.

3. In view of the depth of groundwater and dense alluvial and granitic bedrock materials that underlie the site, the potential for manifestation of liquefaction induced features or significant dynamic settlement is considered negligible.

4. Compressible soils are known to exist in the flat-lying areas at the lower elevations of the site; however, the recommended remedial grading will reduce the potential for settlement in these areas to less than significant.

5. Based on the site conditions, lateral spreading, ground lurching and ground subsidence are considered unlikely at the site.

6. The near-surface bearing soil is non-expansive and falls within the "very low" expansion category in accordance with California Building Code (CBC) classification criteria.

7. Total static settlement of the footings under the anticipated loads is expected to be on the order of ¾ inch. Differential settlement is estimated to be on the order of ½ inch over a horizontal span of 40 feet.

8. There are natural slopes within the southwestern portion of the site strewn with boulders that may be dislodged during a seismic event.

GEO180041 recommended:

1. All vegetation and any improvements, trash or debris in areas to be graded should be removed from the site.

2. In areas to receive compacted (engineered) fill or where structures are to be supported by conventional shallow foundations, the existing ground should be over-excavated to a depth so as to expose granitic bedrock or very old alluvial fan deposits, exhibiting an in-place relative compaction of 85 percent or more, based on Test Method ASTM D1557.

3. Acceptance criteria for native alluvial soils also includes exhibiting an in-situ moisture content no lower than 3 percent below the corresponding optimum moisture or as indicated by the geotechnical engineer.

4. All fills should be placed in 6- to 8-inch thick maximum lifts, watered or air dried as necessary to achieve near-optimum moisture conditions and then compacted to a minimum relative compaction of 90 percent.

5. Petra recommends that a site specific rockfall analysis be performed during the rough grade review stages of the project to formulate a design for mitigation of these issues if necessary.

GEO No. 180041 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180041 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 20190114

### Planning-PAL

## ADVISORY NOTIFICATION DOCUMENT

### Planning-PAL

Planning-PAL. 1                      LOW PALEO POTENTIAL (cont.)

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 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.

### ADVISORY NOTIFICATION DOCUMENT

#### Planning-PAL

Planning-PAL. 1                      LOW PALEO POTENTIAL (cont.)

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 20180622

#### 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: INEFFECT NALITTLE 20070423  
RECOMMND RGRAMLIC 20060921  
DRAFT RGRAMLIC 20060919  
TR33978

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: INEFFECT NALITTLE 20070423  
RECOMMND RGRAMLIC 20060921  
DRAFT RGRAMLIC 20060919  
TR33978

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.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 3                    0010-Transportation-MAP - OFF-SITE PHASE (cont.)

Comments: INEFFECT NALITTLE 20070423  
RECOMMND RGRAMLIC 20060921  
DRAFT RGRAMLIC 20060919  
TR33978

Transportation. 4                    0010-Transportation-MAP - R-O-W EXCEEDS/VACATION

If the existing right-of-way along Sherman Street sliver at the cul-de-sac exceeds that which is required for this project, the developer may submit a request for the vacation 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 NALITTLE 20070423  
RECOMMND RGRAMLIC 20060921  
TR33978

Transportation. 5                    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 Commission 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.

Comments: INEFFECT NALITTLE 20070423  
RECOMMND RGRAMLIC 20060921  
DRAFT RGRAMLIC 20060919  
TR33978

### Waste Resources

Waste Resources. 1                    Waste - Advisory

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

## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

Waste Resources. 1                      Waste - Advisory (cont.)

Division.

- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Plan: TR33978R01

Parcel: 307410001

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:

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)

050 - E Health. 2                      0050-E Health-MAP - ANNEX FINALIZED                      Not Satisfied

Annexation proceedings must be finalized with the applicable purveyor for sanitation service.

050 - E Health. 3                      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.

050 - E Health. 4                      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. 5                      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. 6                      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. 7                      ECP CLEARANCE                      Not Satisfied

Department of Environmental Health (DEH) concurs with Petra Geoscience, Inc. in report dated September 21, 2018 that a limited Phase II Environmental Site Assessment (ESA) should be conducted for the northern portion. In addition to this, the Phase I ESA needs to be updated to address to include the southern portion of the parcel. Please contact 951-955-8980 for additional details.



Plan: TR33978R01

Parcel: 307410001

50. Prior To Map Recordation

E Health

050 - E Health. 8                      EMWD WATER AND SEWER                      Not Satisfied

Provide documentation from Eastern Municipal Water District (EMWD) that establishes water and sewer service for the project. This is more than a "will-serve" letter.

050 - E Health. 9                      SOLID WASTE SERVICE                      Not Satisfied

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

Fire

050 - Fire. 1                      0050-Fire-MAP-#43-ECS-ROOFING MATERIAL                      Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class "B" material as per the California Building Code.

050 - Fire. 2                      0050-Fire-MAP-#47-SECONDARY ACCESS                      Not Satisfied

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department.

050 - Fire. 3                      0050-Fire-MAP-#64-ECS-DRIVEWAY ACCESS                      Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end.

A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

050 - Fire. 4                      0050-Fire-MAP-#67-ECS-GATE ENTRANCES                      Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

050 - Fire. 5                      0050-Fire-MAP-#73-ECS-DRIVEWAY REQUIR                      Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%.access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

050 - Fire. 6                      0050-Fire-MAP-#88-ECS-AUTO/MAN GATES                      Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be

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50. Prior To Map Recordation

Fire

050 - Fire. 6                                      0050-Fire-MAP-#88-ECS-AUTO/MAN GATES (cont.)                                      Not Satisfied  
automatic or manual minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

050 - Fire. 7                                      0050-Fire-MAP-#98-ECS-HYD/WTR TANK                                      Not Satisfied  
Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be provided, either: 1) a domestic water system with an approved fire hydrant within 500' of the driveway entrance, or 2) a private well system with a water storage tank of sufficient size, as approved by the Riverside County Fire Department.

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 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 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. 3                                      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

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50. Prior To Map Recordation

Flood

050 - Flood. 3                      0050-Flood-MAP OFFSITE EASE OR REDESIGN (cont.)                      Not Satisfied  
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. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

050 - Flood. 5                      0050-Flood-MAP SUBMIT FINAL WQMP                      Not Satisfied  
A copy of the project specific WQMP shall be submitted to the District for review and approval.

050 - Flood. 6                      0050-Flood-MAP SUBMIT PLANS                      Not Satisfied  
A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

050 - Flood. 7                      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. 8                      6 ITEMS TO ACCEPT FACILITY(IES)                      Not Satisfied  
Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies):

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
- 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility

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Parcel: 307410001

50. Prior To Map Recordation

Flood

050 - Flood. 8                                  6 ITEMS TO ACCEPT FACILITY(IES) (cont.)                                  Not Satisfied

construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).

6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

050 - Flood. 9                                  ADP FEE NOTICE                                  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 PERRIS VALLEY Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance No. 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 No. 460, payment of the drainage fees shall be paid 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. 10                                  ENCROACHMENT PERMIT REQUIRED                                  Not Satisfied

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

050 - Flood. 11                                  ONSITE EASEMENT 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 all buildings and obstructions."

050 - Flood. 12                                  PHASING                                  Not Satisfied

If the Tract is built or recorded in phases, each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to its Final Map recordation.

Plan: TR33978R01

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50. Prior To Map Recordation

Flood

050 - Flood. 13                      SUBMIT ECS & FINAL MAP                      Not Satisfied

A copy of the Environmental Constraint Sheet and the Final Map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

050 - Planning. 1                      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 County Service Area No. 146A.

050 - Planning. 2                      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. 3                      0050-Planning-MAP - ECS NOTE AIRPORT                      Not Satisfied

The following environmental constraints note shall be placed on the ECS:

"This land division is within 2 miles of the March Air Reserve Base. At the time of the approval of the TENTATIVE MAP by the County of Riverside, the March Air Reserve Base 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 March Air Reserve Base."

050 - Planning. 4                      0050-Planning-MAP - ECS NOTE ARCHAEOLOGICAL                      Not Satisfied

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

An Archaeological Report within EIR Addendum 319 entitled ARCHAEOLOGICAL ASSESSMENT OF APPROXIMATELY 950 ACRES OF LAND DESIGNATED AS A PORTION OF THE PREISSMAN PROPERTY SPECIFIC PLAN LOCATED NORTHEAST OF THE CITY OF PERRIS, RIVERSIDE COUNTY, CALIFORNIA was prepared for this property on MARCH 8, 1989 by Hatheway & Mckenna 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. 5                      0050-Planning-MAP - ECS NOTE BIOLOGICAL                      Not Satisfied

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

A Biological Report within EIR Addendum 319 entitled BIOLOGICAL TECHNICAL REPORT FOR MCCANNA HILLS PROJECT IN RIVERSIDE COUNTY, CALIFORNIA was prepared for this property on 6/10/04 by Bon Terra Consulting and is on file at the County of Riverside Planning Department. Biological resources requiring protection include, but are not limited to, Burrowing Owl. The property is not subject to biological resources restrictions based on the results of the report.

050 - Planning. 6                      0050-Planning-MAP - ECS NOTE DAM INUNDATION                      Not Satisfied

Plan: TR33978R01

Parcel: 307410001

50. Prior To Map Recordation

Planning

050 - Planning. 6                      0050-Planning-MAP - ECS NOTE DAM INUNDATION (cont.)      Not Satisfied

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

DAM INUNDATION AREA - This property is located downstream of the Perris Dam which is part of the domestic water distribution system for Southern California. As part of the construction of the dam that creates the reservoir area, an inundation map has been prepared in the event of failure of the dam. This map indicates that the floodway from this type of catastrophic dam failure would reach the project limits. The Department of Water Resources (DWR) has identified potential seismic safety risks in a section of the foundation of Perris Dam. There is no imminent threat to life or property. However, in the interest of ensuring the maximum public safety for those using and living downstream of the lake, the state determined that was necessary to lower the water level while additional analysis was performed.

Following an independent expert analysis, DWR announced in October 2005 it will move ahead with its plans to repair Perris Dam. DWR is currently evaluating the best and most feasible repair alternatives to address the seismic concerns at Perris Dam. The decision on a preferred repair alternative will be made by the end of 2006. It is expected that design work, environmental documentation and permitting will take approximately two to three years, followed by construction work.

050 - Planning. 7                      0050-Planning-MAP - ECS NOTE MAFB NOISE                      Not Satisfied

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

"This land division is affected by aircraft noise from Air Force operations as defined by the March Air Force Base Air Installation Compatible Use Zone (AICUZ) report."

050 - Planning. 8                      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. 9                      0050-Planning-MAP - ECS NOTE PALEONTOLOGIC                      Not Satisfied

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

A Paleontological Report within EIR 319 Addendum entitled CULTURAL RESOURCES CONSTRAINTS ASSESSMENT FOR THE APPROXIMATE 900-ACRE PREISSMAN PROPERTY, RIVERSIDE COUNTY, CALIFORNIA was prepared for this property on 10/27/03 by Bon Terra Consulting and is on file at the County of Riverside Planning Department.

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

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050 - Planning. 11                      0050-Planning-MAP - FEE BALANCE (cont.)                      Not Satisfied

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

050 - Planning. 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 County Service Area No. 146A 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 - 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 6,000 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP00246A1 , 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 areas shall be shown as a numbered lots on the FINAL MAP.

050 - Planning. 16                      0050-Planning-MAP- ECS ROCKFALL                      Not Satisfied

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential rockfall. In addition, a note shall be placed on the ECS as follows:

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050 - Planning. 16                      0050-Planning-MAP- ECS ROCKFALL (cont.)                      Not Satisfied

"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 1572, contain areas of potential rockfall hazards. These areas must be assessed by the project engineering geologist and/or geotechnical engineer and appropriately mitigated during site grading. All slopes must be maintained by the property owner to protect against erosion and future potential rockfall."

050 - Planning. 17                      0050-Planning-PRJ - SP CC&R PUB COMN AREA                      Not Satisfied

This condition implements condition 30.PLANNING.20 of the SPECIFIC PLAN.

050 - Planning. 18                      0050-Planning-PRJ - SP COMMON AREA MAIN                      Not Satisfied

This condition implements condition 30.PLANNING.19 of the SPECIFIC PLAN.

050 - Planning. 19                      0050-Planning-PRJ - SP PARK AGNECY REQD                      Not Satisfied

This condition implements condition 30.PLANNING.16 of the SPECIFIC PLAN.

050 - Planning. 20                      Map - Agency Clearance - Riverside Transit Agency                      Not Satisfied

Prior to Map Recordation, the land divider shall submit a clearance letter from Riverside Transit Agency (RTA) to the Planning Department verifying compliance with the conditions of their letter dated November 1,2018 summarized as follows:

RTA request a transit stop on the south side of Walnut Ave, approximately 150' west of the curb return (basically behind Lot 40). While a turnout is not requested, RTA would like to request that the potential stop meet the ADA requirements outlined in the Department of Justice's ADA Guidelines for Accessible Design. The planned 6' sidewalk shall be extended to 8' for the 5' designated as the boarding and alighting area.

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.



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- 050 - Transportation. 1      0050-Transportation-EOT1 - FINAL ACCESS AND MAINT (cc      Not Satisfied  
(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 - ACCESS RESTRICTION      Not Satisfied  
Lot access shall be restricted on Foothill Avenue (Sherman Street) and Walnut Avenue and so noted  
on the final map.
- 050 - Transportation. 3      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. 4      0050-Transportation-MAP - CORNER CUT-BACK I      Not Satisfied  
All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry  
streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide  
Design Guidelines.
- 050 - Transportation. 5      0050-Transportation-MAP - DEDICATIONS      Not Satisfied  
All local interior streets "A", "B", "C", "D", "E", "F", and "G" shall be improved within the dedicated  
right-of-way in accordance with County Draft Standard No. 105, Section A. (36'/56")  
  
Foothill Avenue (along tract boundary between street "A" to the south westerly tract boundary) shall be  
improved within the dedicated right-of-way in accordance with Draft County Standard No. 103, Section  
A. (44'/74')
- 050 - Transportation. 6      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. 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.
- 050 - Transportation. 9      0050-Transportation-MAP - LANDSCAPING      Not Satisfied  
The project proponent shall comply in accordance with landscaping requirements within public road

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050 - Transportation. 9            0050-Transportation-MAP - LANDSCAPING (cont.)            Not Satisfied  
rights-of-way, in accordance with Ordinance 461. Landscaping shall be designed within Foothill Avenue (Sherman Street) and Walnut Avenue. 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 - MID-COUNTY PARKWAY            Not Satisfied  
RCTC is in the process of conducting a study for the Mid-County Parkway. One of the alignments being studied for the Parkway (the Southern alignment) impacts this property. Until such time an alignment is selected, no development shall be approved in any portion of the project that conflicts with the potential Mid-County Parkway Southern Alignment.

If an alignment is selected by RCTC that impacts the Specific Plan, the applicant shall convey the right-of-way through subsequent development maps or through an agreement, as determined by the Transportation Department.

No development shall be allowed in any portion of the project that conflicts with the potential Mid-County Parkway Southerly Alignment, except as in compliance with Specific Plan 246A1 as approved and conditioned, and except for general grading within the alignment area and the construction of Foothill Avenue.

050 - Transportation. 12            0050-Transportation-MAP - OFF-SITE ACCESS 1            Not Satisfied  
The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for two paved access roads to a paved and maintained road. Said access roads shall be constructed in accordance with County Standard No. 106 (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the westerly extension of Walnut Avenue to El Nido Avenue.

Said off-site access road shall be the northerly extension of Sherman Street to Rider Street and the easterly extension of Rider Street to Ramona Expressway.

050 - Transportation. 13            0050-Transportation-MAP - OFF-SITE INFO            Not Satisfied  
The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

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050 - Transportation. 13      0050-Transportation-MAP - OFF-SITE INFO (cont.)      Not Satisfied

050 - Transportation. 14      0050-Transportation-MAP - PART-WIDTH      Not Satisfied

Foothill Avenue (Sherman Road) along the tract boundary from street "A" to Walnut Street shall be improved with 34 feet of asphalt concrete pavement within a 70' dedicated right-of-way in accordance with County Draft Standard No. 103, Section A.

Walnut Avenue along tract boundary shall be improved with 32 feet of asphalt concrete pavement within a 45' part-width dedicated right-of-way in accordance with County Draft Standard No. 105, Section C. (Modified)

050 - Transportation. 15      0050-Transportation-MAP - SOILS 2      Not Satisfied

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

050 - Transportation. 16      0050-Transportation-MAP - SP246A1/CAJALCO/I-215      Not Satisfied

The following improvements shall be constructed or designed and fully-funded:

The intersection of Ramona Expressway / I-215 Southbound Ramps shall be improved to provide the following geometrics:

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

Eastbound: Two through lanes and one right-turn lane

Westbound: One left-turn lane and two through lanes

The intersection of Ramona Expressway / I-215 Northbound Ramps shall be improved to provide the following geometrics:

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

Eastbound: One left-turn lane and two through lanes

Westbound: Two through lanes 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. 17      0050-Transportation-MAP - ST DESIGN/IMPRV CONCEPT      Not Satisfied

The street design and improvement concept of this project shall be coordinated with Tract 33976 and Tract 33977.

050 - Transportation. 18      0050-Transportation-MAP - STREET LIGHTS-CSA/L&LMD      Not Satisfied

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Transportation

050 - Transportation. 18      0050-Transportation-MAP - STREET LIGHTS-CSA/L&LMD (c      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.
4. "Streetlight Authorization" form from SCE, IID or other electric provider.

050 - Transportation. 19      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. 20      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. 21      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. 22      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. 23      0050-Transportation-MAP - TS/DESIGN      Not Satisfied  
The project proponent shall be responsible for the design of traffic signals at the intersections of:  
Sherman Road (NS) at Walnut Avenue (EW) with no credit given for Traffic Signal Mitigation Fees.  
or as approved by the Transportation Department Traffic Signal Interconnect shall be installed as approved by the Transportation Department.

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050 - Transportation. 23      0050-Transportation-MAP - TS/DESIGN (cont.)      Not Satisfied  
Installation of the signal shall be per 90.TRANS.1.

050 - Transportation. 24      0050-Transportation-MAP - TS/GEOMETRICS      Not Satisfied

The intersection of Sherman Road (NS) at Walnut Avenue (EW) shall be improved to provide the following ultimate geometrics:

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

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

Eastbound: One-left turn lane and one shared through/right-turn lane

Westbound: One-left turn lane and one shared through/right-turn lane

The intersection of Street "E" (NS) and Walnut Avenue (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One shared left-turn/right-turn lane

Southbound: N/A

Eastbound: One left-turn lane and one through lane

Westbound: One left-turn lane and one through lane

The intersection of Sherman Road (Foothill Avenue) (NS) and "A" (EW) shall be improved to provide the following ultimate geometrics:

Northbound: One left-turn lane and one through lane

Southbound: One shared through/right-turn lane

Eastbound: One shared left-turn/right-turn lane

Westbound: N/A

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. 25      0050-Transportation-MAP - VACATION      Not Satisfied

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Sherman Street sliver at the cul-de-sac. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of

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050 - Transportation. 25      0050-Transportation-MAP - VACATION (cont.)      Not Satisfied  
the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

050 - Transportation. 26      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. 27      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.

050 - Transportation. 28      WQMP ACCESS AND MAINT (SURVEY)      Not Satisfied  
Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

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 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.

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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

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 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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 6                      0060-BS-Grade-MAP-G2.3SLOPE EROS CL PLAN (cont.)                      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.

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                      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. 10                      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. 11                      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.



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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 11                      IMPROVEMENT SECURITIES (cont.)                      Not Satisfied

Flood

060 - Flood. 1                      6 ITEMS TO ACCEPT FACILITY(IES)                      Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies):

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
- 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).
- 6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

060 - Flood. 2                      ADP FEE                      Not Satisfied

This development is located within the boundaries of the PERRIS VALLEY Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$ 8,875 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

060 - Flood. 3                      ENCROACHMENT PERMIT REQUIRED                      Not Satisfied

An encroachment permit shall be obtained for any work that is to be performed within the District

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 3                      ENCROACHMENT PERMIT REQUIRED (cont.)                      Not Satisfied  
right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

060 - Flood. 4                      PHASING                      Not Satisfied

If the Tract is built or recorded in phases, each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to its Final Map recordation.

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 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- SLOPE LS PLANS                      Not Satisfied

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

060 - Planning. 5                      0060-Planning-PRJ - SP ARCHAEO M/M PROGRAM                      Not Satisfied

This condition implements condition 30.PLANNING.22 of the SPECIFIC PLAN.

060 - Planning. 6                      0060-Planning-PRJ - SP GENERAL M/M PROGRAM                      Not Satisfied

This condition implements condition 30.PLANNING.24 of the SPECIFIC PLAN.

060 - Planning. 7                      0060-Planning-PRJ - SP PALEON M/M PROGRAM                      Not Satisfied

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Planning

060 - Planning. 7                      0060-Planning-PRJ - SP PALEON M/M PROGRAM (cont.)                      Not Satisfied  
This condition implements condition 30.PLANNING.23 of the SPECIFIC PLAN.

060 - Planning. 8                      0060-Planning-PRJ - SP SKR FEE CONDITION                      Not Satisfied

PRIOR TO THE ISSAUNCE OF GRADING PERMITS, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 51.15 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.

This condition implements 30.PLANNING.27 of the SPECIFIC PLAN.

Planning-CUL

060 - Planning-CUL. 1                      Native American Monitor                      Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.  
The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.  
The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.  
This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2                      Project Archaeologist                      Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.  
Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2            Project Archaeologist (cont.)            Not Satisfied  
artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

060 - Planning-CUL. 3            Temporary Fencing (cultural)            Not Satisfied

Temporary fencing shall be required for the protection of cultural site(s) CA-RIV-3722, CA-RIV-3723, CA-RIV-10109, and CA-RIV-10110 during and grading or commencement of grading or brushing, the Project Archaeologist shall confirm the site boundaries and delineate an adequate buffer for protection of the site(s). The applicant shall direct the installation of fencing under the direction of the Project Archaeologist and if required, Native American Monitor. The fencing can be removed only after grading activities have been completed.

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.

060 - Planning-EPD. 2            MBTA Nesting Bird Surveys - EPD            Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted.

Prior to issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

When the requested documents/studies are completed and ready for EPD review, please upload

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#### 60. Prior To Grading Permit Issuance

##### Planning-EPD

- 060 - Planning-EPD. 2 MBTA Nesting Bird Surveys - EPD (cont.) Not Satisfied  
them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

##### Transportation

- 060 - Transportation. 1 0060-Transportation-EOT1 - FINAL WQMP FOR GRADING Not Satisfied

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

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

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

- 060 - Transportation. 2 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. In addition, the following shall be addressed during the final phase:

1. Treat to the maximum extent practicable, the runoff from Sherman Ave, the easterly boundary road and runoff from inlet number 8 at the westerly boundary.
2. Provide an access road around 50 percent of the basins' perimeter according to the BMP LID Handbook which may require privately maintained retaining walls.
3. Basin's are allowed to use 2:1 slopes for the entire perimeter for the 6 inches of BMP depth.

#### 70. Prior To Grading Final Inspection

##### Planning-CUL

- 070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of



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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2                      NO BUILDING PERMIT W/O GRADING PERMIT (cont.)                      Not Satisfied

080 - BS-Grade. 3                      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.

Fire

080 - Fire. 1                      0080-Fire-MAP-#50C-TRACT WATER VERIFICA                      Not Satisfied

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

Flood

080 - Flood. 1                      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. 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.

080 - Flood. 3                      6 ITEMS TO ACCEPT FACILITY(IES)                      Not Satisfied

Inspection and maintenance of the flood control facility(ies) to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP,

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Flood

080 - Flood. 3                      6 ITEMS TO ACCEPT FACILITY(IES) (cont.)                      Not Satisfied

OPERATION AND MAINTENANCE. The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment(s). The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In event the District is willing to maintain the proposed facility(ies), the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies):

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
- 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).
- 6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

080 - Flood. 4                      ADP FEE                      Not Satisfied

This development is located within the boundaries of the PERRIS VALLEY Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$ 8,875 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

Planning

080 - Planning. 1                      0080-Planning-MAP - 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.



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Planning

080 - Planning. 2                      0080-Planning-MAP - CONFORM FINAL SITE PLAN (cont.)                      Not Satisfied

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, with SP#246A1 exhibits 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, and 5.9, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

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

080 - Planning. 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 - FNL SITE DEV PLOT 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.

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).

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### Planning

080 - Planning. 5                      0080-Planning-MAP - FNL SITE DEV PLOT PLAN (cont.)                      Not Satisfied

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 Specific Plan Design Guidelines pages 5-16 through 5-63 and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

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 - FRONT YARD LANDSCAPING                      Not Satisfied

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

080 - Planning. 7                      0080-Planning-MAP - LANDSCAPE 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., the comprehensive preliminary landscape plans approved by the Planning Commission, and the TENTATIVE MAP conditions of approval.

Prior to landscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning Department that CSA No. 146A 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, slopes in common & private yards (front, side, and rear) that are visible to the general public, common areas 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

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Planning

080 - Planning. 7                      0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.)                      Not Satisfied

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.

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)

11. Plans shall be in conformance with Specific plan and CONCEPTUAL LANDSCAPE PLAN.

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. 8                      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

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Planning

080 - Planning. 8                      0080-Planning-MAP - MODEL HOME COMPLEX (cont.)                      Not Satisfied  
arrow.

2. Show front, side and rear yard setbacks.
3. Provide two dimensioned 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 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.
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. 9                      0080-Planning-MAP - ROOF MOUNTED EQUIPMENT                      Not Satisfied  
Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 10                      0080-Planning-MAP - UNDERGROUND UTILITIES                      Not Satisfied  
All utility extensions within a lot shall be placed underground.

080 - Planning. 11                      0080-Planning-MAP - WALLS/FENCING PLOT PLAN                      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, preliminary wall & fencing plan approved by the Planning Commission, (EXHIBIT W) and the TENTATIVE MAP conditions of approval.

1. 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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 11                      0080-Planning-MAP - WALLS/FENCING PLOT PLAN (cont.)      Not Satisfied  
the fencing plan.

2. 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.

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

4. All wood fence posts shall be steel set in concrete.

5. All plans shall conform to Specific Plan exhibits 5.5, 5.6, 5.7, 5.10, 5.12, 5.14, 15.16A, 15.16B, and 15.16C.

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 WALL/FENCING PLAN condition of approval shall be cleared individually.

080 - Planning. 12                      0080-Planning-MAP- EXT ROW LS PLANS                                      Not Satisfied

Landscaping plans for all exterior landscaping within the right-of-way and any right-of-way adjacent to open space lots/ areas shall be approved. Plans shall be in conformance with CONCEPTUAL LANDSCAPE PLANS.

080 - Planning. 13                      0080-Planning-MAP- INT ROW LS PLANS                                      Not Satisfied

Landscaping plans for each phase of development for all project interior landscaping within the right-of-way and any right-of-way adjacent to open space lots/areas shall be approved prior to the first building permit (including models) within each phase. Plans shall be in conformance with CONCEPTUAL LANDSCAPE PLANS.

080 - Planning. 14                      0080-Planning-MAP- LS COMMON OS PLANS                                      Not Satisfied

Landscaping plans for all common open space areas shall be approved. Plans shall be in conformance with CONCEPTUAL LANDSCAPE PLANS.

Landscaping plans for the common open space areas shall be approved by the appropriate maintenance entity as established by condition 50.PLANNING .4 - COMMON AREA MAINTINANCE

080 - Planning. 15                      0080-Planning-MAP- LS SCREENING    Not Satisfied

Landscaping plans shall provide adequate wall screening along Foothill Ave and adjacent to all open space lots/areas in conformance with the CONCEPTUAL LANDSCAPE PLAN and the SPECIFIC PLAN.

080 - Planning. 16                      0080-Planning-MAP- PLANNING ROW LS REV                                      Not Satisfied

A separate landscape plan shall be prepared for the landscaping located in the entry medians and

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Planning

080 - Planning. 16                      0080-Planning-MAP- PLANNING ROW LS REV (cont.)                      Not Satisfied  
right of way for review and approval by the Planning Department.

080 - Planning. 17                      0080-Planning-MAP- SLOPE LS INSTALL                      Not Satisfied  
Landscaping required on any private rear yard slope greater than three feet (3') in height shall be fully installed.

080 - Planning. 18                      0080-Planning-PRJ - FINAL ZONING MAP                      Not Satisfied  
PRIOR TO BUILDING PERMITS, the planning areas for which this use permit 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 defined these planning areas.
2. The project proponent shall file a change of zone with this use permit application along with a legal description defining the boundaries of the planning areas affected by this use permit. The applicant will not be changing the allowed uses or standards in the existing zone but will merely be providing an accurate legal description of the affected planning areas. This change of zone shall be approved and adopted by the Board of Supervisors.

This condition implements condition 30.PLANNING.18 of the SPECIFIC PLAN.

080 - Planning. 19                      0080-Planning-PRJ - SCHOOL MITIGATION                      Not Satisfied  
This condition implements condition 30.PLANNING.31 of the SPECIFIC PLAN.

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 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

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Transportation

080 - Transportation. 2            0080-Transportation-MAP - GARAGE DOOR 1 (cont.)            Not Satisfied  
will be required. Side entry garages shall comply with minimum building setback requirements.

080 - Transportation. 3            0080-Transportation-MAP - TS/INSTALLATION            Not Satisfied

Prior to issuance of the building permit for the one hundred first (101st) dwelling unit, the following traffic signals shall be installed and operational:

Sherman Road (NS) at Walnut Avenue (EW) with no credit given for Traffic Signal Mitigation Fees, Traffic Signal Interconnect shall be installed 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. 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.

080 - Transportation. 4            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. 5            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. 6            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

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### 80. Prior To Building Permit Issuance

#### Transportation

080 - Transportation. 6 Landscape Plot Plan/Permit Required (cont.) Not Satisfied

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 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. 7 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, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- 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



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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 7 Landscape Project Specific Requirements (cont.) Not Satisfied 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.
- 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.
- Typical Front Yard landscaping plans (construction document level package) shall be submitted to Transportation Department for approval. Front yards shall not have turf lawns.
- Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.
- 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.

Waste Resources

080 - Waste Resources. 1 Waste Recycling Plan Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

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

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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  
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)

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                      PRECISE GRADE APPROVAL                      Not Satisfied  
Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:  
1. Requesting and obtaining approval of all required grading inspections.  
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.  
Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Flood

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90. Prior to Building Final Inspection

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 IMPLEMENT WQMP                      Not Satisfied

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

090 - Flood. 3                      FACILITY COMPLETION                      Not Satisfied

The District will not to release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase unless either 1) the District has accepted the drainage system for operation and maintenance or 2) written approval has been provided by the District.

Planning

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

All walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2                      0090-Planning-MAP - CONCRETE DRIVEWAYS                      Not Satisfied

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 3                      0090-Planning-MAP - FENCING COMPLIANCE                      Not Satisfied

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 4                      0090-Planning-MAP - LANDSCAPING COMPLIANCE                      Not Satisfied

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90. Prior to Building Final Inspection

Planning

090 - Planning. 4                      0090-Planning-MAP - LANDSCAPING COMPLIANCE (cont.)      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 - MITIGATION MONITORING                      Not Satisfied

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and Addendum to EIR No.319.

The Planning Director may require inspection or other monitoring to ensure such compliance.

090 - Planning. 6                      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 County of Riverside Economic Development Agency (EDA) for CSA No. 146A.

090 - Planning. 7                      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 51.15 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. 8                      0090-Planning-MAP- EXT ROW LS INSTALL                      Not Satisfied

Landscaping for all exterior/perimeter landscaping within the right-of-way and any right-of-way adjacent open space lots/areas shall be installed prior to the first building final inspection clearance (including any model). Landscaping shall be installed in conformance with the approved landscaping plans.

090 - Planning. 9                      0090-Planning-MAP- INT ROW LS INSTALL                      Not Satisfied

Landscaping for all interior landscaping within the right-of-way and any right-of-way adjacent open space lot shall be installed prior to the first building final inspection clearance (not including models) for each phase of development. Landscaping shall be installed in conformance with the approved landscaping plans.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 9                      0090-Planning-MAP- INT ROW LS INSTALL (cont.)                      Not Satisfied

090 - Planning. 10                      0090-Planning-MAP- LS COMMON OS INSTALL                      Not Satisfied

Landscaping for all common open space areas within each phase shall be installed prior to the first building final inspection clearance within that phase. Installed landscaping shall conform with the approved landscape plans.

090 - Planning. 11                      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

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.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2      0090-Transportation-MAP - 80% COMPLETION (cont.)      Not Satisfied  
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 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 - 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. 6      0090-Transportation-MAP - WRCOG TUMF      Not Satisfied  
Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

090 - Transportation. 7      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.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7      Landscape Inspection and Drought Compliance (cont.)      Not Satisfied

090 - Transportation. 8      Landscape Signage Required on Model Home Complexes      Not Satisfied

The developer/ permit holder shall:

Prior to building permit final inspection, Model Home Complexes (MHC) shall display a sign indicating that the home features water efficient planting and irrigation. The sign shall be displayed in the front yard of each home and be clearly visible to the prospective home buyers.

090 - Transportation. 9      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      Waste Reporting Form and Receipts      Not Satisfied

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

# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



August 9, 2018

Mr. Jason Killebrew, Urban Regional Planner IV  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
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(VIA HAND DELIVERY)

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

File No.: ZAP1325MA18  
Related File No.: TTM33978R01 (Tentative Tract Map Revision)  
APN: 307-410-001

Dear Mr. Killebrew:

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. TTM33978R01 (Tentative Tract Map Revision), a proposal to divide 51.15 gross acres located southerly of Walnut Street, northerly of Orange Avenue, and easterly of Eureka Street in the unincorporated community of Nuevo into 139 residential parcels, 2 natural open space lots, and 5 landscaped open space lots.

The site is located within Airport Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zones D and E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). At a distance of 21,279 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review could be required for any structures with a top of roof exceeding 1,700.7 feet AMSL. The project's site pad elevations range from 1,525 to 1,602 feet AMSL. Therefore, review by the FAA OES was not required.

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



## 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 review of this Tentative Tract Map 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, in accordance with Note 1 on Table 4 of the Lakeview/Nuevo 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 proposed lots and to tenants of any homes thereon, and shall be recorded as a deed notice.
4. Five water quality basins are depicted on the proposed tract map. 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/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.
6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

## 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, Director

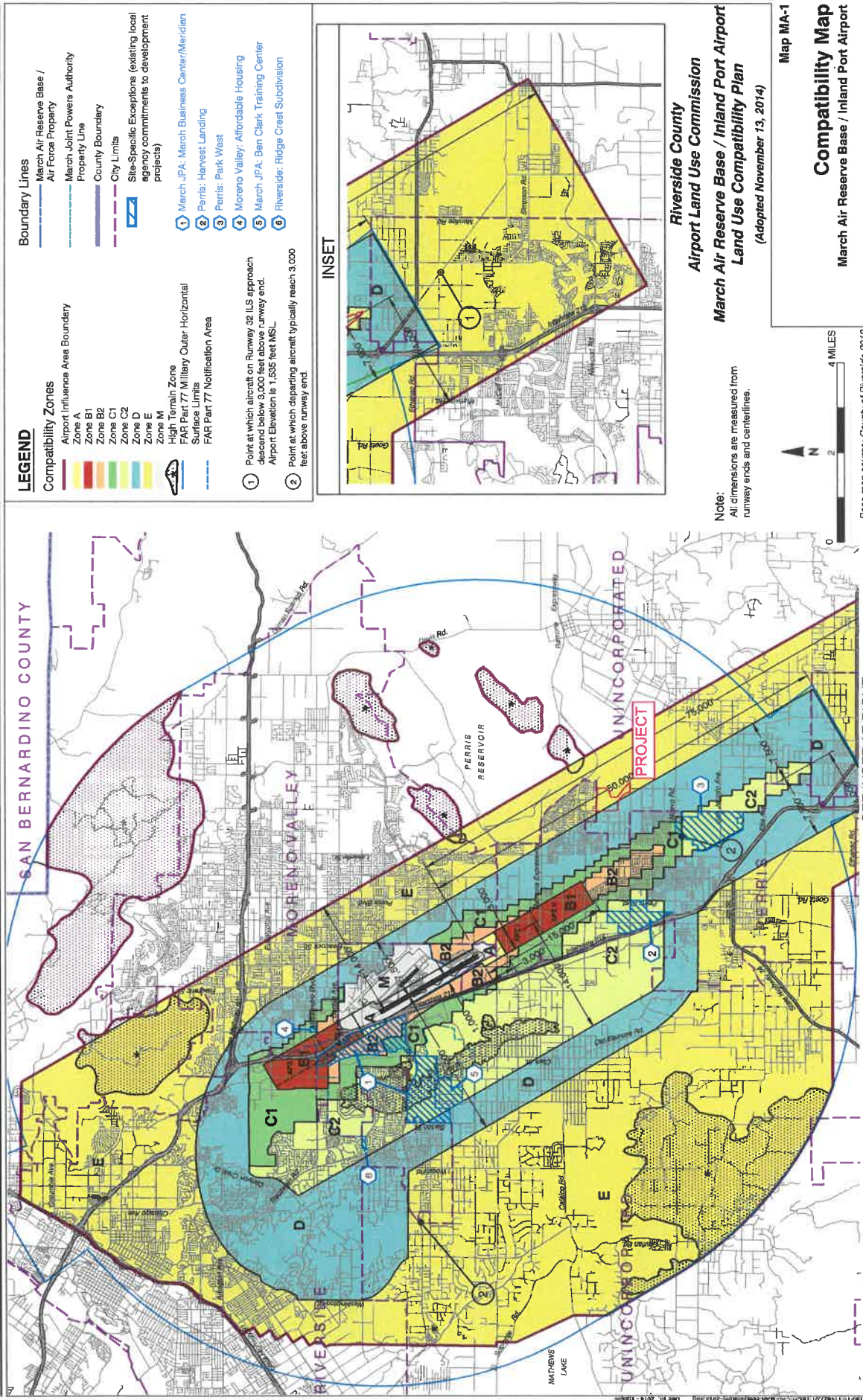
Attachments: Notice of Airport in Vicinity

cc: McCanna Hills, LLC (applicant/property owner)  
David Currington R.C.E (representative)  
712 Consulting (fee payer)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Daniel Rockholt, March Air Reserve Base  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1325MA18\ZAP1260MA17.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**

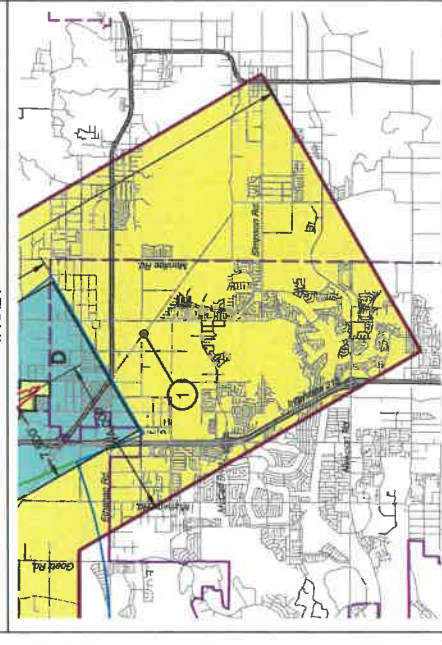
- Compatibility Zones**
- Airport Influence Area Boundary
  - Zone A
  - Zone B1
  - Zone B2
  - Zone C1
  - Zone C2
  - Zone D
  - Zone E
  - Zone M
  - High Terrain Zone
  - FAR Part 77 Military Outer Horizontal Surface Limits
  - FAR Part 77 Notification Area

- 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

- 1 Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,335 feet MSL.
- 2 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

Note:  
 All dimensions are measured from runway ends and centerlines.



Base map source: County of Riverside 2013

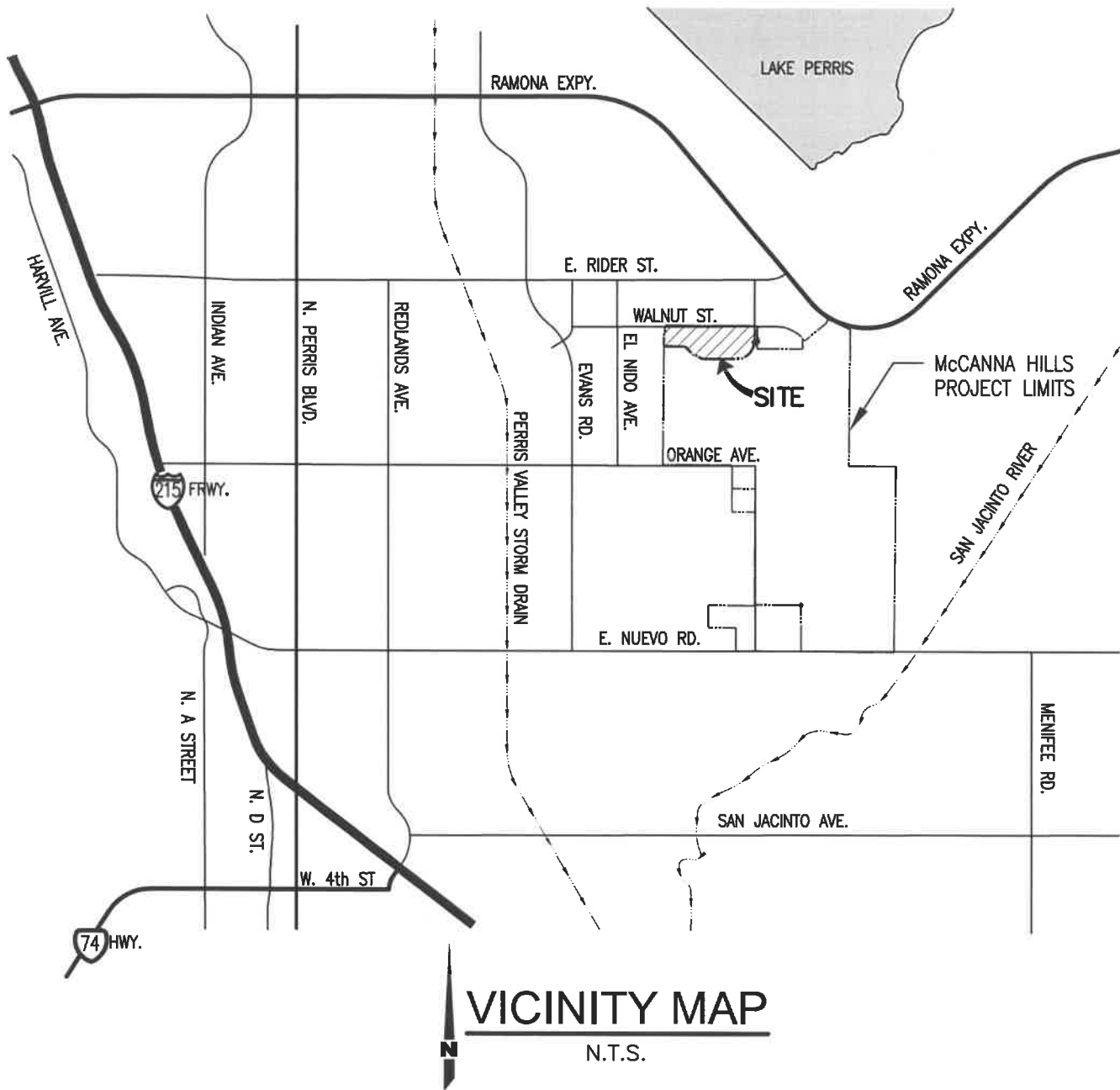
**Compatibility Map**  
 March Air Reserve Base / Inland Port Airport

SEE INSET AT RIGHT

Prepared by: Mead & Hunt, Inc. (June 2013)

# McCanna Hills

## TR33978

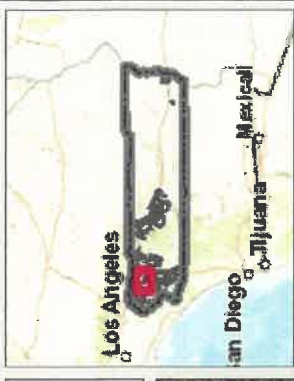


ENGINEER  
DAVID CURRINGTON  
ENGINEERING SOLUTIONS  
31600 RAILROAD CANYON RD., SIE J  
CANYON LAKE, CA 92587  
PHONE: (951) 333- 1001  
EMAIL: davidc@engineeringsolutionsca.com

OWNER/DEVELOPER  
McCanna Hills LLC  
100 BAYVIEW CIRCLE, SUITE 2000  
NEWPORT BEACH, CA 92660  
(949) 851- 9230

LEGAL DESCRIPTION  
THAT CERTAIN PARCEL OF LAND SITUATED IN THE UNINCORPORATED  
TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING A  
PORTION OF PARCEL 1 OF PARCEL MAP 32439 AS RECORDED IN MAP BOOK  
216, PAGES 62 THROUGH 68 INCLUSIVE, FILED IN MARCH, 2006 IN THE  
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF RIVERSIDE.

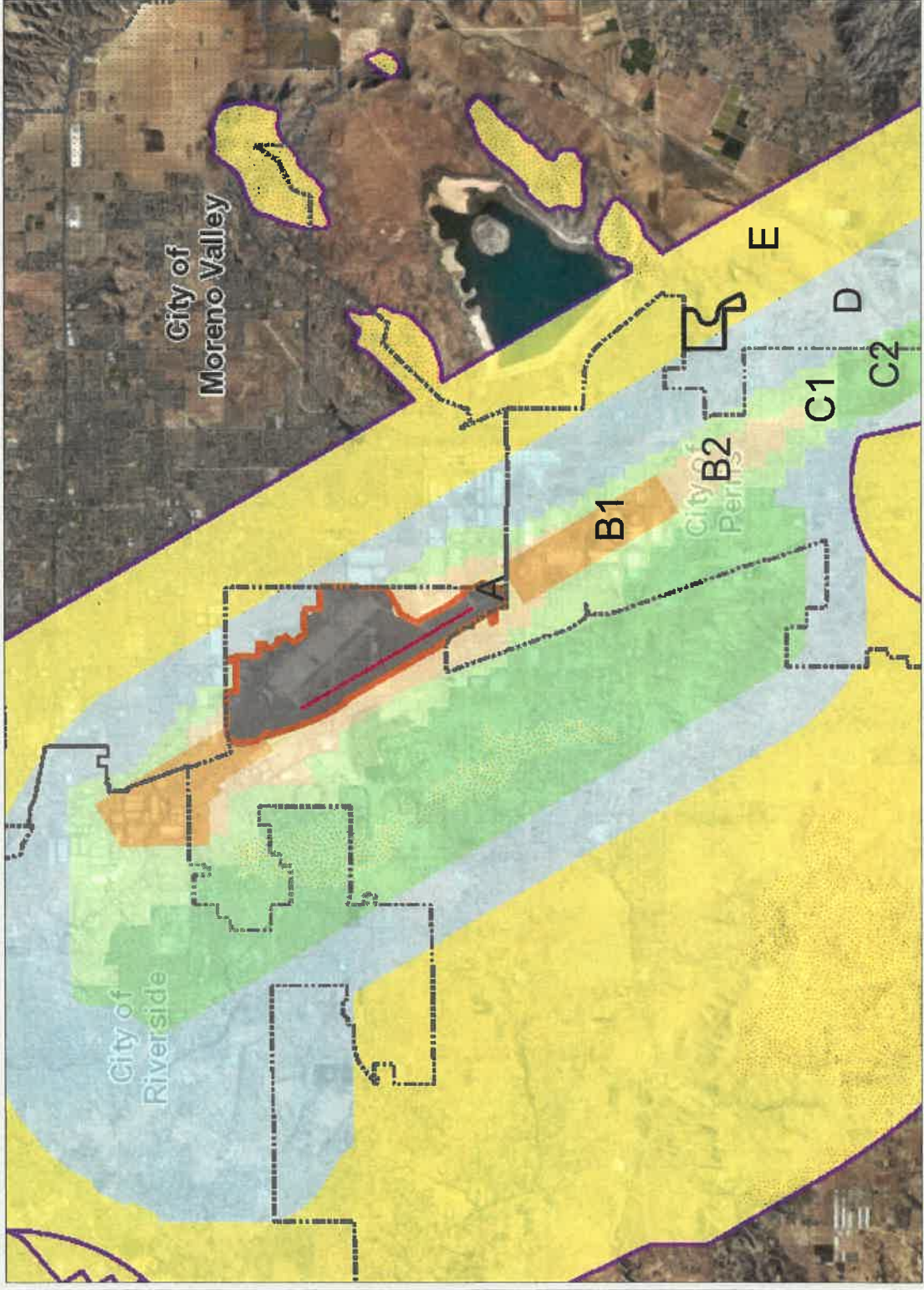
# Map My County Map



**Legend**

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- OTHER COMPATIBILITY ZONE

A	A-EXC1
B1	B1-APZ I
B1-APZ I	B1-APZ I-EXC1
B1-APZ II	B1-APZ II-EXC1
B1-EXC1	B2
B2	B2-EXC1
C	C
C1	C1
C1-EXC1	C1-EXC3
C1-EXC3	C1-EXC4
C1-EXC4	C1-HIGHT
C2	C2
C2-EXC1	C2-EXC2
C2-EXC2	C2-EXC3
C2-EXC3	C2-EXC5
C2-EXC5	C2-EXC6



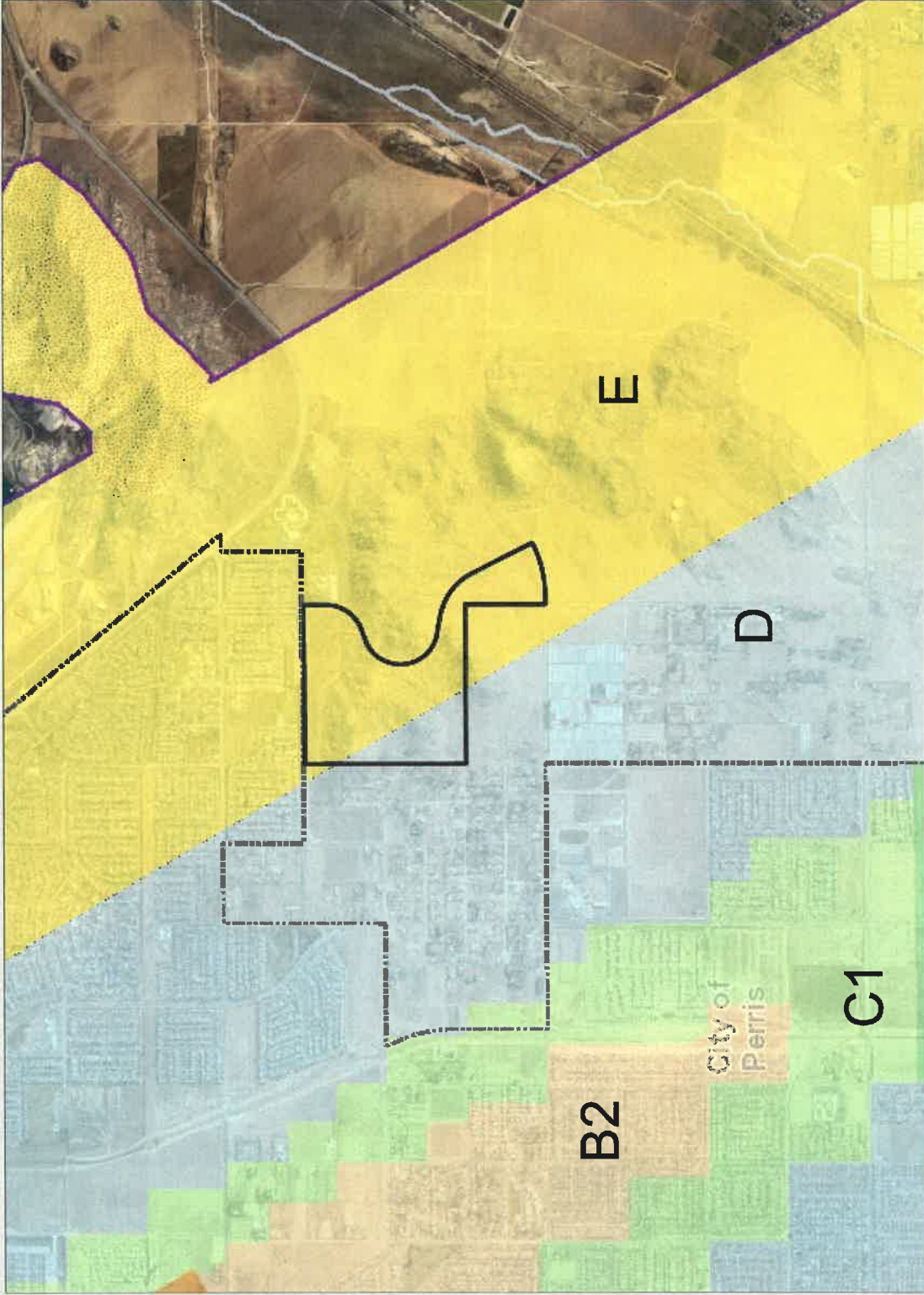
**Notes**

\*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.

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© Riverside County GIS

# 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	B1-APZ I-EXC1
B1-APZ II	B1-APZ II-EXC1
B1-EXC1	B2
B2-EXC1	C
C	C1
C1	C1-EXC1
C1-EXC1	C1-EXC3
C1-EXC3	C1-EXC4
C1-EXC4	C1-HIGHT
C1-HIGHT	C2
C2	C2-EXC1
C2-EXC1	C2-EXC2
C2-EXC2	C2-EXC3
C2-EXC3	C2-EXC5
C2-EXC5	C2-EXC6

**Notes**

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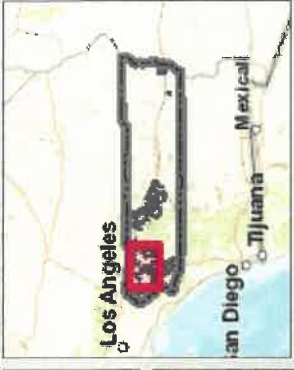
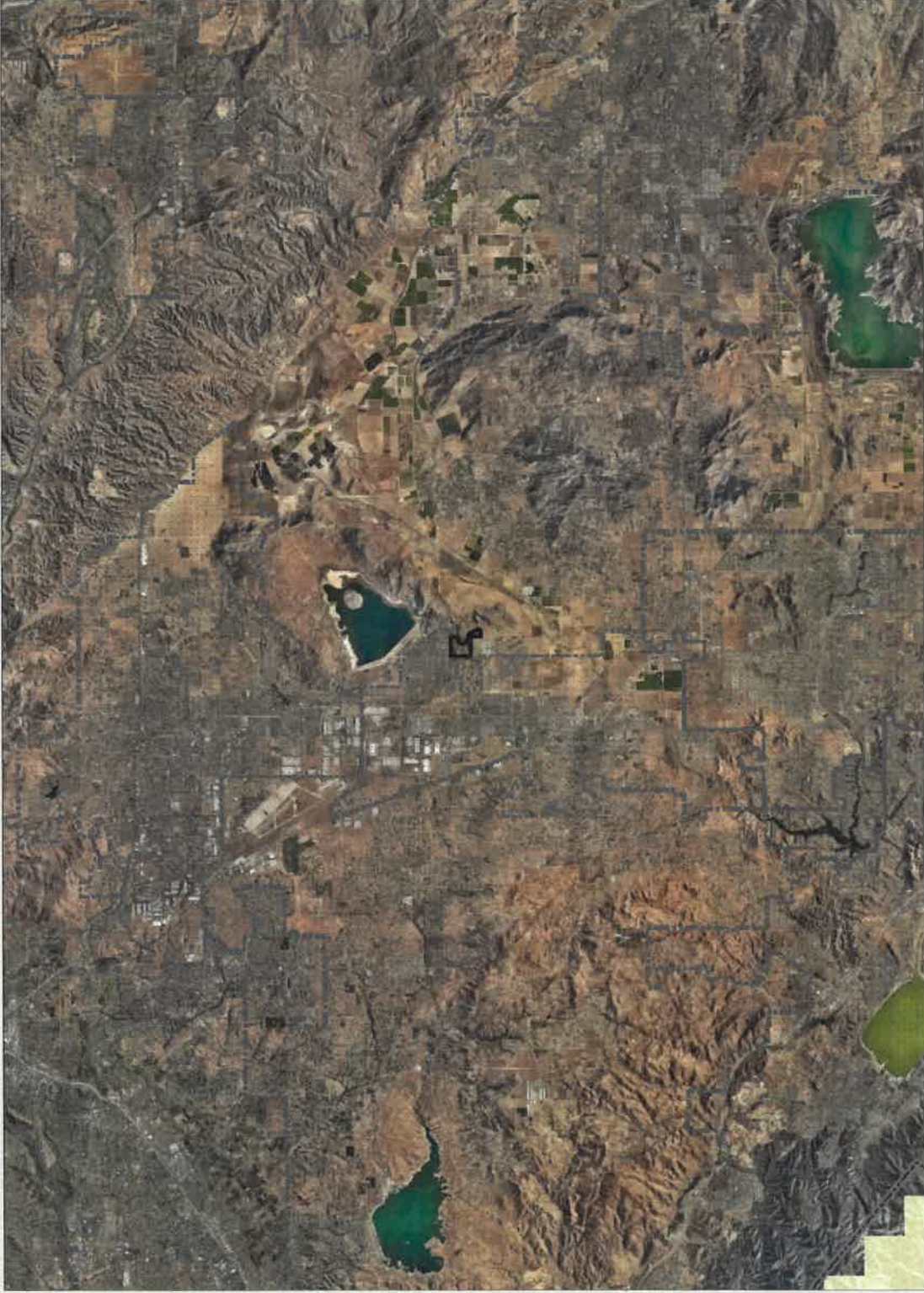



0 3 6,157 Feet

REPORT PRINTED ON...8/2/2018 1:17:55 PM

© Riverside County GIS

# Map My County Map



## Legend

- City Areas
- World Street Map



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## Notes



# Map My County Map



## Legend

-  Blueline Streams
-  City Areas
-  World Street Map



0 6 12,314 Feet 157

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## Notes

# Map My County Map



## Legend

- Blueline Streams
- City Areas
- World Street Map



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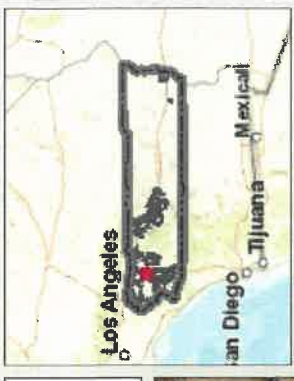
0 3 6,157 Feet  
079

REPORT PRINTED ON... 8/2/2018 1:33:58 PM

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## Notes

# Map My County Map



## Legend

- Blue Line Streams
- City Areas
- World Street Map



0 3.075 6.157 Feet

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## Notes

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## **McCanna Hills Revised Tentative Tract Map 33978**

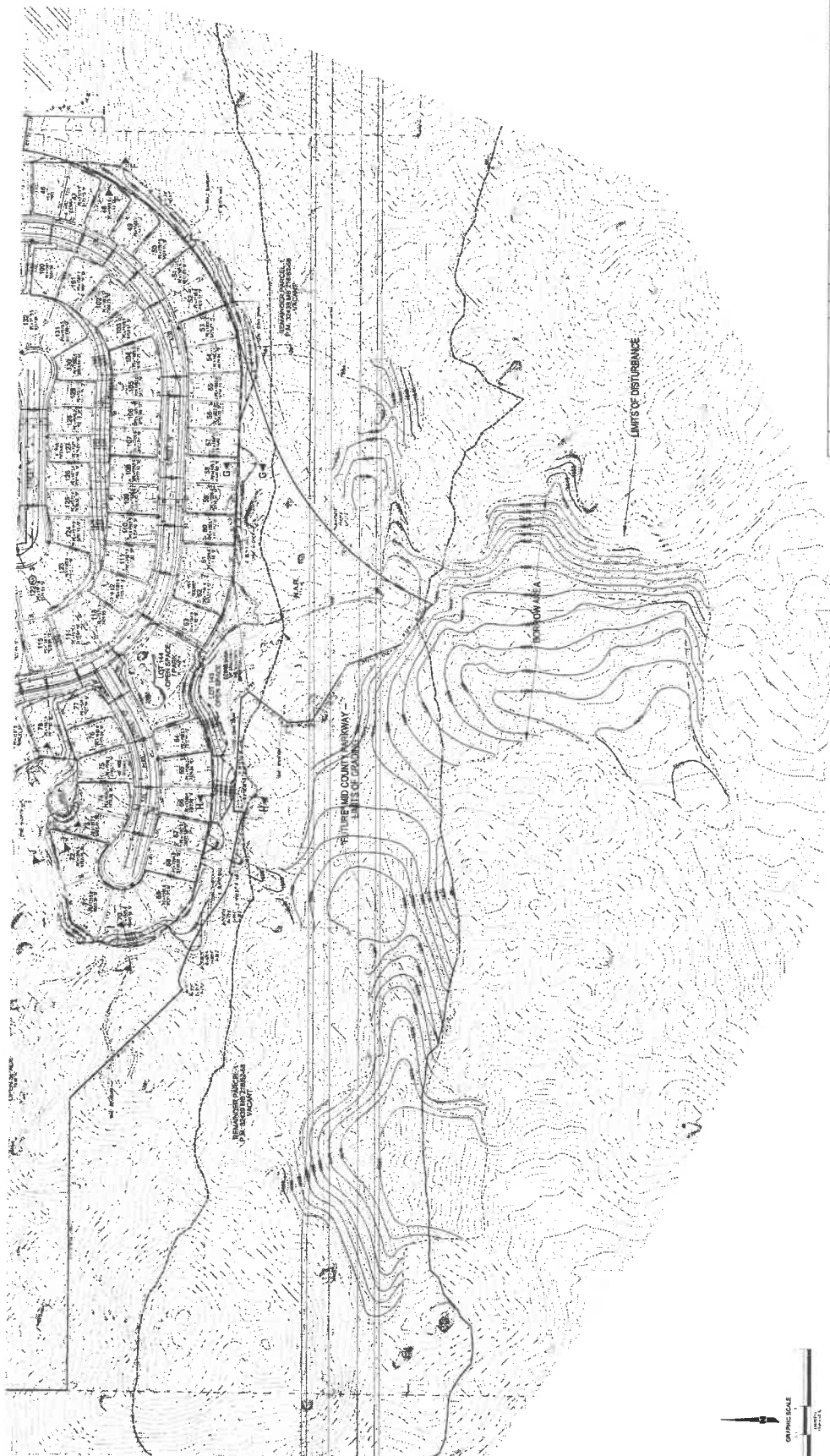
### **Project Description**

The current TTM 33978 was approved in March of 2007 as a Schedule A Subdivision dividing 51.15 acres into 139 single family residential lots with minimum lot size of 6000 square feet, 2 open space lots to preserve the undeveloped character of the land with rock outcroppings and 5 open space lots to be landscaped. The approved TTM has a total of 16.8 acres reserved as open space.

The proposed Revised TTM 33978 is also a Schedule A Subdivision dividing 51.15 acres into 139 single family residential lots with minimum lot size of 6,000 square feet. The main differences are that the proposed revision designates 3.18 acres as “Not a Part” Offered For Dedication For Mid-County Parkway so that the future Mid-County Parkway R.O.W. will not be encumbered by either subdivided lots or open space reserve. The proposed Revised TTM includes 17.3 acres of open space, which includes a 0.7 acre park site and 10.4 acres reserved as unimproved open space. The development footprint (streets and residential lots) of the proposed project is 29.9 acres, which compares to 34.3 acres on the approved TTM.

In summary, the proposed revision does not increase the number of residential lots, decreases the footprint area by 4.4 acres, adds a park site, increases the area of undisturbed open space, and sets aside the area necessary for R.O.W. for the future Mid-County Parkway.





## Killebrew, Jason

---

**From:** Leif Lovegren <llovegren@riversidetransit.com>  
**Sent:** Thursday, November 01, 2018 8:47 AM  
**To:** Killebrew, Jason  
**Subject:** RE: TTM33978 - APN: 307-410-001  
**Attachments:** Boarding & Alighting Area.pdf

Thanks, Jason. RTA recommends placing a transit stop on the south side of Walnut Ave, approximately 150' west of the curb return (basically behind Lot 40). While a turnout is not requested, RTA would like to request that the potential stop meet the ADA requirements outlined in the DOJ's ADA Guidelines for Accessible Design. I have attached a diagram of an ADA-compliant boarding and alighting area for your reference. Essentially, we would be asking that the planned 6' sidewalk be extended to 8' for the 5' designated as the boarding and alighting area. If you have any questions, or need additional information, please let me know.

Thank you,

### **Leif Lovegren**

Planning Analyst  
Riverside Transit Agency  
p: 951.565.5134 | e: llovegren@riversidetransit.com  
[Website](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)  
1825 Third Street, Riverside, CA 92507

**From:** Killebrew, Jason <JKillebr@RIVCO.org>  
**Sent:** Wednesday, October 31, 2018 4:42 PM  
**To:** Leif Lovegren <llovegren@riversidetransit.com>  
**Subject:** RE: TTM33978 - APN: 307-410-001

Hi Leif,

Attached is the Tract Map exhibit. Please indicate the location of the desired RTA stop.

Jason

**Jason Killebrew**  
**Urban Regional Planner IV**  
Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
PO Box 1409  
Riverside, CA 92502  
(P):951-955-0314  
email: [jkillebr@rivco.org](mailto:jkillebr@rivco.org)  
Website: <http://planning.rctlma.org>



## Killebrew, Jason

---

**From:** Sierra, Felicia  
**Sent:** Thursday, October 18, 2018 3:30 PM  
**To:** 'Anthony Madrigal'  
**Cc:** 'TNPConsultation@29palmsbomi-nsn.gov'; 'sbliss@29palmsbomi-nsn.gov'; Thomson, Heather; Killebrew, Jason  
**Subject:** TR33978R01 AB52 Retraction

Good Afternoon,

In a letter dated September 24, 2018, you were notified of Tract Map No. 33978R01. It has since been determined that an addendum to the previous EIR will be prepared for this project and that formal AB52 consultation is not required for this project. That said, Tribal Cultural Resources will be addressed in the environmental document and if you have any information regarding tribal cultural resources that may be impacted by this project, please contact Heather Thomson to consult as appropriate under CEQA. Thank you

Respectfully,

*Felicia Sierra*

County of Riverside

TLMA | Environmental Programs Division | Planning Dept.

[Desk] 951-955-8632

[Email] [FSierra@rivco.org](mailto:FSierra@rivco.org)

*How are we doing? [Click](#) the link to tell us*







# CITY OF PERRIS

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

135 N. "D" Street, Perris, CA 92570-2200

TEL: (951) 943-5003 FAX: (951) 943-8379

April 23, 2019

Jason Killebrew  
Principal Planner  
Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
PO Box 1409  
Riverside, CA 92502

**SUBJECT: City of Perris comments for McCanna Ranch Hills ("Project")**

Dear Mr. Killebrew:

The City of Perris appreciates the opportunity to comment on the "McCanna Ranch Hills" ("Project") proposal to revise Tentative Tract Map 33978 (Planning Areas 1 and 2 of Specific Plan No. 246) located south of Walnut Avenue, and west of Sherman Road within the County of Riverside. The revised Tentative Tract Map 33978 is a proposal to subdivide 51.15 acres into 139 single-family lots and to re-designate 3.18 acres located along the southern tract boundary for the Mid-County Parkway. The City provides the following feedback in light of the project's close proximity to Sierra Vista Elementary School and Lakeside Middle School:

1. **Traffic Impact Analysis.** The City of Perris has concerns related to increasing vehicle and student body pedestrian traffic to the nearby Sierra Vista Elementary and Lakeside Middle School, especially in light of the fact that there is no roadway access around both the boundaries of the residential tract and school sites as originally contemplated in the McCanna Hill Plan Circulation Element. Based on these facts, the City of Perris provides the following comments:
  - a. The circulation layout should at a minimum be updated to the boundaries of the residential tract and Sierra Vista Elementary School to address traffic neck congestion during drop-off and pick-up times of the two

- b. Align the westerly entrance to the residential tract with May Ranch Park to include a striped crosswalk.
  - c. A traffic signal warrant shall be conducted for the intersection of Sherman Road and Walnut Avenue, Sherman Road and Rider Street, along with the project's proximity to Sierra Vista Elementary School and Lakeside Middle School. Contact will need to be made with the nearby schools to determine peak hours for drop-off and pick-up along with traffic calming measures to reduce speed, and road improvements to support safe and efficient drop-off and pick-up of students.
- 2. Construction Practices (Conditions of Approval).** At a minimum, the following construction practices should be implemented as part of the project due to the close proximity to an existing residential neighborhood and schools which include:
- a. Construction activity and maintenance shall be limited from 7 a.m. to 5 p.m. Monday through Friday (no construction operations on weekends or Holidays).
  - b. Water trucks or sprinkler systems shall be used during clearing, grading, earth moving, excavation, transportation of cut or fill materials and construction phases to prevent dust from leaving the site and to create a crust after each day's activities cease. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
  - c. A person or persons shall be designated to monitor the dust control program and to order increased watering as necessary to prevent the transport of dust off-site. The name and telephone number of such persons shall be provided to the City.
  - d. All blasting or grinding of rock derived from rock outcroppings is prohibited.
  - e. Project applicants shall provide construction site electrical hook-ups for electric hand tools such as saws, drills, and compressors; to eliminate the need for diesel-powered electric generators or provide evidence that electrical hookups at construction sites are not practical or prohibitively expensive.
  - f. Avoid construction/grading truck routes through existing neighborhoods within the City of Perris and adjacent schools.
- 3. CEQA.** The Project will warrant at a minimum an Addendum EIR with the traffic analysis updated per the comment noted in this letter. Please provide future notices prepared for the Project pursuant to the California Environmental Quality Act ("CEQA") under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law which includes: notices of any public hearing held pursuant to CEQA, and notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.

The City of Perris thanks you for considering these comments. Please feel free to contact me at (951) 943-5003, ext. 257, if you have any questions or would like to discuss the above concern in further detail.

Sincerely,



Kenneth Phung  
Planning Manager

Cc: Richard Belmudez, City Manager  
Clara Miramontes, Assistant City Manager  
Dr. Grace Williams, Director of Planning and Economic Development  
Habib Motlagh, City Engineer  
Eric Dunn, City Attorney



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE      Original Case No. \_\_\_\_\_

REVISED MAP      Original Case No. TR33978

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Rockne Construction, Inc.

Contact Person: Barry Gross      E-Mail: bgross@npland.com

Mailing Address: 100 Bayview Cir #2000

Newport Beach      CA      92660  
City      State      ZIP

Daytime Phone No: ( 949 ) 945-2558      Fax No: (      ) \_\_\_\_\_

Engineer/Representative Name: Engineering Solutions

Contact Person: David Currington R.C.E.      E-Mail: davidc@engineeringsolutionsca.com

Mailing Address: 31600 Railroad Canyon Rd. Suite J

Canyon Lake      CA      92587  
City      State      ZIP

Daytime Phone No: ( 951 ) 333-1001      Fax No: (      ) \_\_\_\_\_

Property Owner Name: McCanna Hills LLC

Contact Person: Blaine Peterson      E-Mail: cbpeterson@ihpinc.com

Mailing Address: 100 Bayview Cir #2000

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

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

*"Planning Our Future... Preserving Our Past"*

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Newport Beach Street CA 92660  
City State ZIP

Daytime Phone No: ( 949 ) 851-2121 Fax No: ( )

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Donald S. Grant [Signature]  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
C. Blaine Peterson [Signature]  
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): 307-410-001

Approximate Gross Acreage: 51.15

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Placentia Ave., South of Walnut St., East of Bradley Rd., West of Sherman Ave.

**SUBDIVISION PROPOSAL:**

Map Schedule: "A" Minimum Developable Lot Size: 6,000 sf  
Number of existing lots: 0 Number of proposed developable lots: 139  
Planned Unit Development (PUD): Yes  No  Vesting Map: Yes  No   
Number of proposed non-developable lots (excluding streets): 7 Subdivision Density: 2.7 dwelling units per acre.

If there previous development application(s) filed on the same site: Yes  No

If yes, provide Application No(s). 33978-M1, Specific Plan No. 246A1  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) 39988 EIR No. (if applicable): 319

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide signed copy(ies): Traffic, Bio

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: N/A

Address: N/A

Phone number: N/A

Address of site (street name and number if available, and ZIP Code): N/A

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: N/A

Specify any list pursuant to Section 65962.5 of the Government Code: N/A

Regulatory Identification number: N/A

Date of list: N/A

Applicant: N/A Date N/A

**This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx  
Created: 04/08/15 Revised: 06/07/16



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

*See attached signature page.*

Property Owner(s) Signature(s) and Date

**McCanna Hills LLC**

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**

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- *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.*

**SIGNATURE PAGE TO RIVERSIDE COUNTY INDEMNIFICATION AGREEMENT  
REQUIRED FOR ALL PROJECTS**

Date: 5-10-2018

McCANNA HILLS LLC,  
a Delaware limited liability company

By:



**Donald S. Grant**  
**Executive Vice President**

By:



**C. Blaine Peterson**  
**Senior Vice President**

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO CONSIDER AN ADDENDUM TO AN  
ENVIRONMENTAL IMPACT REPORT (EIR)**

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**TENTATIVE TRACT MAP NO. 33978, REVISION NO. 1 – Intent to Consider an Addendum No. 3 to Environmental Impact Report No. 319 – (CEQ190007) – Applicant:** Rockne Construction, Inc., – Engineering/Representative: Engineering Solutions – Fifth Supervisorial District – Nuevo Area/Perris Reservoir Zoning District/Areas – Lakeview/Nuevo Area Plan – Community Center (CC) – Medium Density Residential (MDR) – Medium High Density Residential (MHDR) – Open Space – Conservation (OS-C) – Open Space Recreation (OS-R) – Rural Residential (RR) – Located: Northerly of Placentia Avenue, southerly of Walnut Street, easterly of Bradley Road, and westerly of Sherman Avenue – 51.5 Gross Acres – Zoning: Specific Plan (SP) – **REQUEST:** A revision to an approved Schedule “A” Tentative Tract Map subdivision of 51.5 gross acres into 139 single family residential lots. The revision proposes to include a dedication for a future parkway, and does not proposed additional lots, or a reduction in open space.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **MAY 1, 2019**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

ADDITIONAL TELECONFERENCE  
LOCATION FOR HEARING: 22930 ST. ANNES COURT, MURRIETA, CA 92562

For further information regarding this project please contact Jason Killebrew at (951) 955-0314 or email [jkillebr@rivco.org](mailto:jkillebr@rivco.org), or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the addendum to the environmental impact report, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501.

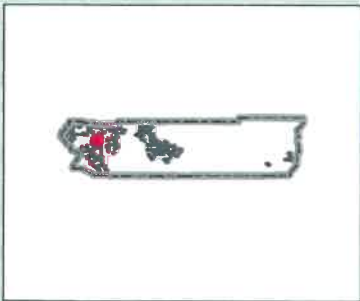
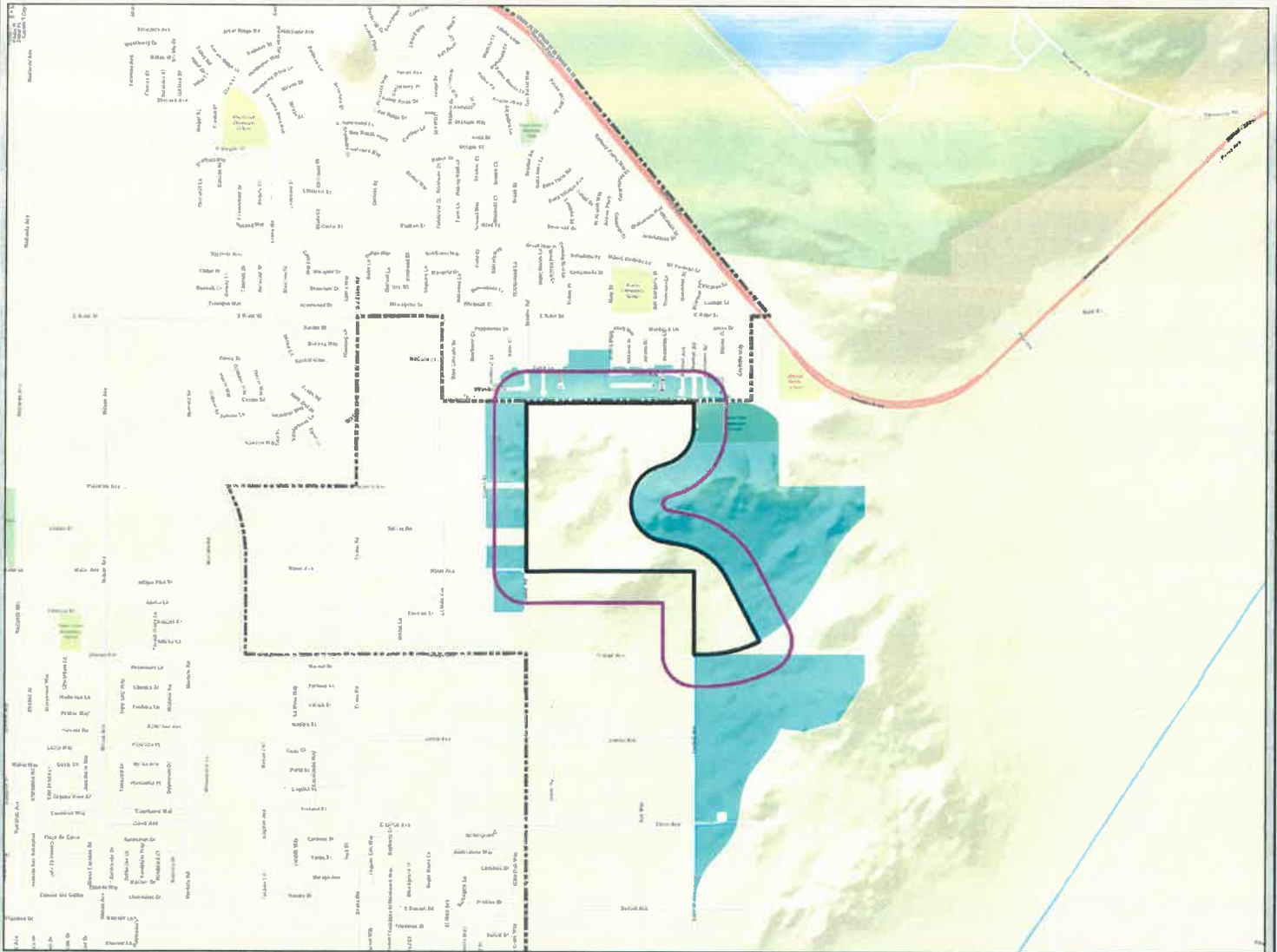
Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Jason Killebrew  
P.O. Box 1409, Riverside, CA 92502-1409

# Riverside County GIS Mailing Labels

TR33978R01 ( 600 feet buffer )



## Legend

- County Boundary
- Cities
- World Street Map

## Notes



0 3,009 6,019 Feet

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

REPORT PRINTED ON...3/1/2019 2:56:35 PM

© Riverside County RCIT

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 01, 2019,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers TR33978R01 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

300020007  
LR MUNOZ REAL ESTATE HOLDINGS  
17338 MIDWOOD DR  
GRANADA HILLS CA 91344

300020021  
VICTOR SANTOS  
20470 EUREKA AVE  
PERRIS CA. 92571

300020022  
RICHARD L HALL  
MYRIAM GRAJALES HALL  
P O BOX 368  
PERRIS CA 92571

300020023  
SANDRA HOLTON  
20440 EUREKA AVE  
PERRIS CA. 92571

300020024  
SABINA TORRES  
MARIA G AVALOS  
ROSA E RODRIGUEZ

300020027  
LR MUNOZ REAL ESTATE HOLDINGS  
11856 BALBOA BLV NO 353  
GRANADA HILLS CA 91344

7340 RIO FLORA PL  
DOWNEY CA 90241

300030002  
TODD MARTIN  
P O BOX 145  
PERRIS CA 92572

300030004  
TED PENA  
20696 EUREKA AVE  
PERRIS CA. 92571

300030005  
PATRICIA SMITH  
CAROL A THOMASON  
26950 WATER AVE  
PERRIS CA. 92571

300030006  
STEVEN E SCHUBERT  
MARY E SCHUBERT  
20730 EUREKA AVE  
PERRIS CA. 92571

300030026  
CANDELARIA ESPINOZA  
MIGUEL A ESPINOZA  
20550 EUREKA AVE  
PERRIS CA. 92571

300030039  
URBANO BERUMEN  
CYNTHIA CHAVARIN  
20510 EUREKA AVE  
PERRIS CA. 92571

300030040  
DANIEL ROJAS AGUILAR  
26901 PLACENTIA AVE  
PERRIS CA. 92571

300040006  
GARY W THOMPSON  
DONNA L THOMPSON  
26925 WATER AVE  
PERRIS CA. 92571

307391009  
EDGAR VINICIO ECHEVERRIA  
1581 STRAWBERRY DR  
PERRIS CA. 92571

307391010  
OSIEL RAMIREZ ALVAREZ  
DANIELA RAMIREZ  
1589 STRAWBERRY DR  
PERRIS CA. 92571

307391011  
DEIDRA TURCIOS  
1597 STRAWBERRY DR  
PERRIS CA. 92571

307392015  
ROLANDO BALDOBINO  
MARISELA BALDOBINO  
3026 KALEI CT  
PERRIS CA. 92571

307392016  
QIKUN WEN  
6039 N MUSCATEL AVE  
SAN GABRIEL CA 91775

307392017  
GILBERTO E DIAZ  
ELIZABETH DIAZ  
3035 KALEI CT  
PERRIS CA. 92571

307392037  
CESAR CUEVAS  
3030 BRADLEY RD  
PERRIS CA. 92571

307392038  
JOSE FERRUFINO  
DEISY FERRUFINO  
3024 BRADLEY RD  
PERRIS CA. 92571

307392039  
JOE NATHAN WALLS  
3018 BRADLEY RD  
PERRIS CA. 92571

307392040  
PATRICK J LOUGH  
3012 BRADLEY RD  
PERRIS CA. 92571

307392041  
SERGIO BELTRAN  
1576 STRAWBERRY DR  
PERRIS CA. 92571

307392042  
DANNY YI ZHOU  
XU GONG  
1568 STRAWBERRY DR  
PERRIS CA. 92571

307392043  
TROY D MCKNIGHT  
1560 STRAWBERRY DR  
PERRIS CA. 92571

307392044  
RAFAEL RAMIREZ  
CLOUDIE ROCHELLE RUIZ  
1552 STRAWBERRY DR  
PERRIS CA. 92571

307400014  
EMMETT D STOKER  
3004 SAFFRON CT  
PERRIS CA. 92571

307400015  
JUAN A TORRES  
JANET TARAZONA  
3007 SAFFRON CT  
PERRIS CA. 92571

307400016  
J CARLOS B RODRIGUEZ  
ALMA L HINOJOSA  
3013 SAFFRON CT  
PERRIS CA. 92571

307400017  
GIL A MENENDEZ  
SHANNON D MENENDEZ  
3019 SAFFRON CT  
PERRIS CA. 92571

307400018  
DAVID A LOTZ  
3025 SAFFRON CT  
PERRIS CA. 92571

307400019  
RENE PEREZ  
3031 SAFFRON CT  
PERRIS CA. 92571

307400020  
ONECIMO SANCHEZ RUIZ  
JUANA OCAMPA DE SANCHEZ  
3037 SAFFRON CT  
PERRIS CA. 92571

307400021  
AMY S HARRISON  
9561 BOX SPRINGS MTN RD  
MORENO VALLEY CA 92557

307400022  
RUBEN R RUBY  
CLAUDIA T RUBY  
3038 POPPY CT  
PERRIS CA. 92571

307400023  
GUADALUPE GIL  
3032 POPPY CT  
PERRIS CA. 92571

307400024  
MATHIAS BABATUNDE TANIMOJO  
ABIKE E TANIMOJO  
3026 POPPY CT  
PERRIS CA. 92571

307400025  
ALEXANDER VIEYRA  
SONIA VIEYRA  
3020 POPPY CT  
PERRIS CA. 92571

307400026  
MARLENE AGUILAR  
3014 POPPY CT  
PERRIS CA. 92571

307400027  
ARMANDO GUTIERREZ  
3008 POPPY CT  
PERRIS CA. 92571



307422004  
MARCOS JUAN MORENO  
AMANDA MARIE MORENO  
VIOLA A GILBERT

1847 CALTHA WAY  
PERRIS CA. 92571

307422006  
VICTOR H DIAZ DELEON  
1863 CALTHA WAY  
PERRIS CA. 92571

307422008  
ABEL D ARIAS  
NORMA ESTELA ARIAS  
1879 CALTHA WAY  
PERRIS CA. 92571

307422010  
JUANITA BAYLOR  
VALENCIO JONES  
1895 CALTHA WAY  
PERRIS CA. 92571

307430002  
JOSELITO S DELVILLAR  
DIANA ROSE R DELVILLAR  
3022 TANSY CIR  
PERRIS CA. 92571

307430004  
SUZANNE LYNNETE TORRES  
3010 TANSY CIR  
PERRIS CA. 92571

307430006  
JOHN G MCCABE  
3021 TANSY CIR  
PERRIS CA. 92571

307422005  
WILLIE L GROOMES  
1855 CALTHA WAY  
PERRIS CA. 92571

307422007  
DAVID C LEE  
1871 CALTHA WAY  
PERRIS CA. 92571

307422009  
HUMBERTO BERMEJO  
1887 CALTHA WAY  
PERRIS CA. 92571

307430001  
MONICA CERVANTES  
3026 TANSY CIR  
PERRIS CA. 92571

307430003  
CESAR O VILLANUEVA  
3018 TANSY CIR  
PERRIS CA. 92571

307430005  
ERIBERTO LOPEZ  
ANEL J LOPEZ  
3013 TANSY CIR  
PERRIS CA. 92571

307430007  
ERIC TECONTERO  
3025 TANSY CIR  
PERRIS CA. 92571

307432001  
STEPHANIE M BEAN  
1938 CALTHA WAY  
PERRIS CA. 92571

307432002  
GUADALUPE RAMIREZ MOREIRA  
1930 CALTHA WAY  
PERRIS CA. 92571

307432003  
EDUARDO AGUSTIN GUILLEN  
EDUARDO ARNULFO GUILLEN  
IRIS E GUILLEN

307432004  
CHRISTIAN ANTONIO PANAMENO  
FELISHA PANAMENO  
1914 CALTHA WAY  
PERRIS CA. 92571

1922 CALTHA WAY  
PERRIS CA. 92571

307432005  
ENRIQUE ROBLES  
P O BOX 40714  
DOWNEY CA 90239

307432006  
JORGE CHAVEZ DE LEON  
3036 AVISHAN DR  
PERRIS CA. 92571

307432048  
JAMES P MARABELLA  
3035 JACINTA DR  
PERRIS CA. 92571

307440001  
OBADIAH D LOUDER  
ASHLEY A LOUDER  
3034 HAWTHORNE RD  
PERRIS CA. 92571

307441048  
RUBEN F BARAJA  
NORA BARAJA  
3009 ZARA CIR  
PERRIS CA. 92571

307441049  
CARMEN SANCHEZ  
DANIEL J SANCHEZ  
3008 ZARA CIR  
PERRIS CA. 92571

307441050  
JANIECE FORD  
3012 ZARA CIR  
PERRIS CA. 92571

307441051  
TAGBO EKENE ARENE  
OLUWATONI JANET ARENE  
3020 ZARA CIR  
PERRIS CA. 92571

307441052  
RUBEN F BARAJA  
NORA I BARAJA  
3024 ZARA CIR  
PERRIS CA. 92571

307441053  
ORALIA BEJAR  
3028 ZARA CIR  
PERRIS CA. 92571



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach, PE**  
*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.**

TR33978, Revision No.2/CEQ190007  
*Project Title/Case Numbers*

Jason Killebrew  
*County Contact Person*

(951) 955-0314  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Rockne Construction, Inc  
*Project Applicant*

100 Bayview Cir. #2000, Newport Beach, CA 92660  
*Address*

APN: 307-410-001 (South of Walnut Street and West of Sherman Avenue)  
*Project Location*

**REQUEST: Tentative Tract Map No. 33978, Revision No. 1 is a revision to an approved Schedule "A" subdivision of 51 gross acres into 139 single-family residential lots, and seven non-residential lots. The revision proposed to include a dedication for the future Mid-County Parkway, and does not proposed additional lots, or a reduction in open space.**

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on May 1, 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 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 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*

May 1, 2019  
*Date*

*Please charge deposit fee case#: ZCEQ190007*

\_\_\_\_\_  
FOR COUNTY CLERK'S USE ONLY

**INVOICE (PLAN-CFG03593)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**

McCanna Hills LLC  
100 Bayview Circle, 2000  
Newport Beach, Ca 92660

**County of Riverside  
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG03593	04/07/2005	04/07/2005	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG03593	0452 - CF&G TRUST: RECORD FEES	\$64.00
27888 Nuevo Rd Perris,	<b>SUB TOTAL</b>	<b>\$64.00</b>

**TOTAL** **\$64.00**

**Please Remit Payment To:**

County of Riverside  
P.O. Box 1605  
Riverside, CA 92502

**Credit Card Payments By Phone:**

760-863-7735

**For Questions Please Visit Us at the Following Locations:**

Riverside Permit Assistance Center  
4080 Lemon St., 9th FL  
Riverside, CA 92501

Desert Permit Assistance Center  
77588 El Duna Ct., Ste H  
Palm Desert, CA 92211



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

**4.2**

Choose an item. **May 1, 2019**

**PROPOSED PROJECT**

<b>Case Number:</b>	CUP03599R01	<b>Applicant:</b> Creative Design Associates
<b>Select Environ. Type</b>	MND Addendum (EA 41981)	
<b>Area Plan:</b>	Mead Valley	
<b>Zoning Area/District:</b>	North Perris Area	
<b>Supervisory District:</b>	First District	
<b>Project Planner:</b>	Travis Engelking	
<b>Project APN:</b>	317-110-073	



Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

Conditional Use Permit No. 3599, Revision No.1 (CUP03599R01) "Project" is a request by Creative Designs Associates (Applicant) to modify the perimeter fencing design, for the approved 3-story, 52,798 square foot hotel with 103 rooms and a detached ancillary one-story 8,937 sq.ft. banquet hall on 3.1 gross acres. The revision proposes the installation of a wrought iron fence surrounding the hotel property in the same location of the previously approved solid block wall.

This revision would necessitate the modification or removal of the following conditions of approval:

Removed Conditions:

- 0010-Planning-USE - NOISE STUDY RECOMMEN. (Description) The applicant/developer shall comply with the recommendations made by the County's Department of Industrial Hygiene letter dated November 5, 2014. The recommendation (1.) listed below specifically describes the previously approved block wall design.
- 1. The following conditions shall be applied to the project based on the information provided by the acoustical consultant: Six foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along the road of the eastern site of the lot facing I-215 along CUP 3599. (Height taken from page 5-2 & Exhibit E of the Acoustical Report) These walls shall be erected so that the top of each wall extends at least 6 feet above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 6 feet above the highest point between the hotel and the road.
- 0090-Planning-USE - WALL/BERM REQUIRED. (Description) A minimum 6 foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed along the project's northern and eastern property line as shown in EXHIBIT A and as outlined in the Industrial Hygiene Department letter dated November 5, 2014.

The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans. Any graffiti will be removed by the applicant immediately. The County will not be responsible for removing the graffiti.

Modified Condition:

- 0090-Planning-USE - WALL & FENCE LOCATIONS. (Description) Wall/Fence locations shall be in conformance with APPROVED EXHIBIT A.

The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location.

The project site is located north of Harvill Road, east of Dree Circle, west of I-215 Freeway, is within the Mead Valley Area Plan, and the First Supervisorial District.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**ADOPT** an **ADDENDUM** to **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41981**, 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** **Conditional Use Permit No. 3599, Revision No. 1**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

General Plan Foundation Component:	Community Development (CD)
General Plan Land Use Designation:	Commercial Office (CO), Light Industrial (LI)
Surrounding General Plan Land Uses	
North:	Light Industrial (LI)
East:	Light Industrial (LI)
South:	Commercial Retail (CR)
West:	Commercial Retail (CR)
Zoning Classification:	Manufacturing-Service Commercial (M-SC) Commercial-Office Zone (C-O)
Surrounding Zoning Classifications	
North:	Manufacturing-Service Commercial (M-SC)

East:	Manufacturing-Service Commercial (M-SC)
South:	Scenic Highway Commercial (C-P-S)
West:	Scenic Highway Commercial (C-P-S)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
South:	Vacant Land
East:	Vacant Land
West:	Gas Station, Convenience Store, Fast Food Restaurants

**Located Within:**

City's Sphere of Influence:	Yes- City of Perris
Community Service Area ("CSA"):	Yes- Mead Valley Municipal Advisory Council (MAC)
Special Flood Hazard Zone:	No
Area Drainage Plan:	No – Not in an Area Drainage Plan
Agricultural Preserve	No
Liquefaction Area:	Yes – Low
Fault Zone:	No- Not in County Fault Zone
Fire Zone:	No– Not in a Fire Hazard Zone
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – March Airport Reserve Base

**Project Site Details:**

<i>Item</i>	<i>Value</i>
Project Site	3.13 acres

**PROJECT LOCATION MAP**

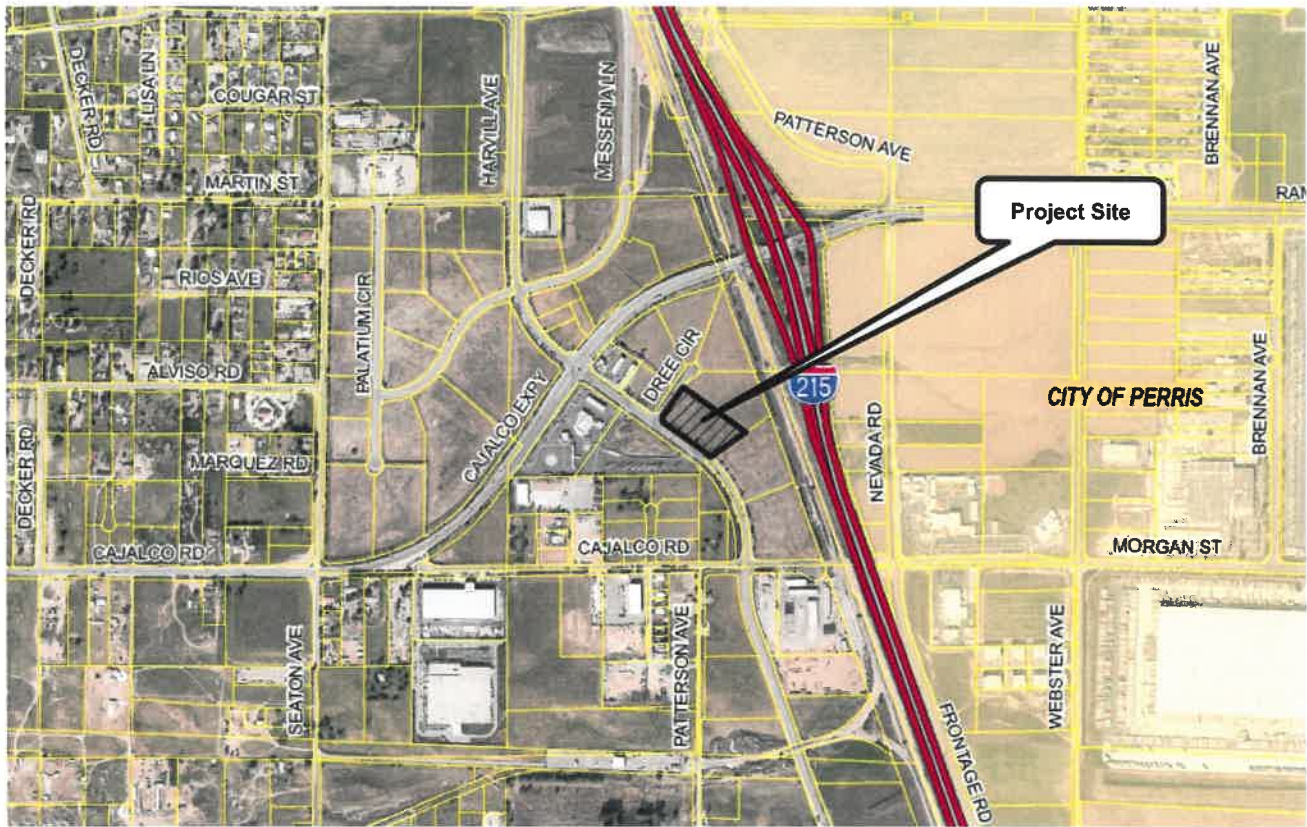


Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

Condition Use Permit No. 03599 was approved by the Planning Commission on April 15, 2015 permitting construction of a three-story 52,798 square foot hotel with 103 rooms and a detached ancillary one-story 8,937 square foot Banquet Hall and Restaurant on 3.1 gross acres. The hotel will have an outdoor swimming pool and spa area, exercise room, laundry facilities, and breakfast area. The project has driveway entrances on Harvill Avenue and Dree Circle. The hotel operates 24 hours daily and the Banquet Hall operates from 7:00am to 2:00am. The hotel facility will employ approximately 28 employees. The Banquet facility will have a Type 47 alcohol license from Department of Alcohol and Beverage Control used for on-site sale of alcohol as part of as an eating establishment. The license allows for the sale of beer, wine, and distilled spirits for consumption on the licenses premises. The project was approved with a perimeter 6 foot high decorative block wall located on the northern and eastern property lines.

The Condition Use Permit No: CUP03599 was approved with the following related cases:

**Change of Zone No. 7672** change of zone classification from Manufacturing-Service Commercial (M-SC) to Commercial Office (C-O). Approved September 22, 2015.



**General Plan Amendment No. 1058** amendment to the Riverside County General Plan Land Use Element by changing the land use designation from Community Development: Light Industrial (CD: LI) (0.25 – 0.60 floor area ratio) to Community Development: Commercial Office (CD: CO) (0.35 – 1.0 floor area ratio). Adopted September 22, 2015.

CUP No. 3599 Revision No. 1 was submitted to the County of Riverside on November 9, 2018.

As part of the of the previously approved CUP No. 3599, a technical study (Marriott Hotel Development Noise Impact Study, County of Riverside March 4, 2014), modeled noise to predict sound levels at the property recommended a six-foot block wall constructed along the property line would provide sufficient mitigation and be in compliance with the County of Riverside’s noise specifications.

On August 24, 2018 MD Acoustics re-evaluated the 2014 Marriott Hotel Development Noise Impact Study. The new evaluation examined the exterior noise levels and conducted on-site measurements to provide a comparison of the 2014 noise model. MD Acoustics’ findings stated the average value Community Noise Equivalent Level (CNEL) over the course of three days was 62 dBA. This study indicates the property would be in compliance with the County of Riverside Noise regulations without the six-foot block wall. Based on the most recent analysis, it was determined that a block wall was not necessary to reduce noise for the site that is consistent with the standards established in the General Plan and noise ordinance (Ord. No. 847). Given this most recent discovery, the applicant has proposed a wrought iron fence in place of the block wall, since it is no longer required to mitigate noise. As a result impacts are considered less than significant without the need for additional mitigation.

Therefore, the applicant proposes to install a Wrought iron fence around the hotel property in the same location of the previously approved solid block wall as requested by this revision.

**ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

An Environmental Assessment (EA41981) and Addendum No. 1 have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The EA represent the independent judgement of Riverside County. As demonstrated in the Environmental Study and Addendum No. 1, no new significant impacts would occur as a result of the proposed project that were not previously analyzed. Therefore, no new mitigation measures are required.

**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. As analyzed in the staff report for the previously approved CUP No. 3599, the project site has a General Plan Land Use Designation of Community Development: Commercial Office (CD: CO) The Community Development General Plan Component depicts appropriate areas of urban and suburban development. The CO land use designation allows for a variety of office uses and support services and is permitted based on their compatibility with its surrounding uses. The hotel, as approved, will provide support services in terms of accommodation and conference room facilities. The approved

hotel facility is also compatible with its immediate surrounding uses which consist of a gas station, convenience store, and fast food restaurants.

2. The project site has a Zoning Classification of Commercial Office (C-O), which is consistent with the Riverside County General Plan as analyzed in the staff report for the previously approved CUP No. 3599. The hotel and banquet hall facility is consistent with development standards set forth in the Commercial Office zone. The revision proposes to install a Wrought iron fence around the hotel property in the same location of the previously approved solid block wall and is merely a change of the design of the perimeter fencing, and therefore does not require a change in the zoning analysis.
3. The project site is located within the Community Center Overlay (CCO) Policy Area. This policy area allows for either a Community Center or the underlining designated land use to be developed. In this case, the base designation is CO, and supports the hotel facility.
4. The three-story hotel and Banquet hall, is consistent with all applicable provisions of Ordinance No. 348 and is allowed within the Commercial Office (C-O) Zoning Classification.

**Entitlement Findings:**

The following findings shall be made prior to making a recommendation to grant the Conditional Use Permit, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Land Use):

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.
  - a. General Plan. As analyzed in the staff report for the previously approved CUP No. 3599, the project site has a General Plan Land Use Designation of Community Development: Commercial Office (CD: CO) The Community Development General Plan Component depicts appropriate areas of urban and suburban development. The CO land use designation allows for a variety of office uses and support services and is permitted based on their compatibility with its surrounding uses. The proposed hotel facility will provide support services in terms of accommodation and conference room facilities. The proposed hotel facility is also compatible with its immediate surrounding uses which consist of a gas station, convenience store, and fast food restaurants.

The proposed revision to the CUP is to install a Wrought iron fence surrounding the hotel property in the same location of the previously approved solid block wall. Therefore the proposed project as designed and condition, will conform 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 shall be designed for the protection of the public health, safety and general welfare, because the processing of the CUP, with the conditions of approval, and the limited lifespan of the CUP will ensure that the project will not adversely affect the public's health, safety, and general welfare.

The proposed revision to the CUP is to install a Wrought iron fence around the hotel property in the same location of the previously approved solid block wall. Therefore, the

proposed project as designed and condition, will protect the public's health, safety, and general welfare.

3. The approved use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property, as the project site is surrounded by properties which are designated Community Development: Light Industrial and Commercial Retail (CD: LI, CR). The approved use, a hotel and banquet hall facility, is consistent with the development standards set forth in the approved Commercial Office zone.

The proposed revision to the CUP is to install a Wrought iron fence surrounding the hotel property in the same location of the previously approved solid block wall. Therefore, the proposed revision conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

4. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The revision proposes the installation of a Wrought iron fence surrounding the hotel property in the same location of the previously approved solid block wall.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed revision is not selling off portions of the property as part of this application.
6. All use permits that proposes to add one or more new buildings totaling more than 100,000 gross square feet of commercial, office, industrial, or manufacturing development requires renewable energy incorporation into the design and construction. The approved project consist of a 3-story 52,798 square foot hotel with 103 rooms and a detached ancillary one-story 8,937 sq.ft. banquet hall. Therefore, the proposed revision conforms to all requirements of the General Plan and will not require renewable energy to be incorporated into the design and construction.
7. All development projects that require fifty (50) or more parking spaces shall designate three (3) spaces for electrical vehicles, and designate one (1) additional space for electrical vehicles for each additional fifty (50) parking spaces. The approved use, a hotel and banquet hall facility consist of 180 parking spaces. The project has been conditioned that five (5) parking spaces shall be designated for Electrical Vehicle Parking per Ordinance No. 348 Section 18.12 A.2.C. All electric vehicle parking spaces shall be serviced by an electrical vehicle charging station.

**Other Findings:**

1. The project site is located within Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP) Fee Area but not within a designated Criteria Cell of the WRMMSHCP.

2. The project site is located within the **City of Perris** Sphere of Influence. This project was presented to the **City of Perris** on October 27, 2008 for review for Conditional Use Permit No. 3599 (CUP03599). No comments were received either in favor or opposition of the project.
3. The project site is located within the March Airport Reserve Base Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. This project was submitted to ALUC for review on January 18, 2014 which found the CUP03599 consistent with the 1984 Riverside County Airport Land Use Plan, as applied to the Airport Influence Area of March Air Force Base. The proposed revision will maintain consistency with the 1984 Riverside County Airport Land Use Plan. Therefore, an additional ALUC was not required.

The proposed revision to the Conditional Use Permit is to install a Wrought iron fence surrounding the hotel property in the same location of the previously approved solid block wall nor change the original approved project description. Therefore, an additional ALUC review will not be required.

4. AB 52 / SB 18 compliance was achieved by the conditions of approval for Conditional Use Permit No. 3599 (CUP03599 based on correspondence made on November 10, 2008 with Native American Heritage Commission (NAHC), the Soboba Band of Luiseno Indians on December 10, 2008, and Pechanga Cultural Resources on February 6, 2009.

The proposed revision to the Conditional Use Permit is to install a Wrought iron fence surrounding the hotel property in the same location of the previously approved solid block wall nor change the original approved project description. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. As part of the approval of CUP03599, a reported study (Marriott Hotel Development Noise Impact Study, County of Riverside March 4, 2014), modeled noise to predict sound levels at the property determining a six-foot block wall constructed along the property line would provide sufficient mitigation and be in compliance with the County of Riverside's noise specifications.

MD Acoustics re-evaluated Block Wall Acoustical Review – Memorandum #1 dated August 24, 2018 by MD Acoustics, (MD) and an assessment overview submitted by RK Engineering Group, INC (RK) the exterior noise levels and conducted on-site measurements to provide a comparison of the RK noise model. MD Acoustics, findings stated the average value Community Noise Equivalent Level (CNEL) over the course of three days is 62 dBA. This study indicates the property is currently in compliance with the local regulations without any improvements. Based on the most recent analysis, it was determined that a block wall was not necessary to reduce noise for the site that is consistent with the standards established in the General Plan and noise ordinance (Ord. No. 847). Given this most recent discovery, the applicant has proposed a wrought iron fence in place of the block wall, since it is no longer required to mitigate noise. As a result impacts are considered less than significant without the need for additional mitigation. Therefore, additional correspondence for AB 52 / SB 18 will not be required at this time.

5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKR"). Per County Ordinance No. 663 and the SKR, 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 SKR 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 SKR.

**Conclusion:**

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 1,600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls to the proposed project.

**APPEAL INFORMATION**

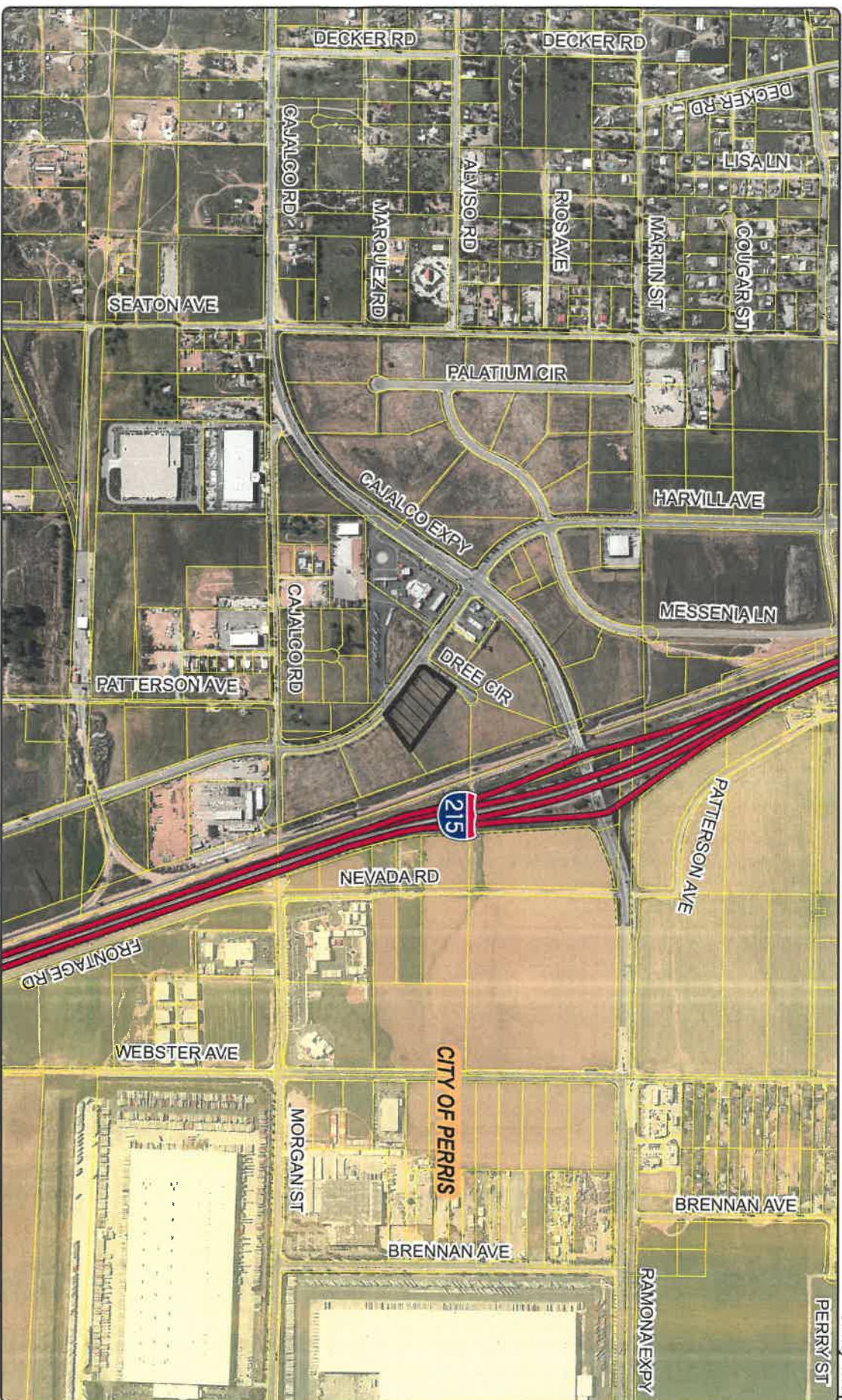
The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Commission's decision.

---

Supervisor Jeffries  
District 1

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07672 GPA01058 CUP03599**  
**VICINITY/POLICY AREAS**

Date Drawn: 03/04/2015  
Vicinity Map



Zoning Area: North Perris

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 types of land use than is provided in the current General Plan. The Planning Department office in Riverside at (951)652-2000 (Riverside County) or in Palm Desert at (760)863-9277 (Beverly Hills County) or Website: <http://www.countyofriverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

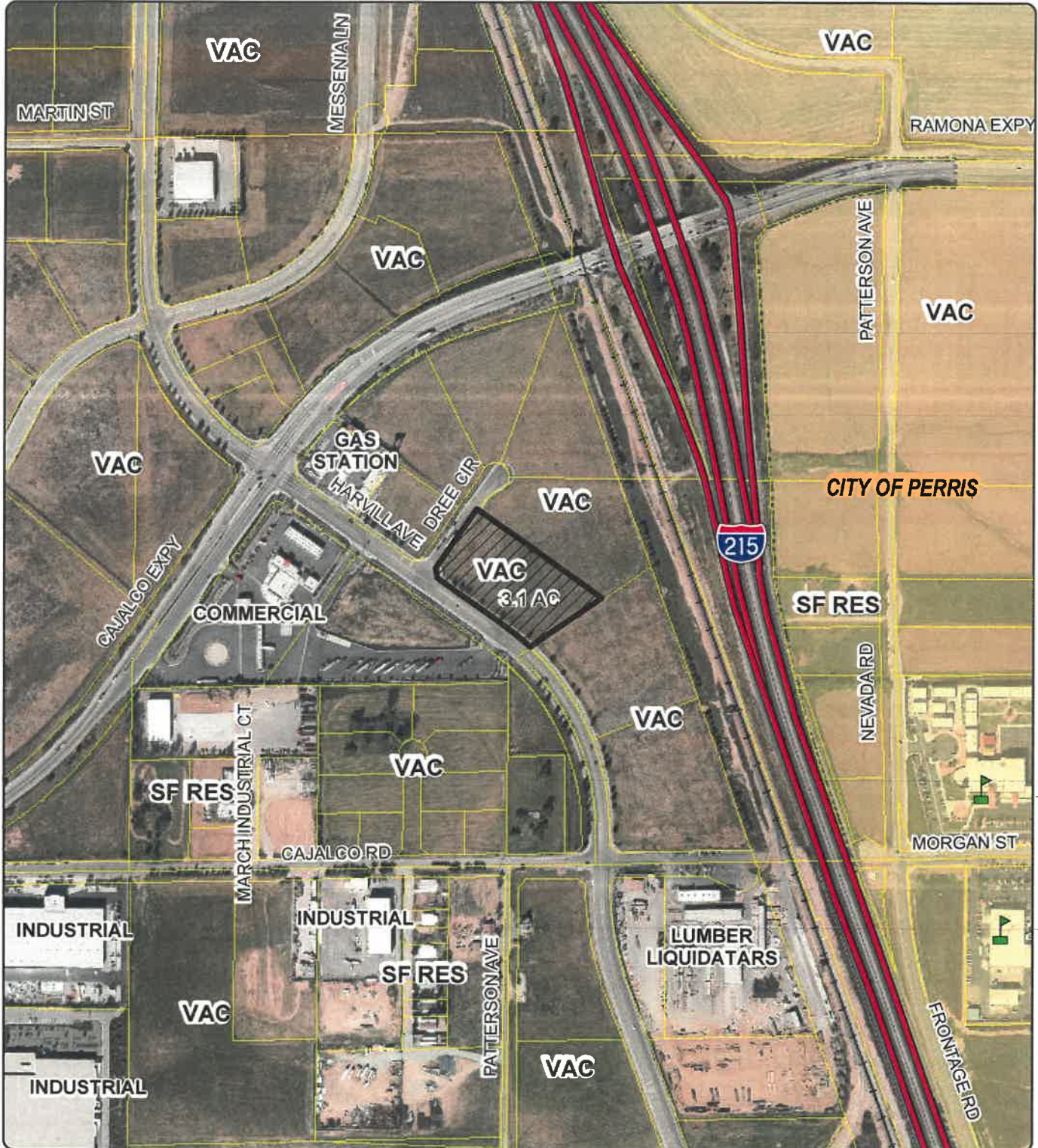
CZ07672 GPA01058 CUP03599

Supervisor Jeffries  
District 1

Date Drawn: 03/04/2015

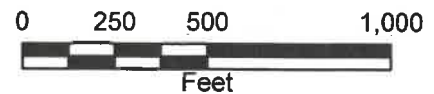
LAND USE

Exhibit 1



Zoning Area: North Perris

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

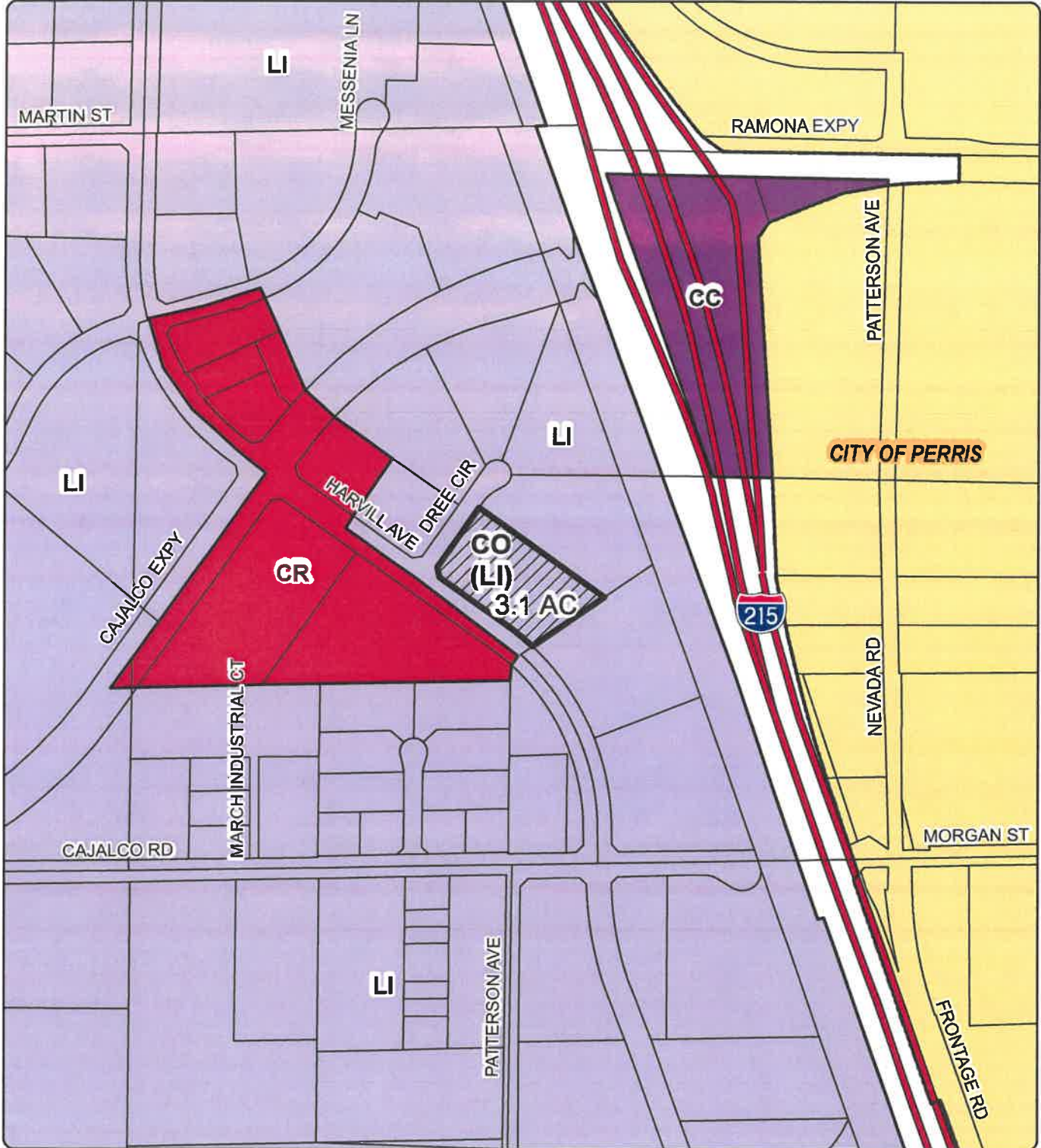
CZ07672 GPA01058 CUP03599

PROPOSED GENERAL PLAN

Supervisor Jeffries  
District 1

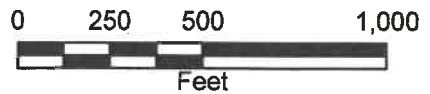
Date Drawn: 03/04/2015

Exhibit 6



Zoning Area: North Perris

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

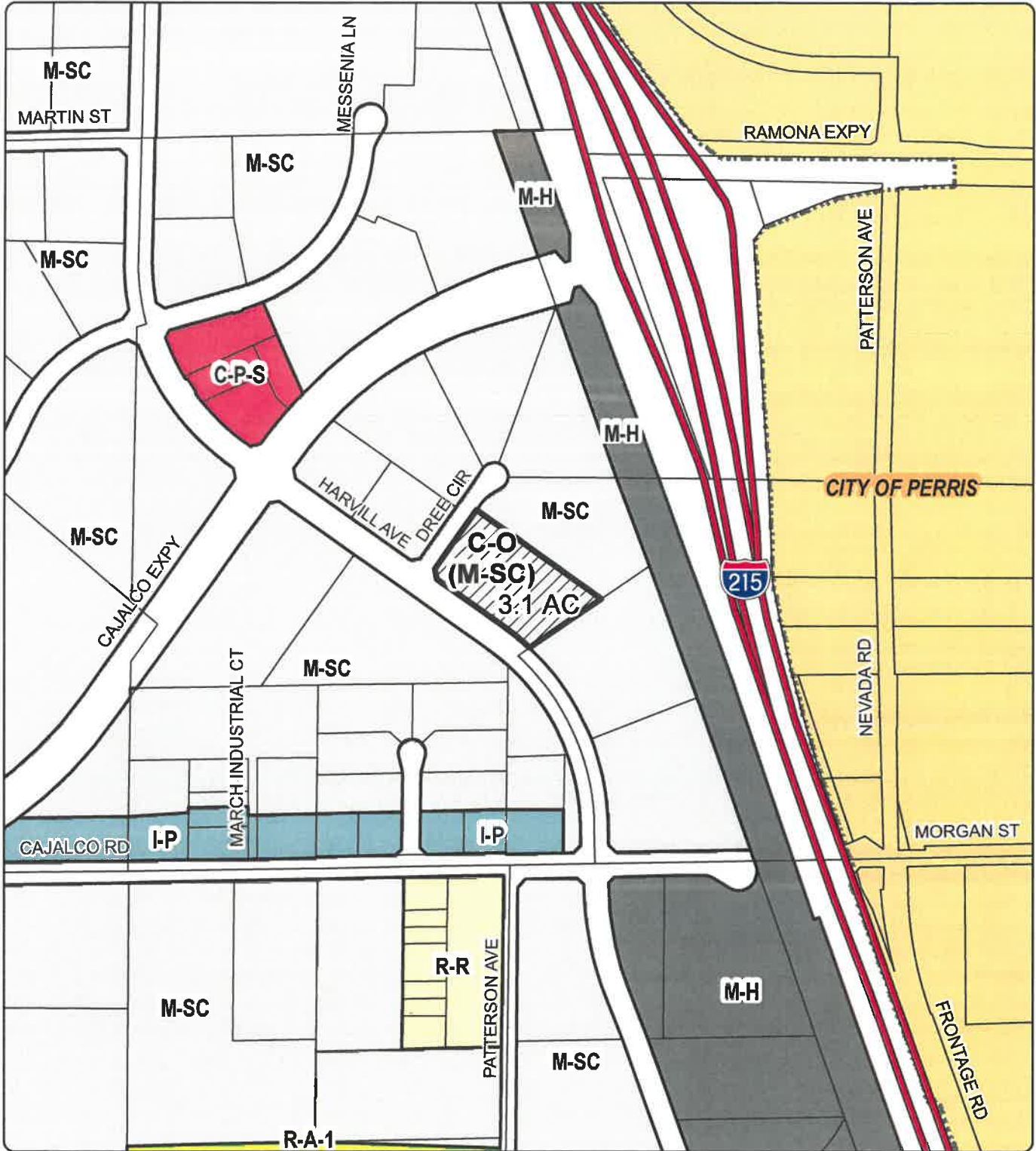
CZ07672 GPA01058 CUP03599

Supervisor Jeffries  
District 1

Date Drawn: 03/04/2015

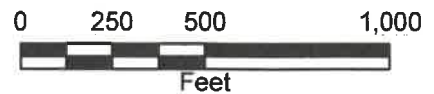
Exhibit 3

PROPOSED ZONING



Zoning Area: North Perris

Author: Vinnie Nguyen



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# COUNTY OF RIVERSIDE

FAIRFIELD INN ON-SITE LANDSCAPE – CUP03599  
 HARVILL AVENUE & DREE CIRCLE  
 APN: 317110039 ZONE: C-O NEW COMMERCIAL  
 LANDSCAPE PLANS

APN NUMBERS  
 317-110-039-1  
 PROJECT DIRECTORY

OWNER:  
 FAVEZ SEBIAK  
 2337 ANGELO DRIVE  
 QUAN TAN HANGING, CA 92408  
 (951) 265-7554  
 FAVEZ SEBIAK

LANDSCAPE ARCHITECT:  
 RICHARD POPE & ASSOCIATES  
 1585 S. O STREET, SUITE 103  
 RICHMOND, CA 94809  
 (909) 888-5588  
 RICHARD POPE

CIVIL ENGINEER:  
 WEI TAN  
 535 HOSPITALITY LANE  
 QUAN TAN HANGING, CA 92408  
 (909) 383-6633  
 DEY UTILITY CONSULTANT:  
 WEI TAN  
 535 HOSPITALITY LANE  
 QUAN TAN HANGING, CA 92408  
 (909) 383-6633

## MAINTENANCE QUANTITIES

ON-SITE LANDSCAPE AREA:	S.F.
TOTAL LANDSCAPE AREA:	19,165
TOTAL NUMBER OF EXISTING TREES:	0
TOTAL NUMBER OF EXISTING SHRUBS:	12
TOTAL NUMBER OF EXISTING PALMS:	0
CONCRETE HEADWALL - SERVICES ON-SITE AND FRONTAGE:	1
REGULATORY WATER MEETS - SERVICES ON-SITE AND FRONTAGE:	1
TOTAL LANDSCAPE AREA:	19,165 S.F.

## Sheet Index

- 1 Title Sheet
- 2 Irrigation Plan
- 3 Planting Plan
- 4 Shading Plan
- 5 Irrigation Details
- 6 Planting Details
- 7 Irrigation Specifications
- 8 Planting Specifications

Landscape Area	20,647 Sq. Ft.
Frontage Landscape Area	7,493 Sq. Ft.
Total Landscape Area:	28,070 Sq. Ft.

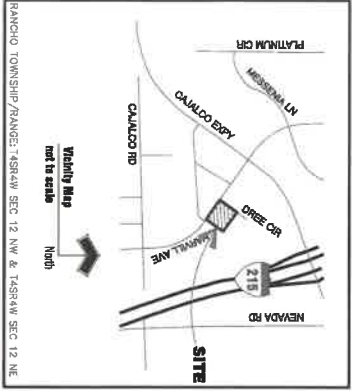
CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY  
 ON-SITE OWNER FAVEZ SEBIAK  
 2337 ANGELO DRIVE  
 QUAN TAN HANGING, CA 92408  
 (951) 265-7554

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 859 VERSION

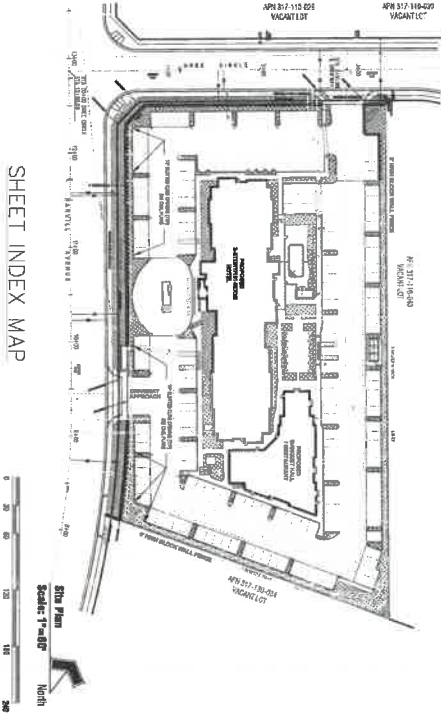
PLAN CHECK OVERSIGHT LLA / CID	REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP. PP.#
<i>[Signature]</i>	CID #45214	10/05/2018	PP26243

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY – ROW / OFFSITE).

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY – ON-SITE).



VICINITY MAP



SHEET INDEX MAP

### COUNTY OF RIVERSIDE NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE EXISTING SITE AND FOR THE PROTECTION OF ALL UTILITIES. PERMITS MUST BE OBTAINED FROM THE COUNTY OF RIVERSIDE AT LEAST 48 HOURS TO BEGINNING CONSTRUCTION.

PHONE: (951) 985-6790 FOR PERMIT CASES (CU, PL, OR VOLUNTARY), CADASTRAL AND AREA WEST  
 PHONE: (951) 985-6895 FOR PARCEL MAPS AND TRACT MAPS  
 PHONE: (780) 342-8267 FOR PERMIT CASES EAST OF CABAZON

THE CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR SUBMITTING A SOIL ANALYSIS REPORT AND DOCUMENTATION VERIFYING IMPLEMENTATION OF ITS RECOMMENDATIONS.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF ORDINANCE NO. 9158 AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION TO THE COUNTY OF RIVERSIDE. MY LANDSCAPE DOCUMENTATION MAY BE SUBJECT TO CHANGE BASED ON THE UPDATED ORDINANCE.

*[Signature]*  
 DATE: 9/13/2018



NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

NOTE: CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS AND/OR A DEVELOPMENT PERMIT UNDER A DEVELOPMENT PERMIT HAS BEEN ISSUED.

DATE	BY	DATE	REVISION



PREPARED BY:  
 RICHARD POPE & ASSOCIATES  
 1585 S. O STREET, SUITE 103  
 RICHMOND, CA 94809  
 (909) 888-5588  
 CERT. NO. 2884, Exp. 02/2020 DATE:



BENCHMARK:	SCALE:	FOR:	FILE NO.	SHEET NO.
PP26243	V.	FAVEZ SEBIAK		1



**PLANTING NOTES:**

NO SUBSTITUTIONS, SPECIES OR VARIETY. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ALL ISSUES RESULTING FROM SUBSTITUTIONS. DESIGN WAS CREATED USING EXACT VARIETY INDICATED.

IF SUBSTITUTIONS ARE NECESSARY, CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT FOR SUBSTITUTION APPROVAL.

A 3" DEEP LAYER OF SPREADDED BARK MULCH SHALL BE PLACED IN ALL PLANTING BEDS EXCEPT LAWN AREAS.

PLANT COUNTS ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR EXACT COLOR PER PLAN.

ALL TREES AND SHRUBS TO BE ADJUSTED IN FIELD SO AS NOT TO BE BUILT IN WINDOW AREA AT SIDEWALKS.

THIS PLAN IS FOR AESTHETIC PURPOSES ONLY. RICHARD POPE AND ASSOCIATES IS NOT RESPONSIBLE FOR STRUCTURAL BLOCK WALL DESIGN.

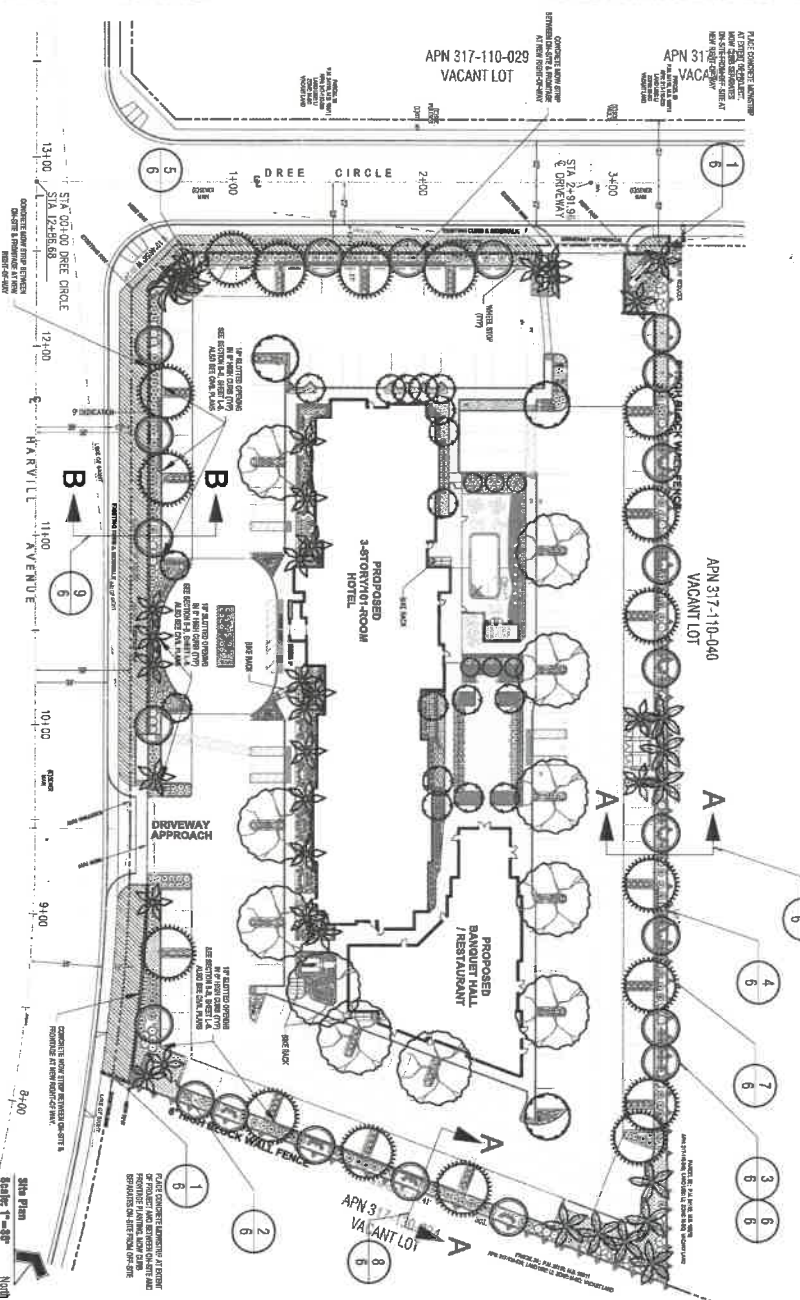
LAWN AREA SHALL BE A NO MORE THAN 25% OF THE TOTAL LANDSCAPE AREA. LAWN AREA SHALL NOT BE EXPANDED AT LARGER LOTS. INSTEAD ADD ADDITIONAL SHRUBS.

LANDSCAPE PLANS CONTAIN NO SPECIAL LANDSCAPING OR RECYCLED WATER.

ALL PLANTS ARE FROM RIVERSIDE COUNTY FRIENDLY PLANT LIST AND OR ARE NON-INVASIVE SPECIES.

NO MISCAP IS LOCATED WITHIN 1 MILE OF PROJECT.

LOCATION IS NOT WITHIN A HIGH-FIRE ZONE.



**Planting Legend**

SYMBOL	QTY.	SIZE	SYMBOLIC NAME	COMMON NAME	WATERING FREQUENCY PER WEEK (EST.)
1	15	6 in.	Redwood	Redwood	1x/week
2	19	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
3	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
4	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
5	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
6	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
7	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
8	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
9	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
10	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
11	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
12	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
13	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
14	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
15	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
16	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
17	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
18	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
19	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
20	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
21	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
22	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week

**Planting Legend**

SYMBOL	QTY.	SIZE	SYMBOLIC NAME	COMMON NAME	WATERING FREQUENCY PER WEEK (EST.)
1	15	6 in.	Redwood	Redwood	1x/week
2	19	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
3	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
4	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
5	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
6	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
7	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
8	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
9	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
10	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
11	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
12	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
13	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
14	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
15	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
16	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
17	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
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19	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
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21	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week
22	17	2 1/2" x 3 1/2"	Wedgeleafed manna	Manna fern	1x/week



APN 317-110-029 VACANT LOT

APN 317-110-040 VACANT LOT

APN 317-110-040 VACANT LOT

PROPOSED 3-STOREY HOTEL

PROPOSED 3-STOREY HOTEL

PROPOSED 3-STOREY HOTEL

DRIVEWAY APPROACH

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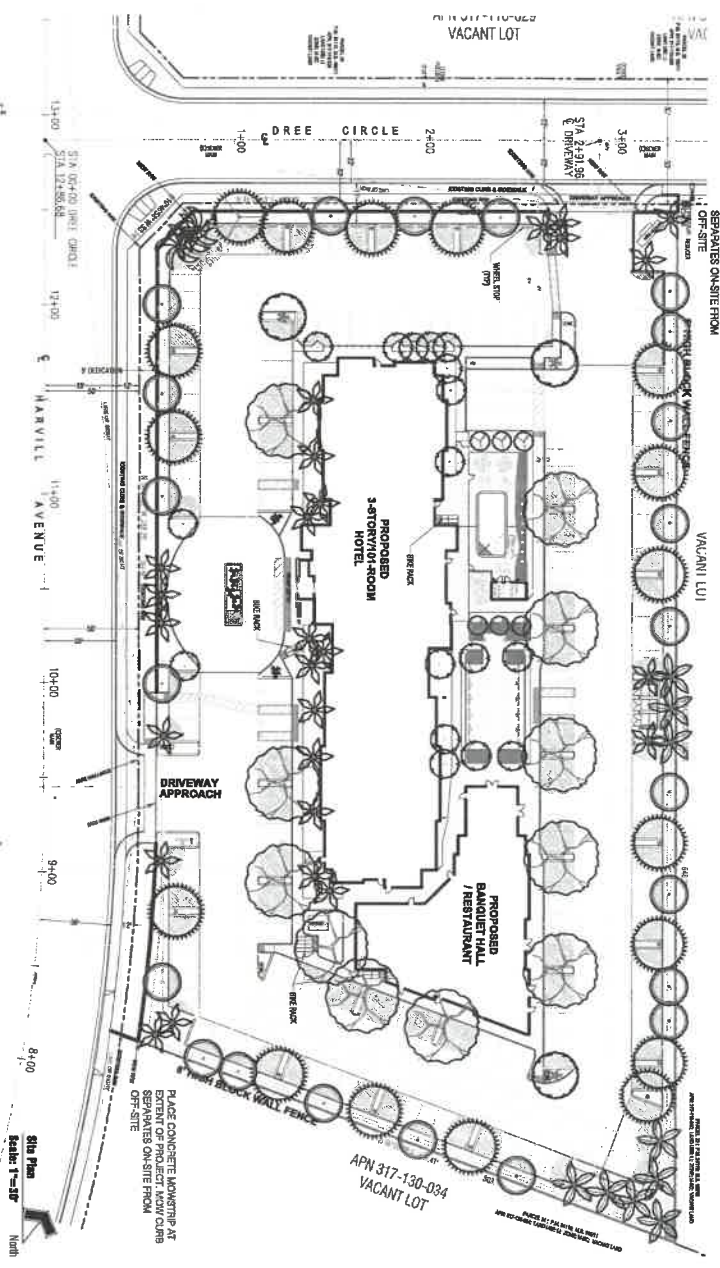
DRIVEWAY APPROACH

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DRIVEWAY APPROACH



**Parking Area Shading Notes**  
 A minimum of 60% of the parking spaces shall be shaded with mature trees with in 18 years.  
 Total Parking Spaces (sq ft): 178  
 Total Landscaping (sq ft): 5  
 Total Shaded sq. ft. Provided (sq ft): 15,283  
 Total Shaded sq. ft. Provided (sq ft): 15,289

☐ = Usable Tree Shade At Parking Lot



NOTE: THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND AGENCIES.

PREPARED BY:

DATE	BY	CHK



RICHARD POPE & ASSOCIATES  
 1569 S. D STREET, SUITE 103  
 SAN BERNARDINO, CA 92408  
 (951) 395-6994  
 CERT. NO. 2684, Exp. 02/2020 DATE:



PROJECT NO: PP26243  
 COUNTY OF RIVERSIDE  
 HARVILL AVENUE & DRE CIRCLE  
 LANDSCAPE PLANS  
 SHEET 1 OF 1

DATE	BY	CHK

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSITE).

<p><b>REDUCED PRESSURE BACKFLOW PREVENTER N.T.S. 11</b></p> <p>1. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.          2. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.          3. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.</p>	<p><b>DRIP CONTROL ZONE KIT N.T.S. 8</b></p> <p>1. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.          2. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.          3. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.</p>	<p><b>GATE VALVE N.T.S. 5</b></p> <p>1. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.          2. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.          3. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.</p>	<p><b>LANDSCAPE DRIPLINE N.T.S. 12</b></p> <p>1. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.          2. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.          3. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.</p>	<p><b>LANDSCAPE DRIPLINE LATERALS N.T.S. 9</b></p> <p>1. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.          2. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.          3. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.</p>	<p><b>QUICK-COUPLING VALVE N.T.S. 6</b></p> <p>1. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.          2. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.          3. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.</p>	<p><b>AIR RELIEF VALVE N.T.S. 13</b></p> <p>1. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.          2. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.          3. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.</p>	<p><b>DEEP ROOT WATERING - TREES N.T.S. 10</b></p> <p>1. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.          2. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.          3. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.</p>	<p><b>MASTER VALVE/FLOW SENSOR N.T.S. 7</b></p> <p>1. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.          2. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.          3. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.</p>	<p><b>TRENCHING N.T.S. 3</b></p> <p>1. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.          2. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.          3. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.</p>	<p><b>ET GAGE N.T.S. 1</b></p> <p>1. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.          2. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.          3. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.</p>	<p><b>TRENCHING IN HARDSCAPE N.T.S. 4</b></p> <p>1. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.          2. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.          3. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.</p>	<p><b>AUTOMATIC CONTROLLER N.T.S. 2</b></p> <p>1. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.          2. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.          3. MAIN LINE CONNECTION TO BE MADE TO THE VALVE BODY.</p>
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**DIGALERT**  
 1-800-271-2800  
 1 YEAR SERVICE & SUPPORT  
 24 HOURS A DAY

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

PREPARED BY:  
 RICHARD ROPE & ASSOCIATES  
 1585 S. D STREET, SUITE 103  
 SAN BERNARDINO, CA 92408  
 (909) 369-2524  
 CERT. NO. 2864, EXP. 02/2020 DATE:

**DOPI**  
 DESIGN ORIENTED PLANNING INC.  
 1000 S. GARDEN AVENUE, SUITE 100  
 ANAHEIM, CA 92805  
 (714) 771-1100  
 991 John 11/02

PR26243  
 COUNTY OF RIVERSIDE  
 FARFIELD INN ON-SITE LANDSCAPE  
 HARVILL AVENUE & DREE CIRCLE  
 RIVERSIDE, CA 92507  
 SHEET NO. 5  
 DATE: 5.05.18



**All Work to Meet or Exceed State & Local Codes and Industry Standards, With the Exception to Provide Design Alternatives.**

NOTE: STAKE CONTRACT WORK THESE PLANS ENFORCEMENT FROM AND/OR A DESIGN PERMIT HAS BEEN ISSUED.

If a field engineer under your firm is unable to verify the accuracy of the information on these plans, you shall be responsible for the accuracy of the information and its use. It is your responsibility to verify the accuracy of the information and its use.

SCALE: AS SHOWN

PREPARED BY:  
 RICHARD POPE & ASSOCIATES  
 1585 S. T STREET, SUITE 103  
 SAN BERNARDINO, CA 92408  
 TEL: (909) 222-2222 FAX: (909) 296-2264  
 CERT. NO. 25584 EXP. 02/2020 DATE

BENCHMARK: P26243 COUNTY OF RIVERSIDE  
 FAIRFELD INN ON-SITE LANDSCAPE HARWILL LANDSCAPE & DREER CIRCLE PLANTING DETAILS  
 SHEET NO. 6 OF 8 SHEETS

SECTION A-A	N.T.S. 9	VINE PLANTING	N.T.S. 7	SHRUB PLANTING	N.T.S. 4	CONCRETE MOWSTRIP	N.T.S. 1
SECTION A-A	SECTION B-B						
N.T.S. 9	N.T.S. 8	N.T.S. 7	N.T.S. 4	N.T.S. 5	N.T.S. 6	N.T.S. 1	N.T.S. 3









# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: Conditional Use Permit No. 3599. Revision No. 1

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: Travis Engelking Title: Project Planner Date: April 15, 2019

Applicant/Project Sponsor: Favez Sedrak Date Submitted: November 9, 2019

**ADOPTED BY:** Planning Commission

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

For additional information, please contact Travis Engelking, Project Planner at 951-955-1417.

Revised: 04/23/19  
Y:\Planning Master Forms\Templates\CEQA Forms\Cover\_Sheet\_Mitigated\_Negative\_Declaration.docx

Please charge deposit fee case#: ZEA ZCFG

**FOR COUNTY CLERK'S USE ONLY**

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 41981

**Project Case Type (s) and Number(s):** Conditional Use Permit No. 3599, Revision No. 1

**Lead Agency Name:** County of Riverside Planning Department

**Address:** P.O. Box 1409, Riverside, CA 92502-1409

**Contact Person:** Travis Engelking, Urban Regional Planner II

**Telephone Number:** (951) 955-1417

**Applicant's Name:** Creative Design Associates, c/o Caleb Wong

**Applicant's Address:** 17528 Rowland Street, 2<sup>nd</sup> Floor, City of Industry, CA 91748

### I. PROJECT INFORMATION

#### A. Project Description:

Conditional Use Permit No. 3599, Revision No.1 – The proposed revision is to modify the perimeter fencing design, for the approved 3-story, 52,798 square foot, and 103 Room Fairfield Inn hotel. The revision proposes the installation of a Wrought iron fence surrounding the hotel property in the same location of the previously approved solid block wall.

Condition Use Permit No. 03599 and Mitigated Negative Declaration for Environmental Assessment No. 41981 was approved by the Planning Commission on April 15, 2015 permitting construction of a three-story 52,798 square foot hotel with 103 rooms and a detached ancillary one-story 8,937 square foot Banquet Hall and Restaurant on 3.1 gross acres. The hotel will have an outdoor swimming pool and spa area, exercise room, laundry facilities, and breakfast area. The project site provides 179 parking spaces, 8 of which are used as accessible parking, and 17 bike rack spaces for guests and employees. The project has driveway entrances on Harvill Avenue and Dree Circle. There is a perimeter 6 foot high decorative block wall located on the northern and eastern property lines.

The Condition Use Permit No: CUP03599 was approved with the following related cases:

**Change of Zone No. 7672** change of zone classification from Manufacturing-Service Commercial (M-SC) to Commercial Office (C-O). Adopted September 22, 2015.

**General Plan Amendment No. 1058** amendment to the Riverside County General Plan Land Use Element by changing the land use designation from Community Development: Light Industrial (CD: LI) (0.25 – 0.60 floor area ratio) to Community Development: Commercial Office (CD: CO) (0.35 – 1.0 floor area ratio). Adopted September 22, 2015.

The proposed project is located in the Mead Valley Area Plan, more specifically the project is located northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of 215 freeway.

**B. Type of Project:** Site Specific ; Countywide ; Community ; Policy .

**C. Total Project Area:** 3.1 gross acres

<b>Residential Acres:</b>	n/a	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	3.1	<b>Lots:</b>	<b>Sq. Ft. of Bldg Area:</b> 61,735	<b>Est. No. of Employees:</b> 28
<b>Industrial Acres:</b>	n/a	<b>Lots:</b>	<b>Sq. Ft. of Bldg Area:</b>	<b>Est. No. of Employees:</b>
<b>Recreation Acres:</b>	n/a			

**D. Assessor's Parcel No(s):** 317-110-039

**E. Street References:** Located northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of 215 freeway.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Township 4 South, Range 4 West, Section 12

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is one parcel totaling 3.1 acres. The site is vacant. The land is flat with minimal topographical change and a slight downward slope from west to east. Elevation ranges from 1512 feet to 1516 feet above mean sea level. The surrounding area is a mixture of vacant parcels, commercial gas station, truck weighing station, industrial manufacturing and processing, and the 215 freeway.

## **II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

### **A. General Plan Elements/Policies:**

1. **Land Use:** A General Plan Amendment is required to change the current land use designation from Community Development: Light Industrial to Community Development: Commercial Office.
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:** The proposed project meets with all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
5. **Noise:** Sufficient mitigation 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 proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all other applicable Air Quality element policies.

**B. General Plan Area Plan(s):** Mead Valley

**C. Foundation Component(s):** Community Development

**D. Land Use Designation(s):** Light Industrial

**E. Proposed Foundation Component(s):** Community Development

**F. Proposed Land Use Designation(s):** Commercial Office (0.35 – 1.0 floor area ratio)

**G. Overlay(s), if any:** Community Center

**H. Policy Area(s), if any:** Not Applicable

**I. Adjacent and Surrounding:**

1. **Area Plan(s):** Mead Valley
2. **Foundation Component(s):** Community Development
3. **Land Use Designation(s):** Light Industrial, Commercial Retail
4. **Overlay(s), if any:** Community Center

**J. 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

**K. Existing Zoning:** Manufacturing-Service Commercial

**L. Proposed Zoning, if any:** Commercial Office

**M. Adjacent and Surrounding Zoning:** Manufacturing-Service Commercial, Scenic Highway Commercial, Industrial Park

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

#### IV. DETERMINATION

On the basis of this initial evaluation:

##### **A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

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 **Mitigated Negative Declaration** has been prepared and will be considered by the approving body or bodies.

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

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

measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Travis Engelking  
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 New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Temescal Canyon Area Plan, Figure 10 "Scenic Highways"

### Findings of Fact:

EA No. 41981 a) The prior EA stated the project is not located near a scenic highway corridor. The nearest State Eligible highway is Highway 74 located approximately 4 miles south of the project. Therefore, impacts are considered less than significant.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 b) The prior EA stated the project site is flat and devoid of natural features such as trees, rock outcroppings or unique landmark features. The project is located along the 215 freeway in an industrial area of Mead Valley that has been developed with tall industrial buildings. The project location is located infill between existing industrial development and the 215 freeway. Construction of the project will not obstruct any prominent scenic vistas, nor will it create an aesthetically offensive sight viewable by the public. The height of the building, 43 feet, is consistent with the proposed Commercial Office zone development height standard of 50 feet. The building height is also consistent with the Airport Land Use Commission requirements as stated per letter to the Riverside County Planning Department dated January 18, 2014. The buildings have been design with a contemporary architecture style appropriate with hotel use. Therefore, impacts are considered less than significant.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are 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: GIS Database; Riverside County Land Information System; Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

EA No. 41981 a) The prior EA stated the project is located 40.1 miles away from the Mt. Palomar Observatory, which is within the designated 45-mile (Zone B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition, and exceptions to reduce light pollution in the area. The project will be designed to incorporate lighting requirements of the Riverside County Ordinance No. 655, including the use of low landscape bollard lights near the entry gates to the site, at roundabouts, and at hammerhead intersections. Therefore, impacts are considered less than significant.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are 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: Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

EA No. 41981 a) The prior EA stated the new structures will result in a new source of light and glare from the addition of the hotel and banquet hall lighting, street lighting, as well as vehicular lighting from cars traveling on adjacent roadways. The project will be required to comply with County Ordinance No. 655, 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. The project will also include a 6 foot high perimeter decorative block wall along the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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northern and eastern boundary and landscaping which will minimize offsite light intrusion. The project includes no reflective surfaces that could result in substantial glare during the night. Therefore, impacts are considered less than significant.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 b) The prior EA stated the project is surrounded by existing commercial and industrial businesses, and vacant land that is zoned for commercial/industrial uses. The nearest existing single family residence is located 0.5 miles south of the project. These existing homes are immediately adjacent to existing industrial uses. The new structures will result in a new source of light and glare from the addition of the hotel and banquet hall lighting, street lighting, as well as vehicular lighting from cars traveling on adjacent roadways. The project will be required to comply with County Ordinance No. 655, 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. The project will also include a 6 foot high perimeter decorative block wall along the northern and eastern boundary and landscaping which will minimize offsite light intrusion. Based on these requirements to be consistent with Ordinance No. 655, and the proximity between the existing single family residences and the project, the impacts are considered less than significant.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>1. 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources"; GIS database; California Department of Conservation, Farmland Mapping and Monitoring Program "Riverside County"; California Department of Conservation, Riverside County Williamson Act FY 2008/2009 Sheet 2 of 3

Findings of Fact:

EA No. 41981 a) The prior EA states according to the County General Plan GIS database, the project is located within lands of local importance, and not located within Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. No impacts would occur.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no new impact remains.

EA No. 41981 b) The prior EA states according to the County GIS database, the project is not located within an Agriculture Preserve, under a Williamson Act contract. No impacts would occur.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no new impact remains.

EA No. 41981 c) The prior EA states the surrounding properties are zoned Manufacturing-Service Commercial and Scenic Highway Commercial. There are no agriculturally zoned properties within 300 feet of the project. No impacts would occur.

Addendum: c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no new impact remains.

EA No. 41981 d) The prior EA states the project does not involve other changes in the existing environment that could result in conversion of Farmland, to non-agricultural uses. No impacts would occur.

Addendum: d) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no new impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>2. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Eastern Coachella Valley Area Plan "Land Use Map"

Findings of Fact:

EA No. 41981 a) The prior EA states the County has no designation of "forest land" (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. No impacts would occur.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no new impact remains.

EA No. 41981 b) The prior EA states that according to the Mead Valley Area Plan Land Use Map, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project. No impacts would occur.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no new impact remains.

EA No. 41981 c) The prior EA states the County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. No impacts would occur.

Addendum: c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no new impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AIR QUALITY</b> Would the project				
<b>3. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook; RK Engineering Group, Inc., December 18, 2014

**Findings of Fact:** CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

EA No. 41981 a) The prior EA states pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 Air Quality Management Plan (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.<sup>1</sup> Consistency review is presented below:

(1) The project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated in Table 1 of this report; 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.

Addendum: 1) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

(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 a General Plan Amendment, and is therefore considered a *significant project*.

<sup>1</sup> South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would accommodate the growth that has been projected for the project vicinity and sub-region through the construction of needed infrastructure, thus removing an impediment to growth within the project area. Emissions projections used to establish SCAQMD attainment objectives reflect adopted regional and local land use plans. Therefore, the emissions associated with the proposed project are within the amounts already accounted for in the 2012 AQMP. The project will be consistent with the projections with any applicable air quality plans and impacts will be less than significant.

Based on the consistency analysis presented above, the proposed project will not conflict with the AQMP; impacts will be less than significant.

Addendum: 2) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 b-c) The prior EA states a project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state fine particulate matter standards, and federal and state particulate matter standards. Any development in the SCAB, including the proposed project, will cumulatively contribute to these pollutant violations.

Project-related emissions were modeled by RK Engineering Group, Inc. in December 2014. Analysis of the data concludes that construction, operational, and other project-related emissions will not exceed thresholds projected by SCAQMD without the need for mitigation. Table 1 provides a summary of construction and operational emissions from the project. Impacts will be less than significant.

**Table 1  
Project Peak Emissions (without mitigation)**

Source	Peak Daily Emissions (lb/day)					
	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
<i>Maximum Construction Emissions</i>						
Year 2014	42.10	56.98	43.76	0.08	4.37	3.50
Year 2015	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>SCAQMD Threshold</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Potential Impact?</b>	42.10	56.98	43.76	0.08	4.37	3.50
<i>Maximum Operational Emissions</i>						
Year 2015	8.61	10.81	32.81	0.08	4.95	1.54
<b>SCAQMD Threshold</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Potential Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<i>Source: RK Engineering Group, Inc. Marriott Hotel Development Air Quality and GHG Impact Study. Updated December 18, 2014.</i>						
<i>Note: Volatile organic compounds are measured as reactive organic compounds</i>						

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Addendum: b-c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 d) The prior EA states 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 to the south and east, which are considered a sensitive receptor, however, the project will not generate substantial point source emissions because hotel uses do not generate substantial toxic air contaminants. Furthermore, the project does not involve any intersections (31,600 or more vehicles per hour) that could result in the formation of a CO hotspot. Impacts will be less than significant.

Addendum: d) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location.

EA No. 41981 e) The prior EA states according to the EPA, there is one facility, AOC, Inc (located at 19991 Seaton Avenue in Perris, CA) that reports releases of toxic air contaminants; however, there are currently no violations reported at this facility.<sup>2</sup> Therefore, the project will not create sensitive receptors located within one mile of an existing substantial point source emitter. Impacts will be less than significant.

Addendum: e) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 f) The prior EA states that according to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed hotel development does not include any of the above noted uses or processes and will not create objectionable odors affecting a substantial number of people. No impact will occur.

Addendum: f) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding no new impact remains.

<sup>2</sup> United States Environmental Protection Agency. Enforcement and Compliance History Online. <http://echo.epa.gov/detailed-facility-report?fid=110000479385&redirect=echo> [February 2015]



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**4. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: Riverside County General Plan, Multipurpose Open Space Element. Review by Environmental Programs Division

Findings of Fact:

EA No. 41981 a) The prior EA states the project site is located within the Western Multiple Species Habitat Conservation Plan (WRMSHCP) but not within a designated Criteria Cell. Because the project is located within the WRMSHCP Fee Area, a per-acre mitigation fee shall be paid to the County for potential impacts to sensitive species found elsewhere in the WRMSHCP area. However, the project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, impacts will be less than significant.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 b-c) The prior EA determined The Environmental Programs Division (EPD) did not identify the presence of any endangered or threatened species on-site. However, EPD believes there is still the potential for the Burrowing Owl to occupy the project site and perimeter prior to grading due to suitable habitat for the species. Therefore, prior to issuance of grading permits, in accordance with County standard requirements, burrowing owl clearance surveys shall be conducted and appropriate mitigation shall be implemented by a qualified biologist if active nests are discovered (COA 60.EPD.1). Furthermore, other birds not observed on the project site but protected by the Migratory Bird Treaty Act (MBTA) and/or California Department of Fish and Wildlife (CDFW) codes have the potential to occur because of the existence of native vegetation and mature trees. While nesting birds were not located onsite, nesting bird surveys will be required prior to issuance of grading permits to ensure that no nesting birds are present when site clearing activities occur (COA 60.EPD.1). Therefore, impacts are considered less than significant with mitigation measures incorporated.

Addendum: b-c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact with Mitigation Incorporated remains.

EA No. 41981 d) The prior EA determined no regularly used wildlife corridors could be detected through sign or observation. The project does 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 impacts are considered less than significant.

Addendum: d) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 e-f) The prior EA determined the project site does not contain riverine/riparian areas or vernal pools. Therefore, no impacts will occur.

Addendum: e-f) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

EA No. 41981 g) The prior EA determined the proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Addendum: g) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

Mitigation: Prior to grading activities, a burrowing owl survey and MBTA survey (COA 60.EPD.1) shall occur to determine presence of bird population onsite.

Monitoring: Department of Building and Safety Grading Division, Planning Department (County Biologist)

**CULTURAL RESOURCES** Would the project

**5. Historic Resources**

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

Source: Brian F. Smith and Associates, Inc. *Phase I Cultural Resource Survey*, dated November 18, 2014.

Findings of Fact:

EA041981 a) The prior EA determined the Cultural Phase I site survey did not identify the project site as historic. The project will not alter or destroy any historic site. Therefore impacts are considered less than significant.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981b) The prior EA determined the site is completely vacant with no structures or buildings. Historical aerial photographs of the project area show no structures or buildings. The Cultural Phase I site survey did not identify any historic or archaeological resources within the proposed project boundaries. Therefore, impacts are considered less than significant.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**6. Archaeological Resources**

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Alter or destroy an archaeological site.  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Brian F. Smith and Associates, Inc. *Phase I Cultural Resource Survey*, dated November 18, 2014.

Findings of Fact:

EA No. 41981 a-b) The prior EA determined the Cultural Phase I site survey indicated that the proposed project is not located within an archaeological site and would not cause a substantial adverse change in significance to an archaeological resource. However, it has been incorporated into the project that in the event of unanticipated resources are identified during grading activities or construction that an archaeologist shall be brought in to assess the find and make recommendations (COA 10.PLANNING.5). This is a standard condition of approval and not considered unique mitigation for CEQA purposes. Therefore, impacts are considered less than significant.

Addendum: a-b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA 41981 c) The prior EA determined the project site is not located on a known formal or informal cemetery. However, it has been incorporated into the project that in the event human remains are encountered, that no further disturbance shall occur until the County Coroner has assess the situation (COA 10.PLANNING.4). This is a standard condition of approval and not considered unique mitigation for CEQA purposes. Therefore, impacts are considered less than significant.

Addendum: c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA 41981 d) The prior EA determined the project site does not contain nor will restrict any existing religious or sacred uses within the project site. No impacts will occur.

Addendum: d) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

7. Paleontological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity";

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

EA 41981 a) The prior EA determined the project is located within a high sensitivity area for the presence of paleontological resources as indicated in the General Plan. Due to the high level of sensitivity of the area, the project has been conditioned prior to grading activities, the applicant will retain a qualified paleontologist to create and implement a monitoring plan for the project site (COA 60.PLANNING.1), and prior to grading final the applicant shall submit to the County Geologist a copy of the paleontological monitoring report for site grading operations (COA 70.PLANNING.1). Therefore, impacts are considered less than significant with mitigation measures incorporated.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

**Mitigation:** Prior to grading activities, the applicant will retain a qualified paleontologist to create and implement a monitoring plan (COA 60.PLANNING.1), and said plan shall be submitted to County Geologist (COA 70.PLANNING.1).

**Monitoring:** Department of Building and Safety Grading Division, Planning Department, County Geologist

**GEOLOGY AND SOILS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, California Department of Conservation, Alquist-Priolo Earthquake Fault Zoning Act. City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

**Findings of Fact:**

EA No. 41981 a-b) The prior EA determined the project site is not located within an Alquist-Priolo Earthquake Fault Zone. The Geological report indicates that the project site is not located on an active or potentially active fault and has no active faulting on the project site or in the adjacent areas. Furthermore, the proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, 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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Addendum: a-b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**9. Liquefaction Potential Zone**

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 “Generalized Liquefaction”; City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

Findings of Fact:

EA No. 41981 a) The prior EA determined the liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater table. Affected soils lose all strength during liquefaction and foundation failure can occur. The Geological report indicated that the project site’s potential for liquefaction considered as “low to very low.” Therefore, impacts are considered less than significant.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**10. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map” and Figures S-13 through S-21 (showing General Ground Shaking Risk); Riverside County TLMA GIS. City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

Findings of Fact:

EA No. 41981) The prior EA determined there are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. Some CBC requirements include specific guidelines for foundation construction, fire protection and earthquake protection systems, and so forth. As CBC requirements are applicable to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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all development, they are not considered mitigation for CEQA implementation purposes. Impacts from seismic ground shaking will be less than significant and no mitigation measures are necessary.

Addendum: The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**11. 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: Riverside County TLMA GIS. City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

Findings of Fact:

EA No. 41981 a) The prior EA determined the project site is relatively flat and is generally surrounded by flat topographical land. There are no steep slopes in the nearby vicinity. The Geological report indicates that land sliding due to seismic shaking is nil. Therefore, impacts are considered less than significant.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**12. 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 TLMA GIS. City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

Findings of Fact:

EA No. 41981 a) The prior EA determined the project is located in an area of susceptibility for subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**13. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Riverside County General Plan, Figure 12 "Flood Hazards"; Riverside County General Plan Safety Element, Figure S-10, "Dam Failure Inundation Zones"

EA No. 41981 a) The prior EA determined the project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Impacts are less than significant.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**14. 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?

Grading Review, GEO No. 2414

Findings of Fact:

EA No. 41981 a) The prior EA determined the project is topographically flat and development of the site will involve mass and fine grading which will not significantly change the existing topography on the subject site. The land is flat with minimal topographical change and a slight downward slope from west to east. Elevation ranges from 1512 feet to 1516 feet above mean sea level. The project is not anticipated to create any steep slopes during future construction activities. Therefore, impacts are considered less than significant.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 b) The prior EA determined the project will not cut or fill slopes greater than 2:1 or higher than 10 feet. Therefore, impacts are considered less than significant.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 c) The prior EA determined the project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, impacts are considered less than significant.

Addendum: c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

EA No. 41981 a) The prior EA determined the development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) through preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) will reduce the impact to below a level of significance. Some BMPs include the use of sediment filters and gravel bags to prevent water run-off and soil erosion during construction activity. BMPs as administered in the SWPPP by a qualified SWPP Designer (QSD) are required pursuant to the National Pollution Discharge Elimination System (NPDES) permit requirements and are not considered mitigation pursuant to CEQA. Impacts will be less than significant.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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wrought iron fence in the same location. The finding of less than significant impact remains. It was determined that none of the conditions described in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA No. 41981: b) The prior EA determined the project Geological Report indicates soils tested on site were determined to have mostly low to very low expansive soil index. Compliance with the CBC requirements pertaining to residential development will reduce any potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: c) The prior EA determined the project is not proposing the use of septic systems. Full sewer service will be provided through Eastern Municipal Water District. No impacts will occur.

Addendum: c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Erosion	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

Findings of Fact:

EA No. 41981: a) The prior EA determined the 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) and the Construction General permit will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition and turbidic discharge within receiving waters located downstream. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Therefore, impacts will be less than significant.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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EA No. 41981: b) The prior EA determined the potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs such as the use of gravel bags and sediment filters, fiber rolls and silt fencing during construction activity will be implemented for maintaining water quality and reducing erosion. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Therefore, impacts will be less than significant.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. 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?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map"

Findings of Fact:

EA No. 41981: a) The prior EA determined the site is located in an area of Moderate rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the CBC. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on- or off-site. CBC requirements are applicable to all development in the state and therefore are not considered mitigation pursuant to CEQA. The project will have less than significant impacts.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**18. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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emissions of greenhouse gases?

Source: RK Engineering Group, Inc. *Marriott Hotel Development Air Quality and GHG Impact Study*. Updated December 18, 2014.

Findings of Fact:

EA No. 41981: a) The prior EA stated the County of Riverside adopted the Climate Action Plan (CAP) for unincorporated areas in the County in 2012. The CAP allows the County to meet the requirements of AB32 and sets a screening threshold of 3,000 metric tons of carbon dioxide equivalents (MTCO<sub>2e</sub>) per year for any project. If the project exceeds the screening threshold, additional modeling needs to be conducted to determine consistency with the CAP. As shown in Table 2 below, the Greenhouse Gas Analysis lists the total GHG emissions associated with construction, construction GHG emissions conservatively amortized over 30 years, annual GHG emissions associated with operation, and significance determination. The findings from Table 2 show that GHG emissions would mostly be influenced by emissions from operational activities and that construction activities would contribute little to overall GHG emissions. Table 2 further shows that indirect GHG emissions associated with the use of electricity and mobile source emissions, specifically vehicles, would contribute the most to operational emissions and that operational GHG emissions would make up approximately 98 percent of the total GHG emissions associated with the proposed project. Because the project will not exceed the County's GHG emissions threshold of 3,000 MTCO<sub>2e</sub> per year, impacts will be less than significant.

**Table 2  
Construction and Operational GHG Emissions and Impacts**

	CO <sub>2e</sub>
<b>Construction (amortized)</b>	
Site Preparation	9.82
Grading	12.01
Building Construction	464.57
Paving	20.53
Architectural Coating	3.82
<b>Total Construction</b>	<b>510.75</b>
<i>Amortized Construction (MTCO<sub>2e</sub>)</i>	<i>17.02</i>
<b>Operation (MTCO<sub>2e</sub>)</b>	
Area Source	0.01
Energy Source	1,393.66
Mobile Source	944.30
Waste	25.65
Water	13.94
<i>Annual Operation (MTCO<sub>2e</sub>)</i>	<i>2,377.56</i>
Construction and Operation GHG Emissions (MTCO <sub>2e</sub> )	2,394.58
GHG Significance Threshold (MTCO <sub>2e</sub> )	3,000
<b>Significant?</b>	<b>No</b>
<i>Source: RK Engineering Group, Inc. Marriott Hotel Development Air Quality and GHG Impact Study. Updated December 18, 2014.</i>	

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: b) The prior EA stated that because the project will not exceed the County's GHG emissions threshold of 3,000 MTCO2e per year, the project will not contribute considerably to the County's cumulative GHG emissions and thus will be consistent with state and regional plans in reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**19. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Associated Consulting Civil & Environmental Services, Inc. *Phase I Environmental Site Assessment*, December 23, 2014. Environmental Health Services Department review.

Findings of Fact:

EA No. 41981: a) The prior EA determined the development of the proposed project will incrementally increase the use and disposal of substances such as cleaning products, fertilizers, pesticides, and standard office supplies etc. The proposed project is consistent with the proposed Commercial Office zone. This zone permits for certain land uses which might use hazardous materials like hotels. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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management of such hazardous materials is subject to the Department of Environmental Health policies. The project has been conditioned for the requirement of a HAZMAT business plan in the event the project exceed 55 gallons, 200 cubic feet or 500 pounds of storage of hazardous materials or any acutely hazardous materials or extremely hazardous substances (COA 90.E HEALTH.1). The project will not involve the transport, use or disposal of hazardous materials as it consists of a Rite Aid pharmacy along with two other commercial shell buildings. Therefore, impacts are considered less than significant.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: b) The prior EA determined 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 hotel uses do not engage in activities with risk of upset. If any accidents occur during construction activity that will create a significant hazard to the public or the environment like oil spills, all standard hazardous remediation and removal procedures shall be implemented.

A Phase I Environmental Site Assessment (ESA) was conducted on December 23, 2014 and the report determined that there was no evidence of a recognized environmental condition (REC) in the form of oils, grease, etc. used to operate and maintain equipment on the project site. Furthermore, no structures were identified on the site with the potential to contain polychlorinated biphenyl (PCBs). The report indicates that there is a small potential for Asbestos Containing Materials to be present in the scattered trash located on site. A completion of asbestos survey is recommended if construction materials and trash are encountered during excavation prior to any development. Therefore impacts are considered less than significant.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: c) The prior EA determined the project will have driveway access on Dree Circle and Harvill Avenue, which will provide adequate access for emergency response vehicles and personnel; therefore will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. In addition, construction impacts are not anticipated to cause significant impacts to emergency access or routes of travel during construction or operations of the proposed project. Therefore, impacts are considered less than significant.

Addendum: c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: d) The prior EA states the proposed project is located within one quarter mile of an existing school. The nearest school to the project site is Val Verde High School which is located on the opposite side of the 15 freeway in the City of Perris, approximately 0.22 miles (as the crow flies). The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Diesel particulate matter will be emitted during construction temporarily but

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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based on distance from any sensitive receptors; no significant impacts will be anticipated. Therefore, impacts are considered less than significant.

Addendum: d) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no significant impact remains.

EA No. 41981: e) The prior EA states 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.

Addendum: e) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

20. 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations"; Riverside County General Plan, Temescal Canyon Area Plan; GIS database

EA No. 41981: a-d) The prior EA stated the project site is located within the March Air Reserve Base Airport Influence Area, and is approximately 1.6 miles away from the airport. The project has been reviewed by the Airport Land Use Commission (ALUC) and was determined to be consistent (subject to conditions which are included as part of this project as 10.PLANNING.40) with the 1984 Riverside County Airport Land Use Plan as applied to the March Air Reserve Base Airport Influence Area. Based on the review and approval by ALUC (and their associated conditions), the project is not a safety hazard for people residing or working in the project area. Therefore, impacts are considered less than significant.

Addendum: a-d) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**21. 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 13 “Wildfire Susceptibility”; GIS database

Findings of Fact:

EA No. 41981: a) According to the General Plan’s Safety Element, the proposed project site is located in an area designated as low for wildfire susceptibility. The project is also not located within a High Fire Area or Fire Responsibility Area. The proposed project will not 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. Additionally, the project will be required to adhere to Riverside County Ordinance No. 787 and CBC, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**22. 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



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				
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 General Plan, Safety Element, Figure S-9, 100 and 500-year Flood Hazard Areas

**Findings of Fact:**

EA No. 41981: a) The prior EA determined the project site is generally flat and post-development of the project will result in pre-development runoff rates as required by the NPDES program through implementation of Low Impact Development (LID) standards. LID standards include requiring stormwater runoff to be infiltrated, captured and reused, and/or treated onsite through stormwater BMPs. Therefore, the project shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The impact is considered less than significant.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: b) The prior EA determined the construction of the project will implement BMP measures to reduce off-site water quality issues by including non-structural, structural, and treatment BMPs to minimize the potential for contaminated stormwater discharges and for potential downstream pollutant loading. The project includes an on-site stormwater drainage system involving conveying and treating flows utilizing water quality/infiltration basins design in accordance with NPDES programs and will not violate water quality standards. Therefore, impacts are considered less than significant.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: c) The prior EA stated project site is not located within a groundwater recharge area where groundwater levels are currently rising. The Project does not propose to use groundwater wells for landscape irrigation or as a potable water source. The project will receive potable water service and sanitary sewer service from Eastern Municipal Water District. Therefore, impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Addendum: c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: d) The prior EA determined the project has been designed to include a comprehensive drainage system that collects storm flows, retains/infiltrates the increase in post-development flow, and discharges the surface water at pre-development levels. The project will not create or contribute runoff water that will exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Therefore, impacts are considered less than significant.

Addendum: d) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: e) The prior EA determined the project is not located within a 100-year flood hazard area. The project proposes the construction of residential homes that are not near or within a 100-year flood hazard area. Therefore, there will be no impact.

Addendum: e) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

EA No. 41981: f) The prior EA determined the project does propose placement of structures that would impede a 100-year flood hazard area. Therefore, there will be no impact.

Addendum: f) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

EA No. 41981: g) The prior EA determined the project does not propose any uses for the hotel facility that will have the potential to otherwise degrade water quality beyond those issues discussed in Section 25 herein. Impacts considered less than significant.

Addendum: g) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: h) The prior EA determined the project will be designed to treat stormwater runoff via a water quality infiltration basin in accordance with the water quality standards. On-site drainage facilities will be managed by the hotel facility to minimize vector population and/or odors. Impacts will be less than significant.

Addendum: h) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**23. Floodplains**

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Figure S-16 “Inventory of Dam Locations” and Figure S-10 “Dam Failure Inundation Zones”

Findings of Fact:

EA No. 41981: a) The prior EA determined the project is located in an unincorporated area of Riverside County, west of the City of Perris and is currently vacant. The construction of storm drain and/or other flood control devices are required by the Riverside County Flood Control and Water Conservation District. The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that will result in flooding on- or off-site. Impacts will be less than significant.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41918: b) The prior EA determined the project will not substantially change absorption rates or the rate and amount of surface runoff pursuant to NPDES requirements as discussed in Section 22b. Impacts will be less than significant.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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EA No. 41981: c) The prior EA determined the project site is located in an unincorporated area of Riverside County, west of the City of Perris. According to the General Plan, the closest dam is located 3.5 miles at Perris Lake northwest of the project. The General Plan also designates the project site is outside an area subject to dam inundation. There are no levees in vicinity of the project. Therefore, impacts are considered less than significant.

Addendum: c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: d) The prior EA determined the project will not cause changes in the amount of surface water in any water body. There are no water bodies onsite or nearby. No impact will occur.

Addendum: d) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

**24. Land Use**

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Source: Riverside County General Plan, GIS database, Project Application Materials, City of Perris General Plan and Sphere of Influence.

Findings of Fact:

EA No. 41981: a) The prior EA determined the project is located in an unincorporated area of Riverside County, and located 0.1 miles west of the City of Perris, and within the City of Perris Sphere of Influence. Implementation of the project will require a General Plan Amendment to change the land use designation from Community Development: Light Industrial to Community Development: Commercial Office (0.35 – 1.0 floor area ratio). The project will construct a three-story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq. ft. banquet hall on 3.1 gross acres, and conform to the policies in the Mead Valley Area Plan. The project’s floor area ratio of 0.46 FAR is consistent with the standards in the Commercial Office land use designation and Commercial Office zone. The project is surrounded by Light Industrial and Commercial Retail land use designations. The project’s proposed use is consistent and compatible with the existing established industrial and commercial businesses immediately west, surrounding vacant land immediately to the north east and south, and the single family residential homes to the southwest. The proposed hotel facility is compatible with the surrounding land use designation as well as the existing uses. Therefore the project will not result in a substantial alternation to the present land use of the area and impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: b) According to the Riverside County Land Information System and the City of Perris General Plan, the project site is located within the City of Perris Sphere of Influence with no general plan land use designation. The City's General Plan land use designation closest to the project site is Perris Valley Commerce Center Specific Plan, specifically, Planning Area 3, which designates properties on the opposite side of the freeway from the project as Commercial and Potential Basin Areas. The proposed hotel is compatible with both these uses and will not have a significant impact on them. Therefore, impacts are considered less than significant.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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; Riverside County General Plan

Findings of Fact:

EA No. 41981 a) The prior EA determined the project site's current zoning, Manufacturing-Service Commercial, does not allow for the development of a hotel without a General Plan Amendment and Change of Zone. Therefore, in order to be consistent with the General Plan Amendment proposed land use designation of Commercial Office, the proposed development would require a Change of Zone from Manufacturing-Service Commercial to Commercial Office. The proposed hotel and banquet hall are permitted uses within the Commercial Office zone. The project's floor area ratio of 0.46 FAR is consistent with the standards in the Commercial Office land use designation and Commercial Office zone. The height of the building, 43 feet, is consistent with the proposed Commercial Office zone development height standard of 50 feet. The project meets all other Commercial Office development standards and requirements in Ordinance No. 348. Therefore, the project is consistent with the proposed zone of Commercial Office, and 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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Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: b) The prior EA determined the properties surrounding the project are zoned Manufacturing-Service Commercial. The City of Perris boundaries are located east of the project on the opposite side of the 215 freeway. The City's zoning in this area is classified as Perris Valley Commerce Center Specific Plan, specifically, Planning Area 3, which designates properties as Commercial and Potential Basin Areas. The proposed Commercial Office zone is compatible with the surrounding Manufacturing-Service Commercial and with the City of Perris commercial zones. Therefore, impacts are considered less than significant.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: c) The prior EA determined the project is surrounded by existing commercial and industrial uses as well as vacant land. There are single family residences further south and west of the project. The City of Perris is located on the opposite side of the 215 freeway. The proposed hotel is compatible with the existing as gas station, convenience stores and restaurants located on the corner of Cajalco Expressway and Harvill Avenue. The proposed hotel is also compatible with the truck stop immediately adjacent to the west of the project, as well as the industrial storage and processing uses further south. The project is an extension of the commercial uses in the area. Therefore, impacts are considered less than significant.

Addendum: c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981: d) The prior EA determined the project is consistent with the Riverside County General Plan and Mead Valley Area Plan with approval of the proposed General Plan Amendment changing the land use designation from Community Development: Light Industrial to Community Development: Commercial Office. The proposed hotel is consistent with the proposed Commercial Office land use designation. Commercial office uses are based on their compatibility with the surrounding land uses. The project is surrounded by existing commercial and industrial uses as well as vacant land. The proposed hotel is compatible with the existing as gas station, convenience stores and restaurants located on the corner of Cajalco Expressway and Harvill Avenue. The proposed hotel is also compatible with the truck stop immediately adjacent to the west of the project, as well as the industrial storage and processing uses further south. The hotel's 0.46 Floor Area Ratio (FAR) is consistent with the Commercial Office FAR range of 0.35 – 1.0. The project is not located within a Policy Area within the Mead Valley Area Plan. Therefore, impacts are considered less than significant.

Addendum: d) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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EA No. 41981: e) The prior EA determined the project will not disrupt or divide the physical arrange of an established community. No impact would occur.

Addendum: e) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MINERAL RESOURCES** Would the project

**26. 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, Multipurpose and Open Space Element, Figure OS-5 “Mineral Resources Area”

EA No. 41981: a) According to Figure OS-5 “Mineral Resources Area”, the project site is located in an area that has available geologic information indicates that mineral deposits are likely to exist, however, the significant of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that will constitute a loss of availability of a known mineral resource will include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the immediate area surrounding the project site. The project does not propose any mineral extraction on the project site. Therefore, the project will not result in the permanent loss of significant mineral resources. No impact would occur.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

EA No. 41981: b) The prior EA determined the project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

EA No. 41981: c) The prior EA determined the project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. No impact will occur.

Addendum: c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding no impact remains.

EA No. 41981: d) The prior EA determined the project will not expose people or property to hazards from nearby proposed, existing or abandoned quarries or mines. No impact will occur.

Addendum: d) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable                      A - Generally Acceptable                      B - Conditionally Acceptable  
 C - Generally Unacceptable              D - Land Use Discouraged

**27. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA     A     B     C     D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA     A     B     C     D

Source: Riverside County General Plan, Mead Valley Area Plan, RK Engineering Group, Inc. Noise Impact Study dated March 14, 2014.

Findings of Fact:

EA No. 41981 a-b) The prior EA stated the project site is located within the March Air Reserve Base Airport Influence Area. The project is approximately located 8,800 feet southerly of March Air Reserve Base. A Noise Impact Study was prepared by RK Engineering Group, Inc. dated March 14, 2014, and was reviewed and accepted by the County's Industrial Hygiene Department. The study and analysis did not require any extra mitigation for noise generated from the airport. The study did recommend measures to mitigate noise impacts from the 215 freeway, such as requiring a six foot high block wall



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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on the eastern property line (a six foot high block wall is located on the northern and eastern property lines) and requiring all windows and glass doors facing the 215 freeway use dual glazing at STC rating of 30 or higher, and all windows and glass doors facing Harvill Avenue shall use a STC rating of 26 or higher, and a “windows closed” condition for all rooms facing the roadway and rail line/freeway (COA 10.PLANNING.41). These mitigations will reduce street level noise to below a less than significant level, and contribute to the further reduction of noise from the airport, which is already a less than significant impact. The project has also been reviewed and approved by the Airport Land Use Commission that found the project consistent with the 1984 Riverside County Airport Land Use Plan as applied to the March Air Reserve Base Airport Influence Area subject to conditions (COA 10.PLANNING.40). Therefore, the impacts are considered less than significant with the mitigation measures incorporated.

Addendum: a-b) The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. As part of the approval of CUP03599, a reported study (Marriott Hotel Development Noise Impact Study, County of Riverside March 4, 2014), modeled noise to predict sound levels at the property determining a six-foot block wall constructed along the property line would provide sufficient mitigation and be in compliance with the County of Riverside’s noise specifications.

MD Acoustics re-evaluated Block Wall Acoustical Review – Memorandum #1 dated August 24, 2018 by MD Acoustics, (MD) and an assessment overview submitted by RK Engineering Group, INC (RK) the exterior noise levels and conducted on-site measurements to provide a comparison of the RK noise model. MD Acoustics, findings stated the average value Community Noise Equivalent Level (CNEL) over the course of three days is 62 dBA. This study indicates the property is currently in compliance with the local regulations without any improvements. Based on the most recent analysis, it was determined that a block wall was not necessary to reduce noise for the site that is consistent with the standards established in the General Plan and noise ordinance (Ord. No. 847). Given this most recent discovery, the applicant has proposed a wrought iron fence in place of the block wall, since it is no longer required to mitigate noise. As a result impacts are considered less than significant without the need for additional mitigation.

The finding of less than significant impact remains. It was determined that none of the conditions described in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Mitigation: The applicant/developer shall comply with the recommendations made by the County’s Department of Industrial Hygiene letter dated November 5, 2014 (COA 10.PLANNING.41).

Monitoring: Department of Building and Safety, Industrial Hygiene

**28. Railroad Noise**

NA  A  B  C  D

Source: Riverside County General Plan, Mead Valley Area Plan, Local Circulation Policies, “Rail”, RK Engineering Group, Inc. Noise Impact Study dated March 14, 2014.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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EA No. 41981: The prior EA determined there is a railroad spur line running adjacent to the 215 freeway on the west side. The project is approximately 300 feet west of the railroad spur line. There are two parcels in between the project and the railroad spur line. In the future when these parcels get developed, future buildings will provide additional sound attenuation and buffer the project. A Noise Impact Study was prepared by RK Engineering Group, Inc. dated March 14, 2014, and was reviewed and accepted by the County's Industrial Hygiene Department. The study indicated that the noise source from the rail line would affect the building façade facing the rail line and will experience a noise level of 54.2 dBA CNEL at 530 feet from the railroad tracks. The study recommends measures to mitigate noise impacts from the 215 freeway and railroad, such as requiring a six foot high block wall on the eastern property line (a 6 foot high block wall is located on the northern and eastern property lines) and requiring all windows and glass doors facing the 215 freeway use dual glazing at STC rating of 30 or higher, and all windows and glass doors facing Harvill Avenue shall use a STC rating of 26 or higher, and a "windows closed" condition for all rooms facing the roadway and rail line/freeway (COA 10.PLANNING.41). These measures will mitigate the noise impacts from the railroad and highway to a less than significant level.

Addendum: The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. As part of the approval of CUP03599, a reported study (Marriott Hotel Development Noise Impact Study, County of Riverside March 4, 2014), modeled noise to predict sound levels at the property determining a six-foot block wall constructed along the property line would provide sufficient mitigation and be in compliance with the County of Riverside's noise specifications.

MD Acoustics re-evaluated Block Wall Acoustical Review – Memorandum #1 dated August 24, 2018 by MD Acoustics, (MD) and an assessment overview submitted by RK Engineering Group, INC (RK) the exterior noise levels and conducted on-site measurements to provide a comparison of the RK noise model. MD Acoustics, findings stated the average value Community Noise Equivalent Level (CNEL) over the course of three days is 62 dBA. This study indicates the property is currently in compliance with the local regulations without any improvements. Based on the most recent analysis, it was determined that a block wall was not necessary to reduce noise for the site that is consistent with the standards established in the General Plan and noise ordinance (Ord. No. 847). Given this most recent discovery, the applicant has proposed a wrought iron fence in place of the block wall, since it is no longer required to mitigate noise. As a result impacts are considered less than significant without the need for additional mitigation.

The finding of less than significant impact remains. It was determined that none of the conditions described in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Mitigation: None

Monitoring: None

**29. Highway Noise**

NA  A  B  C  D

Source: Riverside County General Plan, Circulation Element, "Rail", RK Engineering Group, Inc. Noise Impact Study dated March 14, 2014.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

EA No. 41981: The prior EA stated the project boundary is approximately 460 feet west of the 215 freeway. There are two parcels in between the project and the railroad spur line. In the future when these parcels get developed, future buildings will provide additional sound attenuation and buffer the project. A Noise Impact Study was prepared by RK Engineering Group, Inc. dated March 14, 2014, and was reviewed and accepted by the County’s Industrial Hygiene Department. The noise study identifies that the 215 freeway is one of the main sources of noise impacting the project site. The study anticipates that the building façade facing the 215 freeway will experience traffic noise levels of approximately 69.6 dBA CNEL, and the façade facing Harvill Avenue will experience noise levels of approximately 66.7 dBA CNEL. The swimming pool area will experience traffic noise levels of approximately 70.5 dBA CNEL, however with the inclusion of a 6 foot high perimeter block wall, the pool noise level will be reduced to 62.4 dBA CNEL, which is below the County’s exterior standard and considered less than significant. The study recommends measures to mitigate noise impacts from the 215 freeway and railroad, such as requiring a six foot high block wall on the eastern property line (a 6 foot high block wall is located on the northern and eastern property lines) and requiring all windows and glass doors facing the 215 freeway use dual glazing at STC rating of 30 or higher, and all windows and glass doors facing Harvill Avenue shall use a STC rating of 26 or higher, and a “windows closed” condition for all rooms facing the roadway and rail line/freeway (COA 10.PLANNING.41). The noise impacts from the highway on the project are considered less than significant with mitigation measures incorporated.

Addendum: The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. As part of the approval of CUP03599, a reported study (Marriott Hotel Development Noise Impact Study, County of Riverside March 4, 2014), modeled noise to predict sound levels at the property determining a six-foot block wall constructed along the property line would provide sufficient mitigation and be in compliance with the County of Riverside’s noise specifications.

MD Acoustics re-evaluated Block Wall Acoustical Review – Memorandum #1 dated August 24, 2018 by MD Acoustics, (MD) and an assessment overview submitted by RK Engineering Group, INC (RK) the exterior noise levels and conducted on-site measurements to provide a comparison of the RK noise model. MD Acoustics, findings stated the average value Community Noise Equivalent Level (CNEL) over the course of three days is 62 dBA. This study indicates the property is currently in compliance with the local regulations without any improvements. Based on the most recent analysis, it was determined that a block wall was not necessary to reduce noise for the site that is consistent with the standards established in the General Plan and noise ordinance (Ord. No. 847). Given this most recent discovery, the applicant has proposed a wrought iron fence in place of the block wall, since it is no longer required to mitigate noise. As a result impacts are considered less than significant without the need for additional mitigation.

The finding of less than significant impact remains. It was determined that none of the conditions described in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

**Mitigation:** The applicant/developer shall comply with the recommendations made by the County’s Department of Industrial Hygiene letter dated November 5, 2014 (COA 10.PLANNING.41).

**Monitoring:** Department of Building and Safety, Industrial Hygiene

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**30. Other Noise**

NA     A     B     C     D                

Source: Project Application Materials, Review by Department of Industrial Hygiene, "Rail", RK Engineering Group, Inc. Noise Impact Study dated March 14, 2014.

Findings of Fact:

EA No. 41981: The prior EA determined the vacant parcel surrounding the project could potentially be developed as light commercial manufacturing. The Department of Industrial Hygiene reviewed the noise impacts of the project and determined the 6 foot high perimeter block wall which will assist in reducing some of the existing noise impacts, as well as the potential future noise impacts associated with the industrial uses. However, it will be dependent on the applicant of the future manufacturing development to provide sufficient mitigation measures to ensure that their project does not significantly impact this project. Therefore impacts are considered less than significant.

Addendum: The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. As part of the approval of CUP03599, a reported study (Marriott Hotel Development Noise Impact Study, County of Riverside March 4, 2014), modeled noise to predict sound levels at the property determining a six-foot block wall constructed along the property line would provide sufficient mitigation and be in compliance with the County of Riverside's noise specifications.

MD Acoustics re-evaluated Block Wall Acoustical Review – Memorandum #1 dated August 24, 2018 by MD Acoustics, (MD) and an assessment overview submitted by RK Engineering Group, INC (RK) the exterior noise levels and conducted on-site measurements to provide a comparison of the RK noise model. MD Acoustics, findings stated the average value Community Noise Equivalent Level (CNEL) over the course of three days is 62 dBA. This study indicates the property is currently in compliance with the local regulations without any improvements. Based on the most recent analysis, it was determined that a block wall was not necessary to reduce noise for the site that is consistent with the standards established in the General Plan and noise ordinance (Ord. No. 847). Given this most recent discovery, the applicant has proposed a wrought iron fence in place of the block wall, since it is no longer required to mitigate noise. As a result impacts are considered less than significant without the need for additional mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local	<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
general plan or noise ordinance, or applicable standards of other agencies?				
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”); Noise review by Department of Industrial Hygiene, “Rail”, RK Engineering Group, Inc. Noise Impact Study dated March 14, 2014.

Findings of Fact:

EA No. 41981 a) The prior EA stated the proposed project will raise ambient noise levels in the area which currently exist without the project. The proposed project will construct a three-story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq. ft. banquet hall on 3.1 gross acres. A Noise Impact Study was prepared by RK Engineering Group, Inc. dated March 14, 2014, and was reviewed and accepted by the County’s Industrial Hygiene Department. The project has existing development to the north and west in the form of a gas station, restaurants, and truck station. The noise generated from by the project will not significantly increase the existing noise levels generated by these uses and the traffic noises they create. There are noise sources in the surrounding area (adjacent streets, 215 freeway and railroad) that will impact the project. The project has therefore been conditioned for the following to reduce the noise impacts from these sources to a less than significant level: the study requires a six foot high block wall on the eastern property line (a 6 foot high block wall is located on the northern and eastern property lines) and requiring all windows and glass doors facing the 215 freeway use dual glazing at STC rating of 30 or higher, and all windows and glass doors facing Harvill Avenue shall use a STC rating of 26 or higher, and a “windows closed” condition for all rooms facing the roadway and rail line/freeway (COA 10.PLANNING.41). In addition, the construction of the project will be required to be consistent with State building code which will provide further sound attenuation through building materials. The noise generated from the project is consistent with the surrounding uses. Therefore, impacts are considered less than significant with mitigation measures incorporated.

Addendum: a) The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. As part of the approval of CUP03599, a reported study (Marriott Hotel Development Noise Impact Study, County of Riverside March 4, 2014), modeled noise to predict sound levels at the property determining a six-foot block wall constructed along the property line would provide sufficient mitigation and be in compliance with the County of Riverside’s noise specifications.

MD Acoustics re-evaluated Block Wall Acoustical Review – Memorandum #1 dated August 24, 2018 by MD Acoustics, (MD) and an assessment overview submitted by RK Engineering Group, INC (RK) the exterior noise levels and conducted on-site measurements to provide a comparison of the RK noise model. MD Acoustics, findings stated the average value Community Noise Equivalent Level (CNEL) over the course of three days is 62 dBA. This study indicates the property is currently in compliance with the local regulations without any improvements. Based on the most recent analysis, it was determined that a block wall was not necessary to reduce noise for the site that is consistent with the standards established in the General Plan and noise ordinance (Ord. No. 847). Given this most recent discovery, the applicant has proposed a wrought iron fence in place of the block wall, since it is no longer required to mitigate noise. As a result impacts are considered less than significant without the need for additional mitigation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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EA No. 41981 b) The prior EA determined proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Construction noise represents a short-term impact on the ambient noise levels. Noise generated by construction equipment may include trucks, graders, bulldozers, concrete mixers and portable generators. Grading activities typically represent one of the highest potential sources of noise impacts. Construction noise is of short-term duration and will not present any long-term impacts on the project site or surrounding are. The following measures identified in the noise study would reduce potentially significant short-term construction impacts to the surrounding community (COA 10.PLANNING.41):

- All construction equipment, fixed or mobile, shall equip properly operating and maintained mufflers. All stationary construction equipment shall be directed away from noise sensitive receptors.
- All equipment shall be located in staging areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors during all project construction.
- All high noise impact construction-related activities shall be limited to constructions hours determined by County staff.

Short-term, construction-related noise impacts may occur during project grading and construction. However, construction activities will be required to comply with County noise standards. Since the construction site is within one-quarter mile of an occupied residence, 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. This is a standard policy and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant with the mitigations incorporated.

Addendum: b) The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. As part of the approval of CUP03599, a reported study (Marriott Hotel Development Noise Impact Study, County of Riverside March 4, 2014), modeled noise to predict sound levels at the property determining a six-foot block wall constructed along the property line would provide sufficient mitigation and be in compliance with the County of Riverside's noise specifications.

MD Acoustics re-evaluated Block Wall Acoustical Review – Memorandum #1 dated August 24, 2018 by MD Acoustics, (MD) and an assessment overview submitted by RK Engineering Group, INC (RK) the exterior noise levels and conducted on-site measurements to provide a comparison of the RK noise model. MD Acoustics, findings stated the average value Community Noise Equivalent Level (CNEL) over the course of three days is 62 dBA. This study indicates the property is currently in compliance with the local regulations without any improvements. Based on the most recent analysis, it was determined that a block wall was not necessary to reduce noise for the site that is consistent with the standards established in the General Plan and noise ordinance (Ord. No. 847). Given this most recent discovery, the applicant has proposed a wrought iron fence in place of the block wall, since it is no longer required to mitigate noise. As a result impacts are considered less than significant without the need for additional mitigation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This revision would necessitate the modification or removal of the following conditions of approval:

**Removed Conditions:**

- 0010-Planning-USE - NOISE STUDY RECOMMEN. (Description) The applicant/developer shall comply with the recommendations made by the County's Department of Industrial Hygiene letter dated November 5, 2014. The recommendation (1.) listed below specifically describes the previously approved block wall design.
1. The following conditions shall be applied to the project based on the information provided by the acoustical consultant: Six foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along the road of the eastern site of the lot facing I-215 along CUP 3599. (Height taken from page 5-2 & Exhibit E of the Acoustical Report) These walls shall be erected so that the top of each wall extends at least 6 feet above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 6 feet above the highest point between the hotel and the road.
- 0090-Planning-USE - WALL/BERM REQUIRED. (Description) A minimum 6 foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed along the project's northern and eastern property line as shown in EXHIBIT A and as outlined in the Industrial Hygiene Department letter dated November 5, 2014.

The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans. Any graffiti will be removed by the applicant immediately. The County will not be responsible for removing the graffiti.

**Modified Condition:**

- 0090-Planning-USE - WALL & FENCE LOCATIONS. (Description) Wall locations shall be in conformance with APPROVED EXHIBIT A.

EA No. 41981 c) Future guests located on the project site, as well as off-site uses, including nearby sensitive receptors, may experience noise due to an increase in human activity within the area from people utilizing the hotel, traffic generated by the project, and guests utilizing the on-site amenities. These noise sources are not unique and generally contribute to the ambient noise levels experienced in all residential areas. The noise generated by the project's land uses will not exceed the County of Riverside's compatibility thresholds and is considered less than significant.

Addendum: The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. As part of the approval of CUP03599, a reported study (Marriott Hotel Development Noise Impact Study, County of Riverside March 4, 2014), modeled noise to predict sound levels at the property determining a six-foot block wall constructed along the property line would provide sufficient mitigation and be in compliance with the County of Riverside's noise specifications.

MD Acoustics re-evaluated Block Wall Acoustical Review – Memorandum #1 dated August 24, 2018 by MD Acoustics, (MD) and an assessment overview submitted by RK Engineering Group, INC (RK)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the exterior noise levels and conducted on-site measurements to provide a comparison of the RK noise model. MD Acoustics, findings stated the average value Community Noise Equivalent Level (CNEL) over the course of three days is 62 dBA. This study indicates the property is currently in compliance with the local regulations without any improvements. Based on the most recent analysis, it was determined that a block wall was not necessary to reduce noise for the site that is consistent with the standards established in the General Plan and noise ordinance (Ord. No. 847). Given this most recent discovery, the applicant has proposed a wrought iron fence in place of the block wall, since it is no longer required to mitigate noise. As a result impacts are considered less than significant without the need for additional mitigation.

EA No. 41981 d) The prior EA determined persons might be exposed to groundborne vibration or groundborne noise levels during construction and operation of the project and from the train vibrations. A Noise Impact Study was prepared by RK Engineering Group, Inc. dated March 14, 2014, and was reviewed and accepted by the County's Industrial Hygiene Department. The study indicates that the project site is approximately 530 feet from the tracks, and is outside the FTA standard of 80 VdB. Also it states that up to 30 events could occur per day without exceeding the vibration threshold. Therefore, impacts are considered less than significant.

Addendum: d) The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. As part of the approval of CUP03599, a reported study (Marriott Hotel Development Noise Impact Study, County of Riverside March 4, 2014), modeled noise to predict sound levels at the property determining a six-foot block wall constructed along the property line would provide sufficient mitigation and be in compliance with the County of Riverside's noise specifications.

MD Acoustics re-evaluated Block Wall Acoustical Review – Memorandum #1 dated August 24, 2018 by MD Acoustics, (MD) and an assessment overview submitted by RK Engineering Group, INC (RK) the exterior noise levels and conducted on-site measurements to provide a comparison of the RK noise model. MD Acoustics, findings stated the average value Community Noise Equivalent Level (CNEL) over the course of three days is 62 dBA. This study indicates the property is currently in compliance with the local regulations without any improvements. Based on the most recent analysis, it was determined that a block wall was not necessary to reduce noise for the site that is consistent with the standards established in the General Plan and noise ordinance (Ord. No. 847). Given this most recent discovery, the applicant has proposed a wrought iron fence in place of the block wall, since it is no longer required to mitigate noise. As a result impacts are considered less than significant without the need for additional mitigation.

Mitigation: None

Monitoring: None

<b>POPULATION AND HOUSING</b>	Would the project			
<b>32. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Housing Element

Findings of Fact:

EA No. 41981 a) The prior EA determined the project site is currently vacant. The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no significant impact remains.

EA No. 41981 b) The prior EA determined the project will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. The project is a hotel facility. The project will have no significant impact.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no significant impact remains.

EA No. 41981 c) The prior EA determined the project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impact will occur.

Addendum: c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

EA No. 41981 d) The prior EA determined the project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.

Addendum: d) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

EA No. 41981 e-f) The prior EA determined the project will not cumulatively exceed regional or local population projects or induce population growth to an area. No impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Addendum: e-f) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**33. Fire Services**

Source: Riverside County General Plan Safety Element; Google Maps 2013.

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The closest fire station is the Mead Valley Fire Station, located at 21510 Pinewood Street, approximately 2 miles west of the project site.

EA No. 41981: The prior EA determined any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services (COA 90.PLANNING.28). 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.

Addendum: The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**34. Sheriff Services**

Source: Riverside County Sheriff's Department,

Findings of Fact:

EA No. 41981: The prior EA determined the proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services (COA 90.PLANNING.28). 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.

Addendum: The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**35. Schools**

Source: Val Verde Unified School District; Google Maps 2013.

Findings of Fact:

EA No. 41981: The prior EA determined the project site is located within the Val Verde Unified School District. The nearest school to the project site is Val Verde High School, located at 972 Morgan Street, approximately 0.2 miles southeast of the project. The project will not physically alter existing facilities or result in the construction of new facilities. The project is required to comply with School Mitigation Impact Fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will be less than significant.

Addendum: The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

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**36. Libraries**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan; Google Maps 2013.

Findings of Fact:

EA No. 41981: The prior EA determined the closest library to the project site is the Perris Library located at 163 E. San Jacinto Avenue, approximately 4 miles southeast of the project site. 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. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services (COA 90.PLANNING.28). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services.

Addendum: The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains. It was determined that none of the conditions described in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**37. Health Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

EA No. 41981: The prior EA determined the project site is located within an area served by the County Health Centers. The closest health center to the project site is Valley Plaza Doctors Hospital, located at 2224 Medical Center Drive, approximately 2.5 miles southeast of the project site. The proposed project will not cause an impact on health services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Addendum: The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**38. Parks and Recreation**

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Site Plan; Google Maps 2013.

Findings of Fact:

EA No. 41981 a) The prior EA determined the project will include the construction of an outdoor swimming pool and spa amenity as part of the hotel facility. The construction and operation of the pool and spa will be consistent with County standards and will be reviewed by Building and Safety and Environmental Health Services Departments. The hotel will also have an indoor exercise gym area for use by the hotel guests. The proposed landscape conceptual plan, site plan and floor plan show these facilities. These amenities serve as a form of recreation for guests who are temporarily staying at the hotel. Project implementation will not require the construction or expansion of recreational facilities that can cause adverse physical effects on the environment. Therefore, impacts are considered less than significant.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 b) The prior EA determined the project will include one private amenities only to be used by hotel's guests. The project will 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. Therefore impacts are considered less than significant.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 c) The prior EA determined the project is within Community Service Area (CSA) 152. Residential projects are required to pay parks and recreation fees to the county service area or other appropriate parks district which would mitigate impacts on use of existing neighborhood or regional

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. However, since the project is a commercial use, it will not significantly add to the burden of community park infrastructure, and is exempt from paying park fees (Quimby). Therefore, impacts are considered less than significant.

Addendum: c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Recreational 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:

EA No. 41981: The prior EA determined the GIS database shows no County required trails crossing the project site. The project has not proposed any trails. Therefore the project will have no impact.

Addendum: The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**40. Circulation**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Transportation Department project review December 2014.

Findings of Fact:

EA No. 41981a-b) The prior EA determined the project will not conflict with an applicable plan, ordinance, policy or a congestion management program. As determined through review and conclusion by Riverside County Transportation Department the size and location of the project does not require a traffic study and is exempt from traffic study requirements as the proposed 103 bed room hotel facility would not generate 100 or more peak hour trips. It is estimated that a hotel of this size would generate 72 peak hourly trips in the afternoon. The project is consistent with all County transportation plans. It was also determined that the project will not exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. The project will not generate significant amounts of vehicle trips to significantly impact the level of service standards in the vicinity, and therefore will not create any significant traffic congestion. Therefore, impacts are considered less than significant.

Addendum: a-b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 c-d) The prior EA determined the project does not propose any design issues that will cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will not impact the existing railroad line that is approximately 300 feet east of the project site. The project will have no impact.

Addendum: c-d) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

EA No. 41981 e-f) The prior EA determined the proposed project will have two points of access to the site: one driveway on Dree Circle, and one driveway on Harvill Avenue. The internal circulation of the site is in accordance with Riverside County Guidelines and will provide adequate fire department access and widths in case of an emergency. Line of sight for turning movements will be in compliance with Riverside County guidelines. The project will not increase hazards due to the design and layout. Driveways entrances have been spaced far enough from the intersections to allow adequate

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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distancing and sight lines. The project will also not create a significant impact for new roads or maintenance of roads as both Dree Circle and Harvill Avenue are both paved and improved. Therefore impacts are considered less than significant.

Addendum: e-f) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 g) The prior EA determined the project will not cause an effect upon circulation during the project's construction. The project will be required to submit to RTLMA for review and approval a staging plan to identify the location(s) for onsite and off-site construction equipment, mechanized equipment and building materials. Therefore, impacts in this regard are considered less than significant.

Addendum: g) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 h) The prior EA determined the project will not cause inadequate emergency access or access to nearby uses. The project site has one driveway each on Dree Circle and Harvill Avenue providing primary and secondary access into the site. There is adequate circulation distances around the facility for emergency vehicles to operate. Therefore, impacts are considered less than significant.

Addendum: h) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 i) The prior EA determined the project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will provide for 17 bike rack spaces for alternate modes of transport. The project will also have paved sidewalks along its street frontage for use by pedestrians and cyclists. Therefore, impacts are considered less than significant.

Addendum: i) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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**41. Bike Trails**

Source: Temescal Canyon Area Plan, Figure 8 "Trails and Bikeway System"; Riverside County General Plan,

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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EA No. 41981: The prior EA determined there are no bike trails within the immediate vicinity of the project area. No impact will occur.

Addendum: The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**42. Water**

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source: Riverside County Land Information System;

Findings of Fact:

EA No. 41981 a) The prior EA determined the project's water needs will be served by Eastern Municipal Water District. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, impacts are considered less than significant.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 b) The prior EA determined there is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Therefore, impacts are considered less than significant.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>43. Sewer</b>	<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
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Land Information System;

Findings of Fact:

EA No. 41981 a) The prior EA determined the project's wastewater needs will be served by the Eastern Municipal Water District. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, impacts are considered less than significant.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 b) The prior EA determined there is a sufficient wastewater capacity available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Therefore, impacts are considered less than significant.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**44. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District

Findings of Fact:

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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EA No. 41981 a) The prior EA determined the project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs. Therefore, impacts are considered less than significant.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 b) The prior EA determined the development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan). Therefore, impacts are considered less than significant.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**45. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

EA No. 41981 a-c) The prior EA determined the project will require utility services in the form of electricity, natural gas, and communications systems. Utility service infrastructure is currently available within the area and will be connected to the project site. The project is not anticipated to create a need for new facilities.

Addendum: a-c) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding is not anticipated to create a need for new facilities..

EA No. 41981 d) The prior EA determined the Storm water drainage will be handled on-site. Additional details regarding storm water drainage are discussed in Section 25. Impacts will be less than significant.

Addendum: d) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 e-f) The prior EA determined the street lighting exists for access to the project site. The project will have an incremental impact on the maintenance of public facilities, including roads. County Ordinance No. 659 establishes the utilities and public services (including transportation facilities) mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant

Addendum: e-f) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

EA No. 41981 g) The prior EA determined the project will not require construction or expansion of new government facilities. The project will function sufficiently with existing

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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government services like schools, libraries, medical centers, parks, and so forth. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**46. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?

Source:

EA No. 41981 a) The prior EA determined the proposed project will not conflict with any adopted energy conservation plans. The project will have no impact.

Addendum: a) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of no impact remains.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

47. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

EA No. 41981: The prior EA stated as discussed in this Environmental Assessment, implementation of the proposed project will not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts will be less than significant.

Addendum: The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

- |            |   |                          |                          |                                     |                          |
|------------|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>48.</b> | Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|------------|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

EA No. 41981: The prior EA stated as discussed in this Environmental Assessment, the project does not have impacts which are individually limited, but cumulatively considerable. Impacts will be less than significant.

**MANDATORY FINDINGS OF SIGNIFICANCE**

- |            |  |                          |                          |                                     |                          |
|------------|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>49.</b> | Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|------------|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

EA No. 41981: The prior EA stated as discussed in this Environmental Assessment, implementation of the proposed project will 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts will be less than significant.

Addendum: The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

- |     |   |                          |                          |                                     |                          |
|-----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 50. | Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

EA No. 41981: The prior EA stated as discussed in this Environmental Assessment, the project does not have impacts which are individually limited, but cumulatively considerable. Impacts will be less than significant.

**MANDATORY FINDINGS OF SIGNIFICANCE**

- |     |  |                          |                          |                                     |                          |
|-----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 51. | Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

EA No. 41981: The prior EA stated as discussed in this Environmental Assessment, implementation of the proposed project will not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Addendum: The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains.

Source: Staff review, Project Application Materials

Findings of Fact:

EA No. 41981: The prior EA stated as discussed in this Environmental Assessment, implementation of the proposed project will not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts will be less than significant.

Addendum: The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains. It was determined that none of the conditions described in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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

Findings of Fact:

EA No. 41981: The prior EA stated as discussed in this Environmental Assessment, the project does not have impacts which are individually limited, but cumulatively considerable. Impacts will be less than significant.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains. It was determined that none of the conditions described in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, project application

Findings of Fact:

EA No. 41981: The prior EA stated as discussed in this Environmental Assessment, the proposed project will not result in environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Impacts will be less than significant.

Addendum: b) The proposed Revision to the Conditional Use Permit will not alter any of the prior conclusions. The proposed changes include the change from block wall surrounding the property to a wrought iron fence in the same location. The finding of less than significant impact remains. It was determined that none of the conditions described in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

**VI. EARLIER ANALYSES**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Riverside County General Plan and Environmental Impact Report

Location Where Earlier Analyses, if used, are available for review:

County of Riverside Planning Department  
 4080 Lemon Street 12<sup>th</sup> Floor  
 Riverside, CA 92502

Plan: CUP03599R01

Parcel: 317110073

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-USE - ALTERNATIVE PVMT                      Not Satisfied

In instances where the grading plan involves the use of porous or pervious pavements as an alternative to asphalt and concrete surfaces, prior to the issuance of a grading permit, approval shall be obtained from the Building and Safety Department.

060 - BS-Grade. 2                      0060-BS-Grade-USE - 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-USE - DRAINAGE DESIGN Q100                      Not Satisfied

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

060 - BS-Grade. 4                      0060-BS-Grade-USE - 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 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. 5                      0060-BS-Grade-USE - 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.

060 - BS-Grade. 6                      0060-BS-Grade-USE - 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.

Plan: CUP03599R01

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7                      0060-BS-Grade-USE - NOTARIZED 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-USE - NPDES/SWPPP                      Not Satisfied

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

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

060 - BS-Grade. 12                      0060-BS-Grade-USE - SWPPP REVIEW                      Not Satisfied

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

060 - BS-Grade. 13                      0060-BS-Grade-USE- 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,

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 13                      0060-BS-Grade-USE- BMP CONST NPDES PERMIT (cont.)      Not Satisfied  
    permanent stabilization of the site and permit final.

Planning

060 - Planning. 1                      0060-Planning-USE - FEE STATUS                                      Not Satisfied

Prior to the issuance of grading permits for Conditional Use Permit No. 3599, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 2                      0060-Planning-USE - REQD APPLICATIONS (1)                              Not Satisfied

No grading permits shall be issued until General Plan Amendment No. 1058 and Change of Zone No. 7672 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designations and/or zones ultimately applied to the property.

060 - Planning. 3                      0060-Planning-USE - SKR FEE CONDITION                                      Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3.1 acres (gross) in accordance with APPROVED EXHIBIT NO. A. 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-USE - MBTA SURVEY                                      Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1            0060-Transportation-USE - FILE L&LMD APPLICATION            Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.3 and 90.TRANS.5.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 2            0060-Transportation-USE - PRIOR TO ROAD CONSTRUCT            Not Satisfied

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

060 - Transportation. 3            0060-Transportation-USE - REVISE STREET IMP PLAN            Not Satisfied

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.6, obtain the existing street improvement plan and show the revision on the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at: [www.tlma.co.riverside.ca.us/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html)

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

060 - Transportation. 4            0060-Transportation-USE - SUBMIT GRADING PLAN            Not Satisfied

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

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

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

Standard plan check turnaround time is 10 working days.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1            0070-Planning-USE - PALEO MONITORING REPORT            Not Satisfied

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 1                      0070-Planning-USE - PALEO MONITORING REPORT (cont.)                      Not Satisfied  
professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

Transportation

070 - Transportation. 1                      0070-Transportation-USE - 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.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      0080-BS-Grade-USE - NO B/PMT W/O G/PMT                      Not Satisfied  
Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2                      0080-BS-Grade-USE - ROUGH GRADE APPROVAL                      Not Satisfied  
Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

BS-Plan Check

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80. Prior To Building Permit Issuance

BS-Plan Check

080 - BS-Plan Check. 1            0080-BS-Plan Check-BP\* GREEN BLDG CODE WASTE REI    Not Satisfied

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

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

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

E Health

080 - E Health. 1            0080-E Health-USE - FOOD AND POOL PLANS REQD            Not Satisfied

A total of 3 complete set of plans for each food and pool facility are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

Fire

080 - Fire. 1            0080-Fire-USE-#17A-BLDG PLAN CHECK \$            Not Satisfied

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

080 - Fire. 2            0080-Fire-USE-#4-WATER PLANS            Not Satisfied

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

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

Planning

080 - Planning. 1            0080-Planning-USE - AGENCY CLEARANCE            Not Satisfied

A clearance letter from the following agencies shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letters, summarized as follows:

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1                      0080-Planning-USE - AGENCY CLEARANCE (cont.)                      Not Satisfied  
Airport Land Use Commission, dated February 13, 2014 Industrial Hygiene, dated November 5, 2014  
Waste Management Department, dated March 5, 2015

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

080 - Planning. 3                      0080-Planning-USE - CONFORM TO FLOOR PLANS                      Not Satisfied  
Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

080 - Planning. 4                      0080-Planning-USE - FEE STATUS                      Not Satisfied  
Prior to issuance of building permits for Conditional Use Permit No. 3599, the Planning Department  
shall determine the status of the deposit based fees for project. If the case fees are in a negative  
state, the permit holder shall pay the outstanding balance.

080 - Planning. 5                      0080-Planning-USE - LANDSCAPING SECURITIES                      Not Satisfied  
Performance securities, in amounts to be determined by the Director of Building and Safety to  
guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the  
approved plan, shall be filed with the Department of Building and Safety. Securities may require review  
by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that  
securities are in place. The performance security may be released one year after structural final,  
inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation  
components have been adequately installed and maintained. A cash security shall be required when  
the estimated cost is \$2,500.00 or less.

080 - Planning. 6                      0080-Planning-USE - 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. 7                      0080-Planning-USE - PLANS SHOWING BIKE RACKS                      Not Satisfied  
Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan  
submitted to the Planning Department for approval.

080 - Planning. 8                      0080-Planning-USE - REQD APPLICATIONS (2)                      Not Satisfied  
No building permits shall be issued until General Plan Amendment No. 1058 and Change of Zone No.  
7672 have been approved and adopted by the Board of Supervisors and have been made effective.  
This permit shall conform with the development standards of the designation(s) and/or zone(s)  
ultimately applied to the property.

080 - Planning. 9                      0080-Planning-USE - ROOF EQUIPMENT SHIELDING                      Not Satisfied  
Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to  
Planning Department approval. Roof equipment shall not be seen from the ground view or relocated



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80. Prior To Building Permit Issuance

Planning

080 - Planning. 9                      0080-Planning-USE - ROOF EQUIPMENT SHIELDING (cont.    Not Satisfied  
and stealthed on the ground to the satisfaction of the Planning and Building and Safety Departments.

080 - Planning. 10                    0080-Planning-USE - SCHOOL MITIGATION                      Not Satisfied  
Impacts to the Val Verde Unified School District shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1              0080-Transportation-MAP - LS LNDSCPNG PROJ SPECIFC    Not Satisfied  
In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

1. Remove all non-functional turf from the project, specifically within the parkways.

080 - Transportation. 2              0080-Transportation-USE - ANNEX L&LMD/OTHER DIST    Not Satisfied  
Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Harvill Avenue and Dree Circle.
- (2) Streetlights.
- (3) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

080 - Transportation. 3              0080-Transportation-USE - CORNER CUT-BACK I                      Not Satisfied  
All corner cutbacks shall be applied per Standard 805, Ordinance 461.

080 - Transportation. 4              0080-Transportation-USE - LANDSCAPE PLAN SUBMITTAL    Not Satisfied  
Prior to issuance of building permits, the developer/permit holder shall submit a combined on-site and off-site landscape plan to the Transportation Department, Landscape Section for review and approval. The submittal shall include the Agreement for Payment of Costs of Application Processing form with the applicable fee.



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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6            0080-Transportation-USE - R-O-W DEDICATION 1 (cont.)            Not Satisfied

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

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

080 - Transportation. 8            0080-Transportation-USE - VACATION FROM 60.SERIES            Not Satisfied

DEFERRED FROM 60.TRANS 005. THIS CONDITION WAS NOT ADDED.

The applicant, by his/her design, is requesting a vacation of the existing access restriction on Harvill Avenue. The applicant begin the vacation process by filing a separate application with the County Surveyor for a conditional vacation of the access restriction for the Board of Supervisors to consider and approve. If the Board of Supervisors denies the vacation request, the project will need to be redesigned.

080 - Transportation. 9            0080-Transportation-USE-LANDSCAPING/TRAIL COM/IND            Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Harvill Avenue and Dree Circle 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.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1            0090-BS-Grade-USE - BMP GPS COORDINATES            Not Satisfied

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

090 - BS-Grade. 2            0090-BS-Grade-USE - 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 commercial and/or industrial facility shall register such facility for annual inspections.

090 - BS-Grade. 3            0090-BS-Grade-USE - PRECISE GRDG APPROVAL            Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3                      0090-BS-Grade-USE - PRECISE GRDG APPROVAL (cont.)                      Not Satisfied  
from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
5. 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.
6. 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-USE - REQ'D GRADING INSP'S                      Not Satisfied

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Sub-grade inspection prior to base placement.
2. Base inspection prior to paving.
3. Precise grade inspection of entire permit area.
  - a. Inspection of Final Paving
  - b. Precise Grade Inspection
  - c. Inspection of completed onsite storm drain facilities
  - d. Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 5                      0090-BS-Grade-USE - 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-USE - WQMP BMP CERT REQ'D                      Not Satisfied

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 6                      0090-BS-Grade-USE - WQMP BMP CERT REQ'D (cont.)                      Not Satisfied  
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-USE - 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.

E Health

090 - E Health. 1                      0090-E Health-USE - HAZMAT BUS PLAN                      Not Satisfied  
The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

090 - E Health. 2                      0090-E Health-USE - HAZMAT CONTACT                      Not Satisfied  
Contact the Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

090 - E Health. 3                      0090-E Health-USE - 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.

Fire

090 - Fire. 1                      0090-Fire-USE-#12A-SPRINKLER SYSTEM                      Not Satisfied  
Install a complete fire sprinkler system per NFPA 13 2013 edition. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout.

090 - Fire. 2                      0090-Fire-USE-#27-EXTINGUISHERS                      Not Satisfied  
Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level

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90. Prior to Building Final Inspection

Fire

090 - Fire. 2                                      0090-Fire-USE-#27-EXTINGUISHERS (cont.)                                      Not Satisfied  
with maximum 4" projection from the wall. Contact Fire Department for proper placement of  
equipment prior to installation.

090 - Fire. 3                                      0090-Fire-USE-#35-VOICE FIRE ALARM                                      Not Satisfied  
Applicant or developer shall be responsible to install a manual and automatic pre-recorded VOICE  
Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

090 - Fire. 4                                      0090-Fire-USE-#36-HOOD DUCTS                                      Not Satisfied  
A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet  
chemical extinguishing system must provide automatic shutdown of all electrical components and  
outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans  
must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of  
monitoring this suppression system. However, a new or pre-existing alarm system must be  
connected to the extinguishing system. (\*separate fire alarm plans must be submitted for connection)

090 - Fire. 5                                      0090-Fire-USE-#37-LOW LEVEL EXIT SIGN                                      Not Satisfied  
Floor level exit signs, exit markers and exit path marking shall be installed per the California Building  
Code.

090 - Fire. 6                                      0090-Fire-USE-#45-FIRE LANES                                      Not Satisfied  
The applicant shall prepare and submit to the Fire Department for approval, a site plan designating  
required fire lanes with appropriate lane painting and/or signs.

Planning

090 - Planning. 1                                      0090-Planning-USE - ACCESSIBLE PARKING                                      Not Satisfied  
A minimum of 8 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.

Plan: CUP03599R01

Parcel: 317110073

90. Prior to Building Final Inspection

Planning

090 - Planning. 2                      0090-Planning-USE - AGENCY CLEARANCE                      Not Satisfied

A clearance letter from the following agencies shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letters, summarized as follows:

Airport Land Use Commission, dated February 13, 2014 Industrial Hygiene, dated November 5, 2014 Waste Management, dated March 5, 2015

090 - Planning. 3                      0090-Planning-USE - COMPACT PARKING SPACES                      Not Satisfied

A maximum 18 parking spaces may be sized for compact cars (8 1/2' x 16') and shall be clearly marked "COMPACT CARS ONLY."

090 - Planning. 4                      0090-Planning-USE - CONDITION COMPLIANCE                      Not Satisfied

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

090 - Planning. 5                      0090-Planning-USE - CURBS ALONG PLANTERS                      Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - Planning. 6                      0090-Planning-USE - INSTALL BIKE RACKS                      Not Satisfied

A bicycle rack with a minimum of 17 spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 7                      0090-Planning-USE - LOADING SPACES                      Not Satisfied

A minimum of 5 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. 8                      0090-Planning-USE - ORD 810 O S FEE (2)                      Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, or prior to use, or occupancy for cases without final inspection, or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3599 is calculated to be 3.1 acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Plan: CUP03599R01

Parcel: 317110073

90. Prior to Building Final Inspection

Planning

090 - Planning. 8                      0090-Planning-USE - ORD 810 O S FEE (2) (cont.)                      Not Satisfied

090 - Planning. 9                      0090-Planning-USE - 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. 3599 has been calculated to be 3.1 acres.

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.

090 - Planning. 10                      0090-Planning-USE - PARKING PAVING MATERIAL                      Not Satisfied

A minimum of 180 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 11                      0090-Planning-USE - POOL AND SPA FENCING                      Not Satisfied

All swimming pools and spas shall be properly enclosed with minimum five (5) foot high fencing and self-latching gates as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421 to the contrary. Commercial/Public Swimming pools and spas shall provide or access by physically-handicapped persons.

090 - Planning. 12                      0090-Planning-USE - 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. 13                      0090-Planning-USE - SKR FEE CONDITION                      Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3.1 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be



Plan: CUP03599R01

Parcel: 317110073

90. Prior to Building Final Inspection

Planning

090 - Planning. 13                      0090-Planning-USE - SKR FEE CONDITION (cont.)                      Not Satisfied  
modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 14                      0090-Planning-USE - TRASH ENCLOSURES                      Not Satisfied  
3 trash enclosures which are adequate to enclose a minimum of 6 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 landscaping screening 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. 15                      0090-Planning-USE - 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. 16                      0090-Planning-USE - WALL & FENCE LOCATIONS                      Not Satisfied  
Wall and Fence locations shall be in conformance with APPROVED EXHIBIT A.

090 - Planning. 17                      Gen -Electrical Vehicle Parking                      Not Satisfied  
Per Ordinance No 348, the project shall install 5 parking spaces for electric vehicles with charging stations and signage per Ordinance No. 348 18.12 A c

Transportation

090 - Transportation. 1                      0090-Transportation-USE - ANNEX L&LMD/OTHER DIST                      Not Satisfied  
Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Harvill Avenue and Dree Circle.
- (2) Streetlights.
- (3) Street sweeping.

Plan: CUP03599R01

Parcel: 317110073

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1            0090-Transportation-USE - ANNEX L&LMD/OTHER DIST (cc    Not Satisfied

090 - Transportation. 2            0090-Transportation-USE - EXISTING CURB & GUTTER            Not Satisfied

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Dree Circle and Harvill Avenue shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: [www.tlma.co.riverside.ca.us/trans/land\\_dev\\_plan\\_check\\_guide\\_lines.html](http://www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html)  
If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE: 1. A 36' driveway along Dree Circle and a 40' driveway along Harvill Avenue shall be constructed in accordance with County Standard No. 207A.

090 - Transportation. 3            0090-Transportation-USE - FACILITY COMPLETION            Not Satisfied

The Transportation Department will not release occupancy permits for any residential lot within the map or phase within the map prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

090 - Transportation. 4            0090-Transportation-USE - 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.

090 - Transportation. 5            0090-Transportation-USE - LANDSCAPE INSPECTION RQM    Not Satisfied

The permit holder's landscape architect (or on-site representative) is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the installation inspection, the applicant will arrange for an 1-year 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 80.TRANS condition entitled "USE-LANDSCAPE SECURITY" and the 90.TRANS condition entitled "LANDSCAPE INSPECTION DEPOSIT."

Upon successful completion of the installation inspection, the 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. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 6            0090-Transportation-USE - LANDSCAPING            Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6            0090-Transportation-USE - LANDSCAPING (cont.)            Not Satisfied  
be improved within Harvill Avenue and Dree Circle.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

090 - Transportation. 7            0090-Transportation-USE - LANDSCAPING            Not Satisfied

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

Landscaping will be improved within Harvill Avenue and Dree Circle.

090 - Transportation. 8            0090-Transportation-USE - LNDSCP INSPECTION DEPOSIT            Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds in the IP/ST account to cover the costs of the applicable landscape inspection. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section.

The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 9            0090-Transportation-USE - SIGNING & STRIPING            Not Satisfied

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

090 - Transportation. 10            0090-Transportation-USE - STREETLIGHTS INSTALL            Not Satisfied

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

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            0090-Transportation-USE - UTILITY INSTALL            Not Satisfied

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

A certificate should be obtained from the pertinent utility company and submitted to the Department of

Plan: CUP03599R01

Parcel: 317110073

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 11      0090-Transportation-USE - UTILITY INSTALL (cont.)      Not Satisfied  
Transportation as proof of completion.

090 - Transportation. 12      0090-Transportation-USE - VACATION      Not Satisfied

The applicant, by his/her design, is requesting a vacation of the existing access restriction on Harvill Avenue. The applicant shall have completed the vacation process of the access restriction by obtaining approval from the Board of Supervisors. If the Board of Supervisors denies the vacation request, the project will need to be redesigned.

090 - Transportation. 13      0090-Transportation-USE - WRCOG TUMF      Not Satisfied

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

090 - Transportation. 14      0090-Transportation-USE STREETLIGHT AUTHORIZATION      Not Satisfied

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

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

090 - Transportation. 15      0090-Transportation-USE-COMPLY WITH LNDSCP/IRRGTN      Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with approved conceptual landscape exhibit, landscaping, irrigation, and shading plans. The Transportation Department will verify and inspect 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'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.



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

*Juan C. Perez  
Agency Director*



04/23/19, 11:55 am

CUP03599R01

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP03599R01. 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-USE - 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 20160107  
RECOMMND SGONZALE 20140102  
DRAFT SGONZALE 20140102  
CUP03599

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

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

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND SGONZALE 20140102  
DRAFT SGONZALE 20140102  
CUP03599

BS-Grade. 3                      0010-BS-Grade-USE - DRAINAGE & TERRACING

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

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND SGONZALE 20140102  
DRAFT SGONZALE 20140102  
CUP03599

BS-Grade. 4                      0010-BS-Grade-USE - 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-USE - DUST CONTROL (cont.)

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND SGONZALE 20140102  
DRAFT SGONZALE 20140102  
CUP03599

BS-Grade. 5                      0010-BS-Grade-USE - EROSION 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 20160107  
RECOMMND SGONZALE 20140102  
DRAFT SGONZALE 20140102  
CUP03599

BS-Grade. 6                      0010-BS-Grade-USE - 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 20160107  
RECOMMND SGONZALE 20140102  
DRAFT SGONZALE 20140102  
CUP03599

BS-Grade. 7                      0010-BS-Grade-USE - GENERAL INTRODUCTION

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

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND SGONZALE 20140102  
DRAFT SGONZALE 20140102  
CUP03599

BS-Grade. 8                      0010-BS-Grade-USE - MANUFACTURED SLOPES

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

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND SGONZALE 20140102  
DRAFT SGONZALE 20140102  
CUP03599

**ADVISORY NOTIFICATION DOCUMENT**

## BS-Grade

BS-Grade. 9                      0010-BS-Grade-USE - MINIMUM DRNAGE GRADE (cont.)

BS-Grade. 9                      0010-BS-Grade-USE - MINIMUM DRNAGE GRADE

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

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND SGONZALE 20140102  
DRAFT SGONZALE 20140102  
CUP03599

BS-Grade. 10                      0010-BS-Grade-USE - NPDES INSPECTIONS

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

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

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

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

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 10                      0010-BS-Grade-USE - NPDES INSPECTIONS (cont.)

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND SGONZALE 20140102  
DRAFT SGONZALE 20140102  
CUP03599

BS-Grade. 11                      0010-BS-Grade-USE - OBEY ALL GDG REGS

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

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND SGONZALE 20140102  
DRAFT SGONZALE 20140102  
CUP03599

BS-Grade. 12                      0010-BS-Grade-USE - OFFST. PAVED PKG

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND SGONZALE 20140102  
DRAFT SGONZALE 20140102  
CUP03599

BS-Grade. 13                      0010-BS-Grade-USE - RETAINING WALLS

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

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND SGONZALE 20140102  
DRAFT SGONZALE 20140102  
CUP03599

BS-Grade. 14                      0010-BS-Grade-USE - SLOPE SETBACKS

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



## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 14                      0010-BS-Grade-USE - SLOPE SETBACKS (cont.)

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND SGONZALE 20140102  
DRAFT SGONZALE 20140102  
CUP03599

### BS-Plan Check

BS-Plan Check. 1                      0010-BS-Plan Check-USE -PERMIT REQUIRED

#### PERMIT ISSUANCE:

Per section 105.1 (2013 California Building Code, CBC):

Where any owner or authorized agent intends to construct, enlarge, alter , repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND SWEBB 20141104  
CUP03599

### E Health

E Health. 1                      0010-E Health-EMWD WATER AND SEWER SERVICE

Conditional Use Permit 3599 (CUP 3599) is proposing to receive potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of this facility to ensure that all requirements to obtain water and sewer service are met with EMWD, as well as, all other applicable agencies.

As the agency providing sewer service, EMWD shall be the responsible agency to ensure that all grease interceptor requirements (if applicable) are met. Any existing septic system(s) and/or well(s) must be properly abandoned or removed under permit with the Department of Environmental Health (DEH).

## ADVISORY NOTIFICATION DOCUMENT

### E Health

E Health. 1                                    0010-E Health-EMWD WATER AND SEWER SERVICE  
(cont.)

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND MMISTICA 20140107  
DRAFT MMISTICA 20140107  
RECOMMND MMISTICA 20081120  
CUP03599

### Fire

Fire. 1                                        0010-Fire-USE-#19-ON/OFF LOOPED HYD

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located not less than 25 feet or more than 210 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND DWAGNER 20141209  
CUP03599

Fire. 2                                        0010-Fire-USE-#23-MIN REQ FIRE FLOW

Minimum required fire flow shall be 4000 GPM for a 4 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND DWAGNER 20141209  
CUP03599

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

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

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND DWAGNER 20141209  
CUP03599

### Flood

Flood. 1                                        0010-Flood-USE COORDINATE DRAINAGE DESIGN

Development of this property shall be coordinated with development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be







## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 1                                    0010-Planning-MAP - IF HUMAN REMAINS FOUND (cont.)

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND LMOURIQU 20090129  
DRAFT LMOURIQU 20090129  
CUP03599

Planning. 2                                    0010-Planning-MAP - INADVERTENT ARCHAEO FIND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple 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 resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal 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 representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
3. Grading of 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 mitigation.

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND LMOURIQU 20090129  
DRAFT LMOURIQU 20090129  
CUP03599

Planning. 3                                    0010-Planning-USE - AIRPORT LAND USE COMM.

The project shall be consistent with the Airport Land Use Commission conditions heard and accepted at the ALUC meeting on February 13, 2014. These conditions are provided below:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 3 0010-Planning-USE - AIRPORT LAND USE COMM. (cont.)

amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b)Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c)Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

(Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, recycling centers containing putrescible wastes, and construction and demolition debris facilities, fly ash disposal and incinerators).

(d)Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e)Children's schools, noise sensitive outdoor nonresidential uses, and hazards to flight.

3.Prior to issuance of any building permits, the landowner shall convey and have recorded an aviation easement to the March Inland Port Airport Authority.

4.The attached "Notice of Airport in Vicinity" shall be provided to all potential tenants and purchasers.

5.Any new retention 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 retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. In the event that a retention basin or detention basin is established on this site, on-site landscaping shall not include trees that produce seeds, fruits or berries.

6.This project has been evaluated as a proposal for the establishment of a hotel and restaurant. The County of Riverside shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in this structure: churches, chapels, and other places of worship, classrooms, day care centers, gymnasiums, theaters, conference or convention halls, auditoriums, fraternal lodges, bowling alleys, gaming, auction rooms.







## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 11                                      0010-Planning-USE - FEES FOR REVIEW (cont.)  
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.

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND PRULL 20150303  
DRAFT PRULL 20150210  
CUP03599

Planning. 12                                      0010-Planning-USE - GEO02414

County Geologic Report (GEO) No. 2414, submitted for this project (CUP03599) was prepared by City & County Soil Engineering and Testing Corp. and is entitled: "Geological and Geotechnical Report, Proposed 108 Room Fairfield Hotel Complex, Approximately 3.50 Acres, SE corner of Dree Circle and Harville Avenue, Perris Area, County of Riverside, California", dated March 28, 2013.

GEO02414 concluded:

- 1.No active or potentially active faults are known to transect the site.
- 2.The subject site is not located within the limits of the currently established Earthquake Fault Zone.
- 3.The probability of ground rupture is considered nil.
- 4.The overall potential for liquefaction is considered low to very low.
- 5.Land sliding due to seismic shaking is nil.
- 6.The possibility of seiches/tsunamis is considered nil.
- 7.The potential for rockfall at the site is considered unlikely.
- 8.The potential for settlement due to seismic shock will be minimal.
- 9.Expansion potential is mostly low to very low.

GEO02414 recommended:

- 1.During the grading, more sandy material should be inter-mixed with clayey sand to minimize the Expansion Index.
- 2.Reworking of at least upper five (5) feet of top soils in the structural grading area must be considered during the earthwork operation.
- 3.Remedial grading would be required to remove loose alluvial material at shallow depths and re-compact the bottom at optimum moisture content prior to placing any fill or foundation.

GEO No. 2414 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2414 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.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 12                                    0010-Planning-USE - GEO02414 (cont.)

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND JEMORRIS 20150209  
CUP03599

Planning. 13                                    0010-Planning-USE - HOTEL USE ONLY

The project shall only be used as a hotel per the project description. No fractional ownership or anything similar is allowed under this Conditional Use Permit No. 3599. Any changes to the description or operation of may require a Planning Department application.

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND PRULL 20150303  
CUP03599

Planning. 14                                    0010-Planning-USE - HOURS OF OPERATION

Use of the facilities approved under this conditional use permit shall be limited to the hours of 7:00 a.m. to 2:00 a.m. the following day for the banquet hall, and hotel operations are 24 hours daily.

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND PRULL 20150305  
DRAFT PRULL 20150210  
CUP03599

Planning. 15                                    0010-Planning-USE - LANDSCAPING REVIEW/COMPL

All landscaping plans shall be prepared in accordance with Ordinance 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance 348, Section 18.12. Such plans shall be reviewed and approved by the Planning Department, the appropriate maintenance authority, and shall be in conformance with the PRELIMINARY LANDSCAPING plans.

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND JSWYNN 20081103  
CUP03599

Planning. 16                                    0010-Planning-USE - LIGHTING HOODED/DIRECTED

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND PRULL 20150303  
DRAFT PRULL 20150210  
CUP03599

**ADVISORY NOTIFICATION DOCUMENT**

## Planning

Planning. 17                            0010-Planning-USE - MAINTAIN LICENSING (cont.)

Planning. 17                            0010-Planning-USE - MAINTAIN LICENSING

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from Department of Alcoholic Beverage Control, or equivalent agency as provided by law for the sale of alcohol. If the licensing expire or lapse at any time in the future, the sale of alcohol as part of this permit will become null and void.

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND PRULL 20150305  
DRAFT PRULL 20150210  
CUP03599

Planning. 18                            0010-Planning-USE - MT PALOMAR LIGHTING AREA

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.

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND PRULL 20150305  
DRAFT PRULL 20150210  
CUP03599

Planning. 19                            0010-Planning-USE - NO OFFSITE CONSUMPTION

The project is prohibited to sell beer and wine for consumption off-site consistent with Section 18.48 of Ordinance No. 348.

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND PRULL 20150305  
CUP03599

Planning. 20                            0010-Planning-USE - NO OUTDOOR ADVERTISING

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

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND PRULL 20150305  
DRAFT PRULL 20150210  
CUP03599

Planning. 21                            0010-Planning-USE - NO RESIDENT OCCUPANCY



**ADVISORY NOTIFICATION DOCUMENT**

Planning

Planning. 23                            0010-Planning-USE - ORD 810 O S FEE (1) (cont.)

Planning. 23                            0010-Planning-USE - ORD 810 O S FEE (1)

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND PRULL 20150305  
DRAFT PRULL 20150210  
CUP03599

Planning. 24                            0010-Planning-USE - PDA04887

County Archaeological Report (PDA) No. 4887 submitted for this project (CUP03599/GPA01058) was prepared by Brian F. Smith and Associates and is entitled: "Phase I Cultural Resources Survey for the Sedrak/Fairfield Inn Project< Riverside County," dated November 18, 2014.

(PDA) No. 4887 concluded that there are no cultural resources present on this property.  
(PDA) No. 4887 recommends no mitigation monitoring.

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND HTHOMSON 20141201  
CUP03599

Planning. 25                            0010-Planning-USE - PDP01554 ACCEPTED

County Paleontological Report (PDP) No. 1554, submitted for this case (CUP03599), was prepared by Brian F. Smith and Associates, Inc. and is entitled: "Paleontological Resource Impact Mitigation Program (PRIMP) for the Fairfield Inn Perris Project, west of Perris, unincorporated Riverside County, California (Conditional Use Permit Case No. CUP03599; APN 317-110-039)", dated 5 January, 2017.



**ADVISORY NOTIFICATION DOCUMENT**

Planning

Planning. 28                                      0010-Planning-USE - VIABLE LANDSCAPING (cont.)  
of this permit. To ensure that this occurs, the Planning  
Department shall require inspections in accordance with the  
Planning Department's Milestone 90 condition entitled "USE  
- LNDSCP/IRRIG INSTALL INS."

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND JSWYNN 20081103  
CUP03599

Planning. 29                                      0020-Planning-USE - EXPIRATION DATE-CUP/PUP

This approval shall be used within two (2) years of the 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 two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND PRULL 20150305  
DRAFT PRULL 20150210  
CUP03599

Planning-All

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

The project developer 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 this project.

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND PRULL 20150303  
DRAFT PRULL 20150210  
CUP03599

Planning-All. 2                                      0010-Planning-All-USE - DEFINITIONS



**ADVISORY NOTIFICATION DOCUMENT**

Planning-All

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

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3599 shall be henceforth defined as follows:

APPROVED EXHIBIT = Conditional Use Permit No. 3599, Amended No. 2, dated 12/4/14.

- Exhibit A, Site Plans, dated 12/4/14
- Exhibit B, Floor Plans, dated 12/4/14
- Exhibit C, Building Elevations, dated 12/4/14
- Exhibit G, Grading, dated 12/4/14
- Exhibit L, Landscaping, dated 12/4/14
- Exhibit R, Building Rendering, dated 12/4/14

Comments: INEFFECT JAIESPIN 20160107  
 RECOMMND PRULL 20150304  
 DRAFT PRULL 20150210  
 CUP03599

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

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

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT; and,
- (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

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

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND PRULL 20150303  
DRAFT PRULL 20150210  
CUP03599

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

The use hereby permitted is for a three-story 52,798 sq.ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq.ft. banquet hall on 3.1 gross acres.

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND PRULL 20150305  
DRAFT PRULL 20150305  
RECOMMND PRULL 20150304  
DRAFT PRULL 20150304  
RECOMMND PRULL 20150303  
DRAFT PRULL 20150210  
CUP03599

### Transportation

Transportation. 1                0010-Transportation-USE - 100YR SUMP OUTLET

Drainage facilities that outlet under sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND KTSANG 20150114  
CUP03599

Transportation. 2                0010-Transportation-USE - COUNTY WEBSITE

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

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND REGRAML4 20141119  
DRAFT REGRAML4 20141106  
CUP03599

Transportation. 3                0010-Transportation-USE - INCREASED RUNOFF

The development of this site will adversely impact downstream property owners by increasing the rate and

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 3                      0010-Transportation-USE - INCREASED RUNOFF (cont.)  
 volume of flood flows. To mitigate this impact, the developer has proposed drainage facilities in the site design. Although final design of the drainage facilities 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 configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development.

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

Comments: INEFFECT JAIESPIN 20160107  
 RECOMMND KTSANG 20150114  
 CUP03599

Transportation. 4                      0010-Transportation-USE - LANDSCAPE RQMTS (LS)

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

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, Landscape Section for review and approval. Such plans shall be submitted with a completed Agreement for Payment of Costs of Application Processing form (IP application) with the applicable current fee 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 guidelines. Emphasis shall be placed on using low water use plant species that are drought tolerant;
- 2) Ensure all landscape and irrigation plans are in conformance with the approved conceptual landscape exhibit;
- 3) Ensure all landscaping is provided with a weather-based irrigation controller(s) as defined by County Ordinance No. 859; and,

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 4                    0010-Transportation-USE - LANDSCAPE RQMTS (LS)  
(cont.)

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.

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND MARHUGHE 20141107  
DRAFT MARHUGHE 20141107  
CUP03599

Transportation. 5                    0010-Transportation-USE - OFFSITE ESMT OR REDESIGN

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 Transportation Department for review and approval.

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND KTSANG 20150114  
CUP03599

Transportation. 6                    0010-Transportation-USE - ONSITE ESMT ON FINAL MAP

Onsite drainage facilities located outside the road right-of-way shall be contained within drainage easements. Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND KTSANG 20150114  
CUP03599

Transportation. 7                    0010-Transportation-USE - 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

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 7                    0010-Transportation-USE - PERP DRAINAGE PATTERNS  
(cont.)

owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the Transportation Department for review.

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND KTSANG 20150114  
CUP03599

Transportation. 8                    0010-Transportation-USE - STD INTRO (ORD 461)

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

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

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND REGRAML4 20141119  
DRAFT REGRAML4 20141106  
CUP03599

Transportation. 9                    0010-Transportation-USE - SUBMIT FINAL WQMP

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2010-0033, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes).

To comply with the WQMP, applicants must prepare and submit a "Project Specific"

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 9                      0010-Transportation-USE - SUBMIT FINAL WQMP (cont.)  
WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific. However, in order to meet the requirements of a Final Project Specific WQMP, the report must be completed in substantial conformance to the Preliminary Project Specific WQMP.

Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality measures.

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND KTSANG 20150114  
CUP03599

Transportation. 10                      0010-Transportation-USE - WRITTEN PERM FOR  
GRADING

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the Transportation Department for review and approval.

Comments: INEFFECT JAIESPIN 20160107  
RECOMMND KTSANG 20150114  
CUP03599

August 24, 2018

Mr. Quan Tan  
W Tan Engineering  
55 W. Hospitality Lane, Ste 165  
San Bernardino, CA 92408

**Subject: Fairfield Inn – Block Wall Acoustical Review – Memorandum #1**

Dear Mr. Tan:

MD Acoustics, LLC (MD) is pleased to submit this Memo #1 to provide an exterior block wall acoustical review for the proposed 6-foot block wall at the Fairfield Inn and Banquet Hall project located at 19310 Harvill Avenue, in the City of Perris, CA.

### **1.0 Assessment Overview**

In a report submitted by RK ENGINEERING GROUP, INC (RK), (*Marriott Hotel Development Noise Impact Study, County of Riverside March 4, 2014*), a noise model was used to predict sound levels at the property, and a 6-foot tall property line block wall was specified to bring the proposed building into compliance within the City's noise specifications. MD investigated and assessed the existing noise conditions at the project site, reviewed the original noise report, re-evaluated the exterior noise levels, and compared the results to the City's applicable noise limits.

The on-site measurements conducted by MD Acoustics, LLC for this report allows a comparison of the RK noise model with actual sound level data collected from the project site to validate or invalidate the model. As a result of this study, MD has provided changes in the recommended noise abatement measures necessary to bring this project into compliance with local noise regulations.

### **2.0 Review of RK Report**

The RK report provided a summary of Federal, State, and Local regulations for the proposed project. For the County of Riverside, the proposed property line wall is necessary in areas with noise levels exceeding 65 dBA LDN/CNEL unless it can be demonstrated that the interior levels will not exceed an LDN/CNEL of 45 dBA.

The primary noise sources for the Fairfield Inn and Banquet Hall include the Interstate 215 (I-215), railroad tracks to the east of the property, and local traffic on Harvill Avenue and Dree Street. Using a version of the FHWA Traffic Noise Prediction Model (FHWA-RD-77-108) and traffic data, RK created a model to predict noise levels at the hotel due to automobile traffic. In addition, RK included a model for the addition of railroad noise and vibration at the project site.

RK predicted that the dominant noise source would be traffic noise from I-215, and that noise from the railroad line would not have a significant impact on the property. RK predicted an exterior noise level of

approximately 70.5 dBA at the pool area, and that the facade facing the I-215 Freeway would experience traffic noise levels of approximately 69.6 dBA CNEL.

The noise levels predicted by RK were greater than the 65-dBA limit required by local noise regulations and therefore RK proposed the implementation of a 6-foot high block wall to reduce the exterior noise levels to 63 dBA CNEL at the pool area.

### 3.0 Findings

MD performed several 24-Hour noise measurements from August 10-13, 2018 (Friday through Monday) to evaluate the existing noise conditions at the site. Appendix A provides detailed field measurements, and Table 1 displays the measured Community Noise Equivalent Level (CNEL) from each day. The average value of the CNEL over the course of three (3) days is 62 dBA, with the worst case occurring on a weekday (Monday). This indicates that the property is currently in compliance with the local regulations without any improvements; furthermore, the measured noise level is lower than the exterior noise level RK predicted even with a 6-foot sound wall by approximately 7.5 dBA

**Table 1: Existing CNEL Noise Measurement Data**

Measurement	Start	Stop	CNEL
1	12:00 PM	12:00 PM	61.8
2	12:00 PM	12:00 PM	60.9
3	12:00 PM	12:00 PM	63.2
Average	--	--	62.1
County Exterior Noise Regulation			65

Table 2 shows a comparison of the measured noise levels with the levels predicted by RK. The CNEL measured at the project site was significantly lower than the value predicted by the RK model (an approximate 7.5 dBA difference); therefore, the 6-foot block wall is no longer deemed necessary.

**Table 2: CNEL Noise Comparison**

MD Measured CNEL (dBA)	RK Predicted CNEL (unmitigated)	RK Predicted CNEL (with proposed sound wall)
62.1	69.6	63.0

For the past five published years, Caltrans has not changed the annual average daily traffic (ADT) for the I-215 near the proposed site (126,000). Even if a doubling of traffic volume were to occur along the I-215 (e.g. 252,000 ADT) the resultant would be a doubling of the sound pressure, equal to a 3.0 dBA increase (e.g from 62.1 dBA to 65.1 dBA CNEL) at the project site. Even without the prescribed block wall, this project would comply with the County's noise regulations. Furthermore, the project would still fall within the normally acceptable limit when comparing the noise projection to the County's compatibility matrix for transient lodging-motels hotels uses.



#### **4.0 Conclusion**

In light of the field measured data, the 6-foot tall block wall recommended by RK is not necessary to bring the project into compliance with local noise regulations. The proposed block wall is not necessary because sound levels at the property line are below the County's noise regulation. Furthermore, if the traffic volumes along the I-215 Freeway were to double the sound level would increase by 3 dBA which would still be acceptable according to the County's noise regulation and land use compatibility matrix.

MD is pleased to provide this Memo #1 with regard to the proposed 6-foot block wall at the Fairfield Inn and Banquet Hall project located at 19310 Harvill Avenue, in the City of Perris, CA. If you have any questions regarding this letter please call our office at (805) 426-4477.

Sincerely,  
MD Acoustics, LLC



Mike Dickerson, INCE  
Principal



Samuel Hord, MS  
Acoustical Consultant

**Appendix A**  
Field Sheet Data

**24-Hour Continuous Noise Measurement Datasheet**

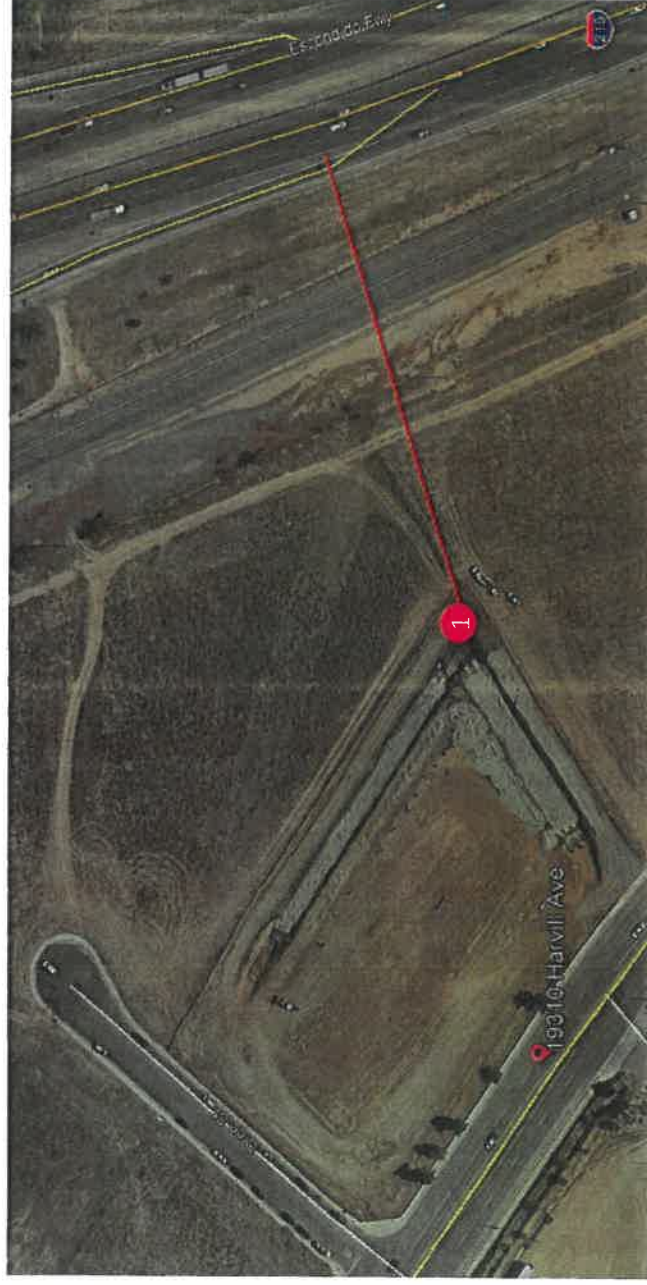
**Project:** Fairfield Inn - Block Wall **Site Observations:** Clear sky, measurement was performed in eastern corner of property  
**Site Address/Location:** 19310 Harvill Ave  
**Date:** 8/10/2018 to 8/13/2018  
**Field Tech/Engineer:** Mike Dickerson, INCE

**General Location:**

**Sound Meter:** LD 831 **SN:** 3168  
**Settings:** A-weighted, slow, 1-hour interval, 24-hour duration  
**Meteorological Con.:** 72 to 95 degrees F., 1 to 5 mph south  
**Site ID:** LT-1

**Site Topo:** Flat  
**Ground Type:** Soft site, w/ street surface hard  
**Noise Source(s) w/ Distance:**

**Figure 1: LT-1 Monitoring Location**



**Figure 2: LT-1 Photo**



**24-Hour Continuous Noise Measurement Datasheet - Cont.**

**Project:** Fairfield Inn - Block Wall Day: 1 of 3

**Site Address/Location:** 19310 Harvill Ave

**Site ID:** LT-1

Date	Start	Stop	Leq	Lmax	Lmin	L2	L8	L25	L50	L90
8/10/2018	12:00 PM	1:00 PM	54.8	69.8	47.4	60.1	57.0	55.4	53.8	51.1
8/10/2018	1:00 PM	2:00 PM	55.5	77.4	47.8	59.7	56.7	55.1	53.7	51.6
8/10/2018	2:00 PM	3:00 PM	55.3	71.9	48.9	59.4	57.2	55.7	54.5	52.0
8/10/2018	3:00 PM	4:00 PM	55.1	73.4	48.7	58.3	56.7	55.6	54.5	52.7
8/10/2018	4:00 PM	5:00 PM	56.0	72.4	51.4	58.8	57.5	56.4	55.5	54.0
8/10/2018	5:00 PM	6:00 PM	57.1	68.9	51.9	60.7	58.8	57.6	56.6	54.8
8/10/2018	6:00 PM	7:00 PM	58.4	73.7	52.7	65.2	59.4	57.7	56.8	55.2
8/10/2018	7:00 PM	8:00 PM	57.5	74.0	52.6	60.8	58.9	57.8	56.8	54.9
8/10/2018	8:00 PM	9:00 PM	55.6	68.8	50.2	60.7	57.5	55.9	54.6	52.9
8/10/2018	9:00 PM	10:00 PM	55.6	72.3	48.6	59.5	57.3	56.1	55.0	52.7
8/10/2018	10:00 PM	11:00 PM	54.2	70.5	46.9	58.4	56.1	54.8	53.6	51.1
8/10/2018	11:00 PM	12:00 AM	53.7	66.7	47.1	59.2	55.9	54.2	52.9	50.6
8/11/2018	12:00 AM	1:00 AM	53.5	72.3	46.0	57.5	55.2	53.5	52.1	49.9
8/11/2018	1:00 AM	2:00 AM	51.1	71.7	44.3	59.9	55.8	54.0	52.6	50.6
8/11/2018	2:00 AM	3:00 AM	52.1	71.9	44.7	57.5	55.7	54.3	52.9	50.7
8/11/2018	3:00 AM	4:00 AM	53.7	63.7	46.6	58.6	56.6	55.3	54.1	51.7
8/11/2018	4:00 AM	5:00 AM	56.5	75.3	48.8	64.9	57.3	55.4	54.3	52.5
8/11/2018	5:00 AM	6:00 AM	58.1	66.7	49.5	58.9	57.0	55.7	54.7	52.8
8/11/2018	6:00 AM	7:00 AM	55.8	63.8	50.8	60.3	57.7	56.6	55.6	54.1
8/11/2018	7:00 AM	8:00 AM	54.6	65.5	49.1	64.3	58.4	56.6	55.6	54.0
8/11/2018	8:00 AM	9:00 AM	56.4	66.5	50.9	59.1	56.8	55.6	54.6	52.9
8/11/2018	9:00 AM	10:00 AM	55.8	68.2	48.8	60.9	57.2	55.5	54.3	52.4
8/11/2018	10:00 AM	11:00 AM	54.3	66.1	46.9	59.5	55.6	53.8	52.6	50.7
8/11/2018	11:00 AM	12:00 PM	54.3	71.7	48.0	60.7	55.4	53.2	51.8	49.6

**CNEL:** 61.8

**24-Hour Continuous Noise Measurement Datasheet - Cont.**

**Project:** Fairfield Inn - Block Wall

**Day:** 1 of 3

**Site Address/Location:** 19310 Harvill Ave

**Site ID:** LT-1

**Day 1**



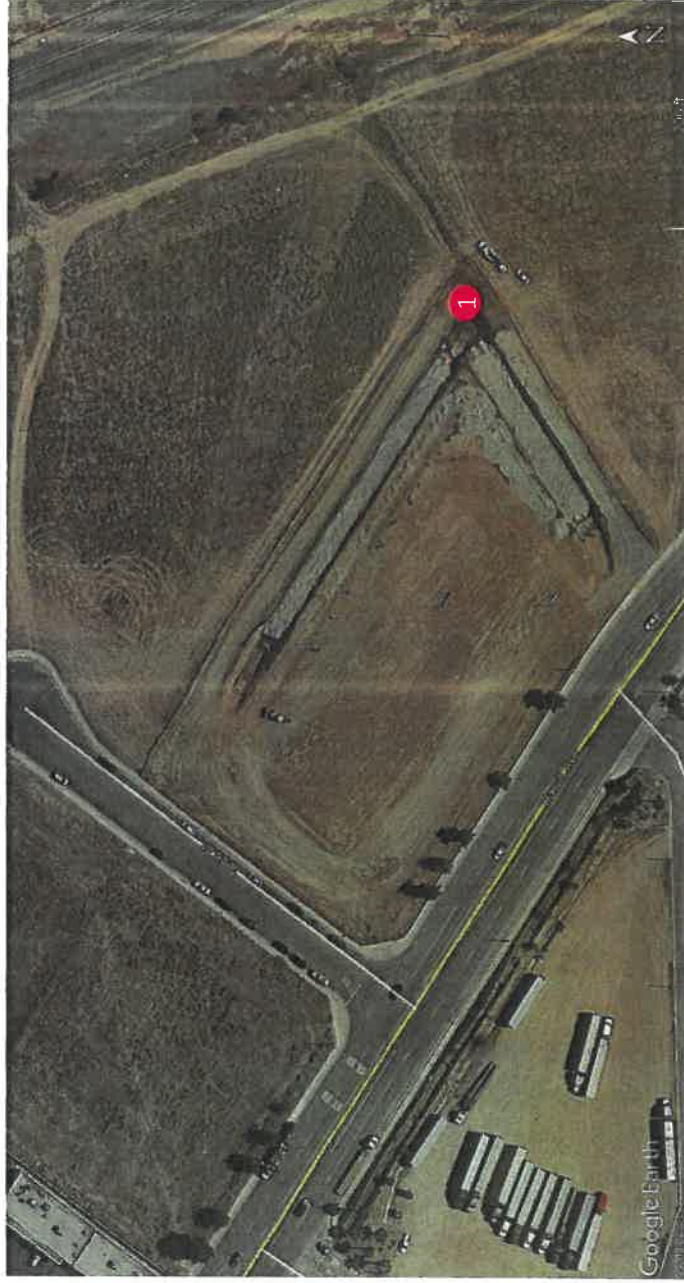
**24-Hour Continuous Noise Measurement Datasheet**

**Project:** Fairfield Inn - Block Wall      **Site Observations:** Clear sky, measurement was performed in eastern corner of property  
**Site Address/Location:** 19310 Harvill Ave  
**Date:** 8/10/2018 to 8/13/2018  
**Field Tech/Engineer:** Mike Dickerson, INCE

**General Location:** \_\_\_\_\_  
**Sound Meter:** LD 831      **SN:** 3168  
**Settings:** A-weighted, slow, 1-hour interval, 24-hour duration  
**Meteorological Con.:** \_\_\_\_\_  
**Site ID:** LT-1

**Site Topo:** Flat  
**Ground Type:** Soft site, w/ street surface hard  
**Noise Source(s) w/ Distance:** \_\_\_\_\_  
Escondido Fwy, 155 yards

**Figure 1: LT-1 Monitoring Location**



**Figure 2: LT-1 Photo**



**24-Hour Continuous Noise Measurement Datasheet - Cont.**

**Project:** Fairfield Inn - Block Wall Day: 2 of 3

**Site Address/Location:** 19310 Harvill Ave

**Site ID:** LT-1

Date	Start	Stop	Leq	Lmax	Lmin	L2	L8	L25	L50	L90
8/11/2018	12:00 PM	1:00 PM	53.0	67.4	47.3	57.5	55.2	53.5	52.1	49.9
8/11/2018	1:00 PM	2:00 PM	53.9	69.0	47.1	59.9	55.8	54.0	52.6	50.6
8/11/2018	2:00 PM	3:00 PM	53.6	65.9	47.5	57.5	55.7	54.3	52.9	50.7
8/11/2018	3:00 PM	4:00 PM	54.6	64.1	49.7	58.6	56.6	55.3	54.1	51.7
8/11/2018	4:00 PM	5:00 PM	56.6	76.7	50.4	64.9	57.3	55.4	54.3	52.5
8/11/2018	5:00 PM	6:00 PM	55.1	63.0	50.0	58.9	57.0	55.7	54.7	52.8
8/11/2018	6:00 PM	7:00 PM	56.3	70.8	52.1	60.3	57.7	56.6	55.6	54.1
8/11/2018	7:00 PM	8:00 PM	57.3	78.0	52.2	64.3	58.4	56.6	55.6	54.0
8/11/2018	8:00 PM	9:00 PM	55.1	66.1	50.6	59.1	56.8	55.6	54.6	52.9
8/11/2018	9:00 PM	10:00 PM	55.9	74.4	48.3	60.9	57.2	55.5	54.3	52.4
8/11/2018	10:00 PM	11:00 PM	53.8	70.5	47.3	59.5	55.6	53.8	52.6	50.7
8/11/2018	11:00 PM	12:00 AM	53.9	74.8	47.2	60.7	55.4	53.2	51.8	49.6
8/12/2018	12:00 AM	1:00 AM	55.7	72.7	48.3	61.1	57.7	56.0	54.7	52.0
8/12/2018	1:00 AM	2:00 AM	54.9	79.2	43.8	61.5	56.6	54.4	52.8	50.1
8/12/2018	2:00 AM	3:00 AM	52.3	71.5	40.2	56.8	54.7	52.8	51.2	47.7
8/12/2018	3:00 AM	4:00 AM	51.5	62.1	41.6	55.7	54.1	52.4	50.9	47.6
8/12/2018	4:00 AM	5:00 AM	52.8	63.7	45.0	57.9	55.2	53.5	52.0	48.8
8/12/2018	5:00 AM	6:00 AM	52.1	65.7	46.0	56.9	54.2	52.5	51.3	49.2
8/12/2018	6:00 AM	7:00 AM	55.3	62.6	47.1	59.6	58.0	56.5	54.8	51.1
8/12/2018	7:00 AM	8:00 AM	55.3	75.0	48.9	59.7	56.8	55.4	54.3	52.2
8/12/2018	8:00 AM	9:00 AM	55.1	70.3	47.5	61.5	57.3	55.3	53.8	51.2
8/12/2018	9:00 AM	10:00 AM	54.9	66.3	48.0	61.0	57.4	55.3	53.8	51.2
8/12/2018	10:00 AM	11:00 AM	54.0	68.0	47.7	59.9	56.6	54.4	52.9	50.7
8/12/2018	11:00 AM	12:00 PM	54.0	69.6	46.0	61.1	56.6	54.2	52.5	50.1

**CNEL:** 60.9

**24-Hour Continuous Noise Measurement Datasheet - Cont.**

**Project:** Fairfield Inn - Block Wall Day: 2 of 3

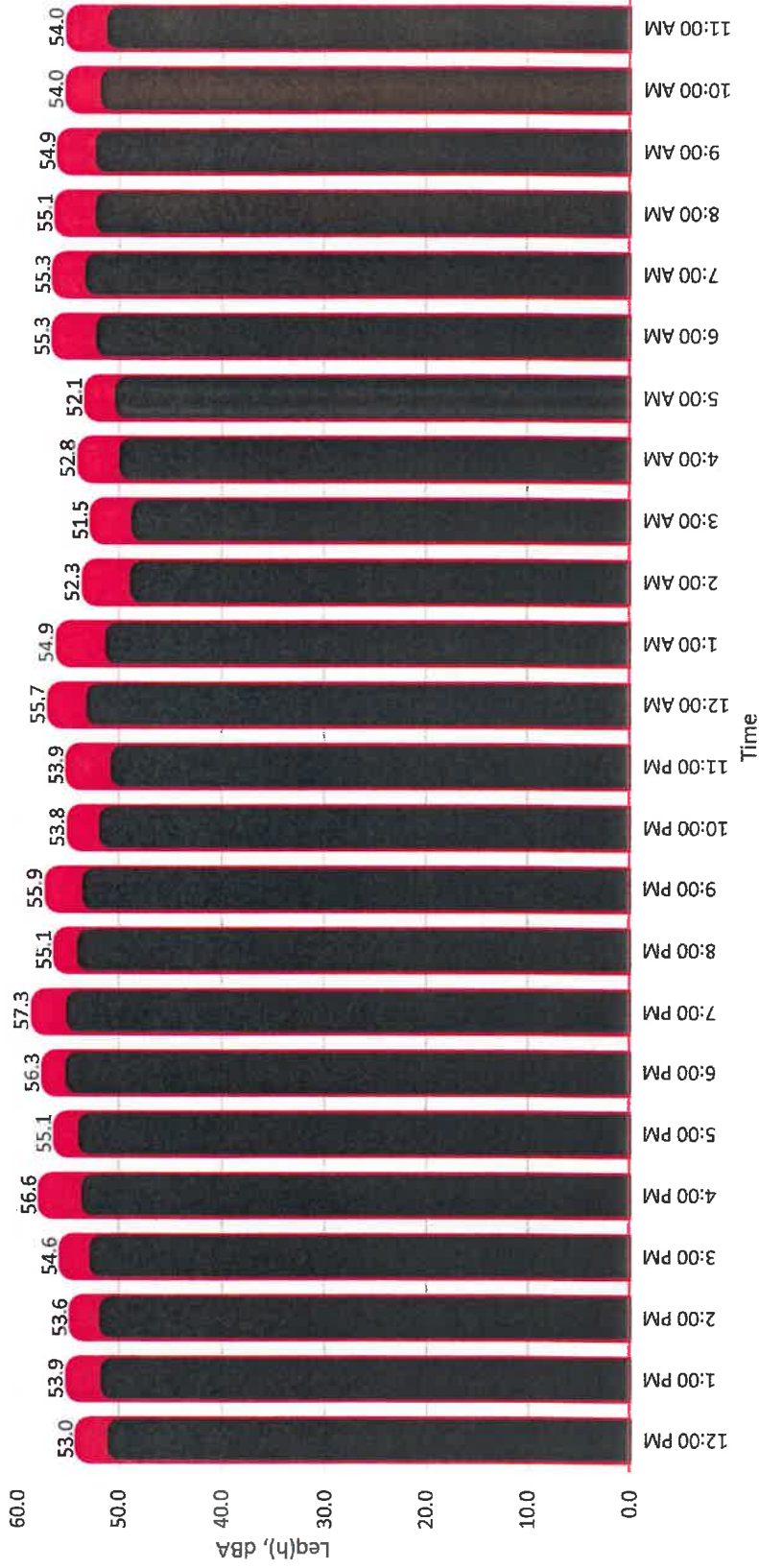
**Site Address/Location:** 19310 Harvill Ave

**Site ID:** LT-1

**Day 2**

■ Leq    ■ L(90)

70.0





**24-Hour Continuous Noise Measurement Datasheet**

**Project:** Fairfield Inn - Block Wall  
**Site Address/Location:** 19310 Harvill Ave  
**Date:** 8/10/2018 to 8/13/2018  
**Field Tech/Engineer:** Mike Dickerson, INCE

**Site Observations:** Clear sky, measurement was performed in eastern corner of property

**General Location:** LD 831 SN: 3168  
**Sound Meter:** A-weighted, slow, 1-hour interval, 24-hour duration  
**Meteorological Con.:** LT-1  
**Site ID:** LT-1

**Site Topo:** Flat  
**Ground Type:** Soft site, w/ street surface hard  
**Noise Source(s) w/ Distance:** Escondido Fwy, 155 yards

**Figure 1: LT-1 Monitoring Location**



**Figure 2: LT-1 Photo**



**24-Hour Continuous Noise Measurement Datasheet - Cont.**

**Project:** Fairfield Inn - Block Wall

**Site Address/Location:** 19310 Harvill Ave

**Site ID:** LT-1

Day: 3 of 3

Date	Start	Stop	Leq	Lmax	Lmin	L2	L8	L25	L50	L90
8/12/2018	12:00 PM	1:00 PM	51.8	61.3	45.5	56.0	54.1	52.6	51.2	48.7
8/12/2018	1:00 PM	2:00 PM	53.0	66.6	47.5	58.2	55.1	53.3	52.0	49.7
8/12/2018	2:00 PM	3:00 PM	53.6	62.7	47.6	58.0	56.1	54.3	53.0	50.5
8/12/2018	3:00 PM	4:00 PM	54.6	72.7	48.0	60.2	56.3	54.7	53.5	51.3
8/12/2018	4:00 PM	5:00 PM	54.3	68.5	49.0	58.9	56.2	54.6	53.5	51.8
8/12/2018	5:00 PM	6:00 PM	54.8	67.3	48.6	59.4	56.7	55.1	54.1	52.4
8/12/2018	6:00 PM	7:00 PM	55.6	69.4	51.3	60.0	57.3	56.0	55.0	53.5
8/12/2018	7:00 PM	8:00 PM	57.1	73.9	51.8	62.4	58.6	57.0	56.0	54.2
8/12/2018	8:00 PM	9:00 PM	55.9	67.4	51.0	60.4	57.5	56.2	55.3	53.6
8/12/2018	9:00 PM	10:00 PM	54.1	67.4	48.5	59.6	56.1	54.5	53.2	50.9
8/12/2018	10:00 PM	11:00 PM	54.1	71.9	46.2	59.6	56.0	54.2	52.8	50.5
8/12/2018	11:00 PM	12:00 AM	52.6	66.0	43.4	56.7	54.6	53.2	52.0	49.5
8/13/2018	12:00 AM	1:00 AM	50.7	63.0	42.5	57.3	53.4	51.0	49.2	46.2
8/13/2018	1:00 AM	2:00 AM	50.3	67.1	41.1	55.1	52.6	50.3	48.5	45.7
8/13/2018	2:00 AM	3:00 AM	54.8	76.4	45.2	58.7	55.5	53.7	52.1	48.8
8/13/2018	3:00 AM	4:00 AM	57.0	65.7	49.4	60.6	59.3	58.0	56.6	54.0
8/13/2018	4:00 AM	5:00 AM	59.0	67.7	52.7	62.1	60.9	59.8	58.6	56.6
8/13/2018	5:00 AM	6:00 AM	60.9	69.6	55.6	63.8	62.5	61.8	60.7	58.1
8/13/2018	6:00 AM	7:00 AM	59.1	67.1	53.4	62.9	61.9	60.2	58.5	55.7
8/13/2018	7:00 AM	8:00 AM	57.4	70.3	49.0	62.1	59.5	58.1	56.5	53.6
8/13/2018	8:00 AM	9:00 AM	57.1	74.0	49.1	60.4	58.9	57.6	56.5	53.9
8/13/2018	9:00 AM	10:00 AM	56.3	69.1	51.6	59.9	58.0	56.9	55.9	54.0
8/13/2018	10:00 AM	11:00 AM	55.2	65.9	49.3	59.7	57.4	55.8	54.6	52.2
8/13/2018	11:00 AM	12:00 PM	55.0	64.4	47.9	58.9	57.4	55.8	54.4	51.7

**CNEL:** 63.2

**24-Hour Continuous Noise Measurement Datasheet - Cont.**

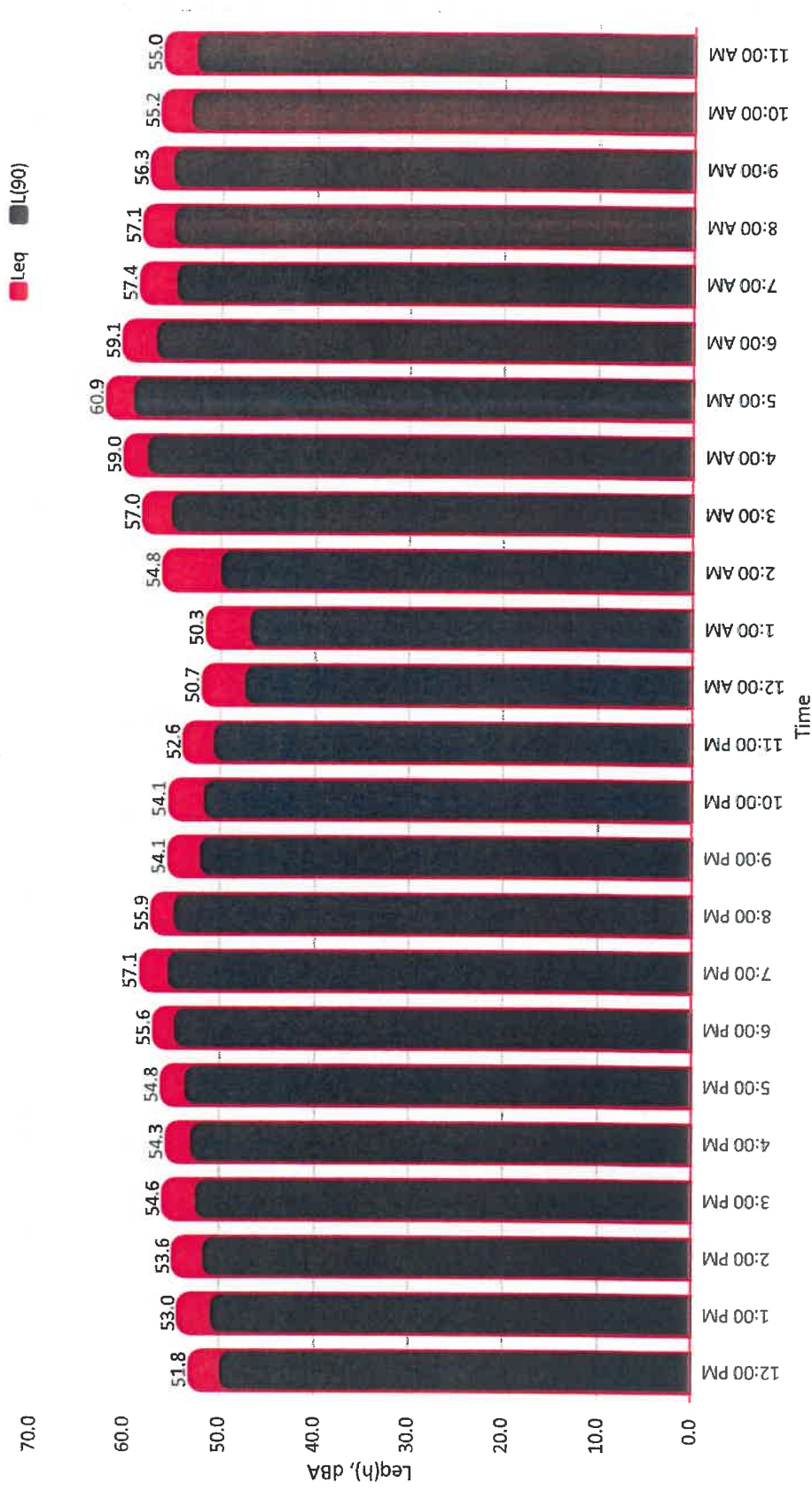
**Project:** Fairfield Inn - Block Wall

**Site Address/Location:** 19310 Harvill Ave

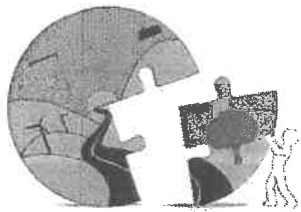
**Site ID:** LT-1

Day: 3 of 3

**Day 3**



CUP 3599K6



# 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. CUP 3599

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

### APPLICATION INFORMATION

Applicant Name: Creative Design Associates

Contact Person: Caleb Wong E-Mail: cwong@cda-arc.com

Mailing Address: 17528 Rowland Street 2nd Floor

City of Industry                      CA                      91748  
City                                      State                                      ZIP

Daytime Phone No: (626) 913-8101 Fax No: (626) 913-8102

Engineer/Representative Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street

\_\_\_\_\_  
City                                      State                                      ZIP

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_ Fax No: (\_\_\_\_) \_\_\_\_\_

Property Owner Name: Fayez Sedrak

Contact Person: Quan Tan E-Mail: wtane@yahoo.com

Mailing Address: 2337 Norco Drive

Norco                      CA                      92860  
City                                      State                                      ZIP

Daytime Phone No: (951) 265-7354 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.)

Fayez Sedrak	
<u>PRINTED NAME OF PROPERTY OWNER(S)</u>	<u>SIGNATURE OF PROPERTY OWNER(S)</u>
<u>PRINTED NAME OF PROPERTY OWNER(S)</u>	<u>SIGNATURE OF PROPERTY OWNER(S)</u>

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): 317-110-039 317-110-073

Approximate Gross Acreage: 135,911 SF (APPROX. 3.12 ACRES)

General location (nearby or cross streets): North of Cajalco Road, South of Dree Circle, East of Harvill Avenue, West of 215 Highway.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

Revised permit for revision of approved 6'-0" High Masonry Wall to proposed 6'-0" High Wrought Iron Fence

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): C-O Commercial Office

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	52798	43'-1"	3	Hotel	<input type="checkbox"/>	160076-77
2	6961	30'-0"	2	Banquet Hall	<input type="checkbox"/>	160076-77
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:

N/A

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: FAYEZ SEORAK  
Address: 2337 NORCO DRIVE, NORCO, CA 92860  
Phone number: 951-265-7354  
Address of site (street name and number if available, and ZIP Code): 19310 HARVILL AVE  
PERRIS, CA 92570  
Local Agency: County of Riverside  
Assessor's Book Page, and Parcel Number: BOOK 165, PAGE 11, APN 317-110-039  
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) \_\_\_\_\_ Date \_\_\_\_\_  
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.

4 / 17 / 2019

Property Owner(s) Signature(s) and Date

Fayer Sedrak

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.

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

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

## **INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS**

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO CONSIDER AN ADDENDUM TO A  
MITIGATED NEGATIVE DECLARATION (MND)**

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**CONDITIONAL USE PERMIT NO. 3599, REVISION NO. 1 – Intent to Consider an Addendum No. 1 to a Mitigated Negative Declaration** – (EA41981) – Applicant: Fayez Sedrak – Engineer/Representative: Creative Design Associates, c/o Caleb Wong – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Light Industrial (CD-LI) (0.25 - 0.60 Floor Area Ratio) Community Center Overlay (CCO) Location: Northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of 215 freeway – 3.1 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** Conditional Use Permit No. 3599, Revision No.1 (CUP03599R01), is a request by the applicant, Creative Designs Associates, to modify the perimeter fencing design for the approved 3-story, 52,798 sq. ft., 103 room Fairfield Inn hotel. The revision proposes the installation of a wrought iron fence surrounding the hotel property in the same location of the previously approved solid block wall.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **MAY 1, 2019**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

ADDITIONAL TELECONFERENCE  
LOCATION FOR HEARING: 22930 ST. ANNES COURT, MURRIETA, CA 92562

For further information regarding this project, please contact Project Planner Travis Engelking at (951) 955-1417 or email at [TEngelki@RIVCO.ORG](mailto:TEngelki@RIVCO.ORG), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an MND. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project and the addendum to the MND, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office located at 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Travis Engelking  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 28, 2019,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CUP03599R01 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1600'

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

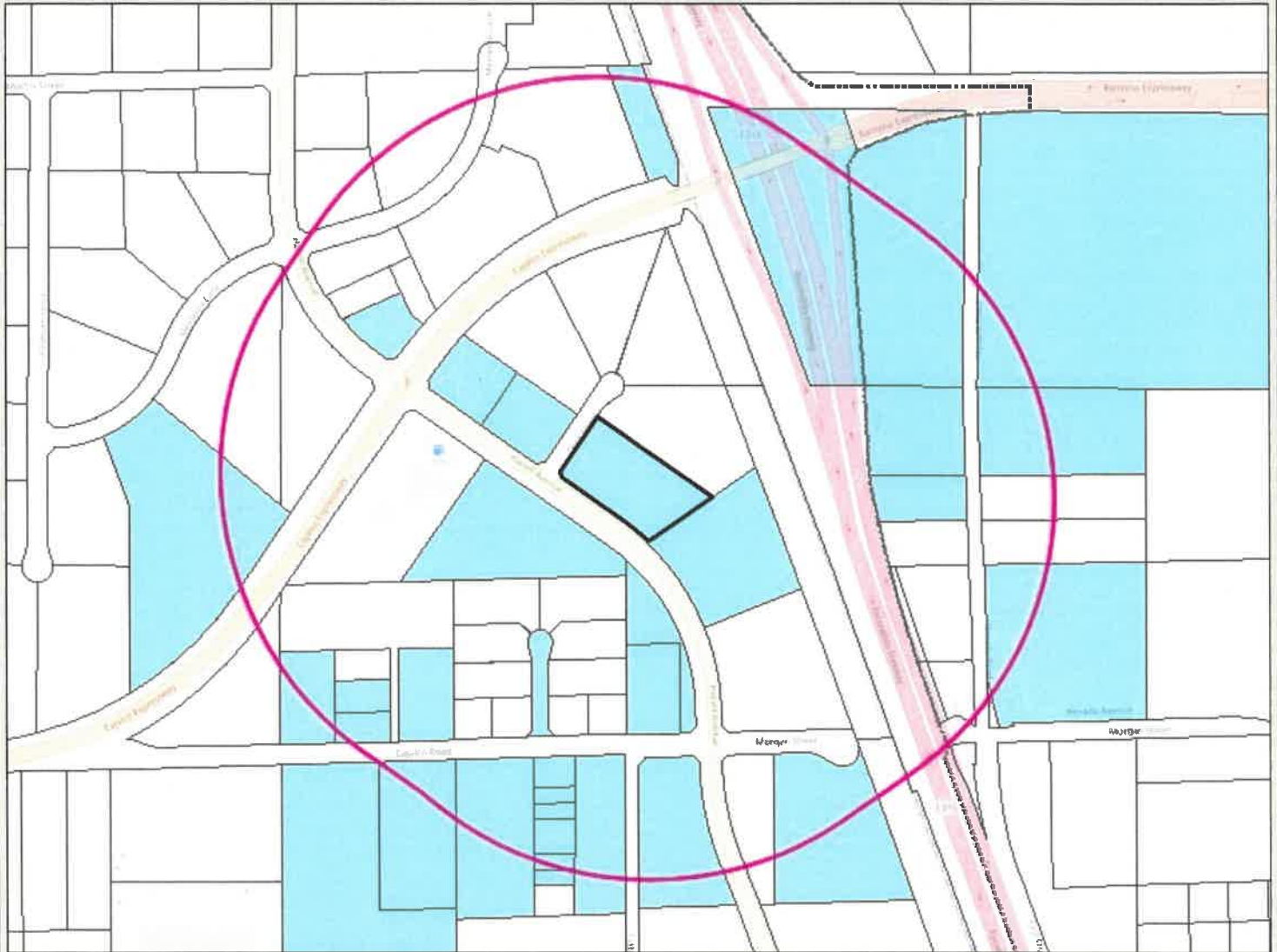
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

# Riverside County GIS Mailing Labels

CUP03599R01 ( 1600 feet buffer )



## Legend

-  County Boundary
-  Cities
-  Parcels

## Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 3/28/2019 7:44:53 AM

© Riverside County RCIT

317130026  
I 215 AT RAMONA  
2600 E SOUTHLAKE 120 371  
SOUTHLAKE TX 76092

317140036  
CHRISTOPHER J POWERS  
JINESA M DELFIS  
305 N CHICAGO AVE  
BOLIVAR MO 65613

317110057  
HHI RIVERSIDE  
3800 ORANGE ST NO 250  
RIVERSIDE CA 92501

317120021  
RICHARD CHEN  
3812 KIRKWOOD AVE  
ORANGE CA 92869

317110029  
RIVERSIDE COUNTY TRANSPORTATION  
4080 LEMON ST 3RD FL  
RIVERSIDE CA 92501

317110051  
SABA A SABA  
SHIRLEY L SABA  
41309 AVD BIONA  
TEMECULA CA 92591

317110038  
SABA SABA  
SHIRLEY L SABA  
41309 AVENIDA BIONA  
TEMECULA CA 92591

317110037  
SABA A SABA  
SHIRLEY L SABA  
41309 AVENIDA BRONA  
TEMECULA CA 92591

317160021  
ROBERT V LANGE  
42814 BEMAN DR  
MURRIETA CA 92562

317120016  
STATE OF CALIF  
464 W FOURTH ST 6TH FL  
SAN BERNARDINO CA 92401

317140043  
ANGEL DELATORRE  
MARIA DELATORRE  
5753 G SANTA ANA CY RD  
ANAHEIM CA 92807

317130025  
WF FERON  
620 ARROW HIGHWAY  
LA VERNE CA 91753

317120015  
SUE SWOFFER WARD  
KAY SWOFFER FOLLETT  
BRADLEY CLEGG POPE

317110004  
OCTAVIO TAFOLLA  
6758 HELLMAN AVE  
RANCHO CUCAMONGA CA 91701

6254 PARIMA ST  
LONG BEACH CA 90803

317140049  
VANAGAN HOLDINGS INC  
7411 VANTAGE WAY  
DELTA BC CANADA V4G1C9 0

317140038  
VICENTE CERVANTES  
LETICIA CERVANTES  
9031 OLIVE ST  
BELLFLOWER CA 90706

317130047  
VAL VERDE UNIFIED SCHOOL DIST  
975 W MORGAN ST  
PERRIS CA 92571

317110009  
PAUL N WARNER  
P O BOX 1381  
MORENO VALLEY CA 92556

317120019  
RIVERSIDE COUNTY TRANSPORTATION  
PO BOX 12008  
RIVERSIDE CA 92502

317140037  
DAVID M FANN  
CORA FANN  
PO BOX 292728  
PHELAN CA 92329



317130034  
VCH NO 1  
1000 PIONEER WAY  
EL CAJON CA 92020

317130016  
GLENN L ROWLEY  
11401 PETTIT  
MORENO VALLEY CA 92555

317100019  
MAJESTIC FREEWAY BUSINESS CENTER  
13191 CROSSROADS N 6TH FL  
CITY OF INDUSTRY CA 91746

317110006  
CHARLES B SIROONIAN  
DEBORAH M SIROONIAN  
14150 VINE PL  
CERRITOS CA 90703

317110008  
WILLIAM JOHN WARNER  
1573 JAMESON CT  
RIVERSIDE CA 92507

317140051  
PREMIER MARICOPA INV  
17705 S MAIN ST  
GARDENA CA 90248

317110028  
FAYEZ SEDRAK  
MONA SEDRAK  
19248 HARVILL AVE  
PERRIS CA. 92570

317160042  
JOEY M TOTH  
HELEN I TOTH  
19543 PATTERSON AVE  
PERRIS CA 92570

317140015  
HELEN I TOTH  
19543 PATTERSON AVE  
PERRIS CA. 92570

317140042  
DER BAO CHEN  
23161 BOUQUET CYN  
MISSION VIEJO CA 92692

317110034  
PINNACLE REAL ESTATE HOLDINGS  
23261 CAJALCO EXPRS  
PERRIS CA 92571

317110073  
FAYEZ SEDRAK  
MONA SEDRAK  
2337 NORCO DR  
NORCO CA 92860

317140035  
RODRIGO AGUILAR  
23451 CAJALCO RD  
PERRIS CA. 92570

317140009  
KENNETH CLOYD  
BARBARA ANN CLOYD  
23665 CAJALCO RD  
PERRIS CA 92570

Fayez Sedrak  
2337 Norco Drive  
Norco CA 92860

W Tan Engineering  
155 W.Hospitality Lane, Suite 165  
San Bernardino CA 92408

Fayez Sedrak  
2337 Norco Drive  
Norco CA 92860

W Tan Engineering  
155 W.Hospitality Lane, Suite 165  
San Bernardino CA 92408

Fayez Sedrak  
2337 Norco Drive  
Norco CA 92860

W Tan Engineering  
155 W.Hospitality Lane, Suite 165  
San Bernardino CA 92408

Fayez Sedrak  
2337 Norco Drive  
Norco CA 92860

W Tan Engineering  
155 W.Hospitality Lane, Suite 165  
San Bernardino CA 92408

Fayez Sedrak  
2337 Norco Drive  
Norco CA 92860

W Tan Engineering  
155 W.Hospitality Lane, Suite 165  
San Bernardino CA 92408

Pechanga Cultural Resources  
Pechanga Band of Luiseno Mission  
Indians  
Attn: Tuba Ebru Ozdil  
P.O. Box 2183  
Temecula CA 92593

Soboba Band of Luiseno Indians  
Attn: Joseph Ontiveros  
P.O. Box 487  
San Jacinto CA 92581

Val Verde Unified School District  
975 Morgan Street  
Perris CA 92571

City of Perris Planning Dept.  
Attn: Planning Director  
101 N. D Street  
Perris CA 92570

Airport Land Use Commission  
Attn: John Guerin  
4080 Lemon Street, 14th Floor  
Riverside CA 92501

Eastern Municipal Water District  
P.O. Box 8300  
Perris CA 92572-8300



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## NOTICE OF DETERMINATION

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 ("NOD") in compliance with Section 21152 of the California Public Resources Code.**

Addendum to Mitigated Negative Declaration, Conditional Use Permit No. 3599 Revision No. 1

*Project Title/Case Numbers*

Travis Engelking  
*County Contact Person*

951-955-1417  
*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Creative Design Associates  
*Project Applicant*

17528 Rowland St. 2<sup>nd</sup> Floor City of Industry, CA 91748  
*Address*

Northeasterly of Harvill Road, southeasterly of Dree Circle, westerly of 215 Freeway  
*Project Location*

The project proposes to modify the perimeter fencing design, for the approved 3-story, 52,798 square foot, 103 room Fairfield Inn hotel. The revision proposes the installation of a Wrought Iron fence surrounding the hotel property in the same location of the previously approved solid block wall.  
*Project Description*

This is to advise that the Riverside County Planning Commission 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 Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (**\$3,078.25+\$50.00**) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier 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*

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Revised: 02/07/2019

Please charge deposit fee case#: EA / CEQ

CFG / CFW

**FOR COUNTY CLERK'S USE ONLY**

**INVOICE (PLAN-CFG05330)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**  
Fayez Sedrak

**County of Riverside  
Trans. & Land Management Agency**



2337 Norco Dr  
Norco, Ca 92860

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG05330	06/25/2008	06/25/2008	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG05330	0451 - CF&G TRUST	\$2,210.00
	0452 - CF&G TRUST: RECORD FEES	\$64.00
19310 Harvill Ave Perris,		<b>SUB TOTAL</b>
		\$2,274.00

**TOTAL** **\$2,274.00**

<b>Please Remit Payment To:</b>
County of Riverside P.O. Box 1605 Riverside, CA 92502

<b>Credit Card Payments By Phone:</b>
760-863-7735

**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