



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

JUNE 5, 2019

**Planning
Commissioners
2019**

1st District
Carl Bruce
Shaffer

2nd District
Aaron Hake

3rd District
Ruthanne Taylor-
Berger

4th District
Bill Sanchez
Chairman

5th District
Eric Kroencke
Vice-Chairman

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

Legal Counsel
Michelle Clack
Chief Deputy
County Counsel

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

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

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

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or e-mail at esarabia@rivco.org. 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 – Changing the location of the August 21, 2019 meeting to be heard in the Desert at 9:30 a.m. and adding September 25, 2019 to be heard in the Desert at 9:30 a.m.

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

NONE

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

3.1 SPECIFIC PLAN NO. 339, GENERAL PLAN AMENDMENT NO. 686, CHANGE OF ZONE NO. 6915 – Intent to Certify an Environmental Impact Report – EIR00506 – Applicant: GLC Enterprises, LLC – Specific Plan Representative: Danielan Associates – CEQA Consultant: Envicom Corporation – Engineer: KWC Engineers – Fourth Supervisorial District – Chuckwalla Zoning Area – Eastern Coachella Valley Area Plan – Open Space: Rural (OS-RUR) – Location: Westerly of Cotton Springs Road, northerly of Box Canyon Road, easterly of Interstate 10 Cactus City Rest Area, and southerly of Joshua Tree National Park, on either side of Interstate 10 – Zoning: Controlled Development Areas – 10 Acre Minimum (W-2-10) – Natural Assets (N-A) – **REQUEST: Specific Plan No. 339** is a proposal to establish a Specific Plan which would allow for a maximum of 8,490 dwelling units and up to 1.38 million sq. ft. of non-residential uses within an approximately 1,848 acre development footprint divided between six (6) villages within an overall 5,000 acre Specific Plan area. **General Plan Amendment No. 686** is a proposal for a General Plan Foundation Component Amendment and General Plan Entitlement/Policy Amendment to change the underlying Foundation from Open Space to Community Development and change the land use designation from Open Space: Rural (OS-RUR) to those as reflected in the Specific Plan land use plan, which includes Open Space-Conservation Habitat (OS-CH), Open Space-Recreation (OS-R), Mixed Use (MU), Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Highest Density Residential (HHDR), and Public Facilities (PF) designations. **Change of Zone No. 6915** is a proposal to change the zoning classification of the subject site from a mix of Controlled Development Areas, 10 Acre Minimum (W-2-10) and Natural Assets (N-A) to Specific Plan (SP) and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas.

Environmental Impact Report No. 506 studies the impacts of the project. Continued from November 28, 2018, December 5, 2018, January 30, 2019, and May 15, 2019. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

STAFF RECOMMENDS A CONTINUANCE WITHOUT DISCUSSION TO AUGUST 21, 2019 IN THE DESERT.

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

4.1 TENTATIVE PARCEL MAP NO. 35671R1, CONDITIONAL USE PERMIT NO. 3782, and PLOT PLAN NO. 26367 – Intent to Adopt a Mitigated Negative Declaration – EA43069 – Applicant: Dan Long – Engineer/Representative: Albert A. Webb Associates – Third Supervisorial District – Highway 79 Policy Area – Specific Plan No. 293 Winchester Hills, Area 42– Harvest Valley/Winchester Area Plan – Winchester Area Zoning District – General Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – 17.56 acres – Zoning: Specific Plan (SP 293) Planning Area 42 – Location: Northerly of Holland Road, southerly of Domenigoni Parkway, easterly of Leon Road, and westerly of Beeler Road – **REQUEST:** A Tentative Parcel Map for a Schedule “E” commercial subdivision of 17.56 acres into nine (9) commercial parcels, a Conditional Use Permit for a Mini Warehouse Facility, two (2) drive-thru restaurants and sales of beer and wine for off-site consumption and a Plot Plan to construct a shopping center. The shopping center will consist of eight (8) buildings, including a gas station and convenience store totaling approximately 90,900 sq. ft. The plot plan includes a 16,800 sq. ft. water quality basin. The mini warehouse facility will consist of six (6) storage buildings and an office/caretaker facility. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

4.2 CONDITIONAL USE PERMIT NO. 3789 and VARIANCE NO. 1907 – Intent to Adopt a Mitigated Negative Declaration – EA43090 – Applicant: Vincent Cox/Superior ComSites, LLC – Engineer/Representative: Lena Hoffmeyer Aspectus, Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area southerly of the 60 Freeway and westerly of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage – **REQUEST:** The Conditional Use Permit proposes to construct a 119 foot H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of two (2) 25Kw diesel generators, an emergency backup generator with one (1) 500 gallon propane tank, with eventual permanent power provided through power poles located within the access right-of-way. Variance No. 1907 is a request to allow a 119 foot high lattice tower in an area where the maximum of 105 ft. is permitted. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

4.3 TENTATIVE PARCEL MAP NO. 37678 and PLOT PLAN NO. 190007 – Intent to Adopt a Negative Declaration – CEQ190015 – Owner/Applicant: Allen Richard Grant Revocable Trust – Engineer: Egan Civil, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – General Plan: Community Development: Light Industrial (CD-LI) (0.25 - 0.60 FAR) – Location: Northerly of Varner Road, southerly of Wildcat Drive, easterly of Berkey Drive, and westerly of Washington Street – Acres: 2.77 Acres – Zoning: Industrial Park (I-P) – **REQUEST: Tentative Parcel Map No. 37678** proposes a Schedule “E” subdivision that will create a single parcel (2.77 acres) with 36 commercial condominium units for vehicle, recreational vehicle (R-V), and boat storage. The condominium units consist of 24 (24x50) units and 12 (30x50) units including one (1) unit for an office/members clubhouse. **Plot Plan No. 190007** proposes to construct two (2) 23,400 sq. ft. concrete tilt-up buildings up to 26 ft. in height with enclosed vehicle, recreational vehicle, and boat storage spaces for 36 condominium units with common areas for parking, landscaping, and retention basin. The plot plan also proposes approximately 17 outdoor R-V and Boat storage spaces along the southerly property boundary. Project Planner: Jay Olivias at (760) 863-7050 or email at jolivias@rivco.org.

5.0 WORKSHOPS:

5.1 ENVIRONMENTAL JUSTICE WORKSHOP

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

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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
STAFF REPORT**

Agenda Item No.

3.1

Planning Commission Hearing: June 5, 2019

PROPOSED PROJECT

Case Number(s): Specific Plan No. 339, General Plan Amendment No. 686, Change of Zone No. 6915

EIR No.: 506

Area Plan: Eastern Coachella Valley

Zoning Area/District: Chuckawalla Area

Supervisory District: Fourth District

Project Planner: Russell Brady

Continued from: November 28, 2018, December 5, 2018, January 30, 2019, and May 15, 2019

Project APN(s): 713-031-004, 713-031-005, 713-031-006, 713-032-001, 713-040-002, 713-040-003, 713-040-004, 713-040-005, 713-040-006, 713-040-007, 713-050-002, 713-060-001, 713-060-002, 713-060-003, 713-060-004, 713-072-001, 713-072-005

Applicant(s): GLC Enterprises LLC

Representative(s): Envicom Corporation

Danielian Associates

KWC Engineers



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

SPECIFIC PLAN NO. 339 is a proposal to establish a Specific Plan which would allow for a maximum of 8,490 dwelling units and up to 1.38 million square feet of non-residential uses within an approximately 1,848-acre development footprint divided between 6 Villages within an overall 5,000-acre Specific Plan area. Land use designations proposed by the Specific Plan include Residential, Commercial Retail, Mixed Use, Public Facilities, Open Space-Recreation, and Open Space-Conservation Habitat.

The majority of the site, approximately 3,100 acres, is to be left as natural open space and designated as Open Space-Conservation.

The residentially designated areas within the Specific Plan include a range of residential categories from Medium Density Residential to Highest Density Residential with an overall density range of 2 to 20+ dwelling units per acre.

Of the 4 Mixed Use Planning Areas totaling approximately 177 acres, 3 Mixed Use Planning Areas could accommodate either residential or commercial development or a combination of residential and commercial and the other 1 Mixed Use Planning Area could accommodate either commercial or business park/industrial development.

A total of approximately 54.9 acres is designated for larger park areas throughout the development area, while additional smaller parks are anticipated to be developed within some of the planning areas as outlined in the Specific Plan.

Of the Public Facilities areas, 5 future school sites are conceptually designated and the remaining Public Facilities areas are anticipated to accommodate infrastructure for drainage, water wells, and electrical substations.

The overall Specific Plan area is located east of the greater Coachella Valley on either side of Interstate-10 in an area known as Shavers Valley generally located 8 miles east of the City of Coachella and 10 miles west of Chiriaco Summit and abuts the southern boundary of the Joshua Tree National Park. The Mecca Hills bound the site on the south and west and the Orocopia Mountains are located to the southeast. Access from Interstate-10 to the project site is provided by an existing interchange with Frontage Road with on- and off-ramps.

GENERAL PLAN AMENDMENT NO. 686 is a proposal for a General Plan Foundation Component Amendment and General Plan Entitlement/Policy Amendment.

The General Plan Foundation Component Amendment is a proposal to change the Foundation of the site in the Eastern Coachella Valley Area Plan from Open Space to Community Development and Open Space as reflected in the Specific Plan land use plan.

The General Plan Entitlement/Policy Amendment is a proposal to change the underlying land use designation in the Eastern Coachella Valley Area Plan from Open Space: Rural (OS:RUR) to those as reflected in the Specific Plan land use plan, which include Open Space-Conservation Habitat (OS-CH), Open Space-Recreation (OS-R), Mixed Use (MU), Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Highest Density Residential (HHDR), and Public Facilities (PF) designations.

CHANGE OF ZONE NO. 6915 is a proposal to change the zoning classification of the subject site from a mix of Controlled Development Areas, ten-acre minimum (W-2-10) and Natural Assets (N-A) to Specific Plan (SP) and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas.

All of the above is hereinafter referred to as the "Project."

ENVIRONMENTAL IMPACT REPORT NO. 506 studies the impacts of the project.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

CONTINUE WITHOUT DISCUSSION to August 21, 2019.

PROJECT DATA

| | |
|---|---|
| Land Use and Zoning: | |
| Existing Specific Plan: | None |
| Proposed Specific Plan | 339 |
| Existing General Plan Foundation Component: | Open Space |
| Proposed General Plan Foundation Component: | Community Development |
| Existing General Plan Land Use Designation: | Open Space: Rural (OS:RUR) |
| Proposed General Plan Land Use Designation: | Various land use designations pursuant to the proposed Specific Plan land use plan, consisting of: Open Space-Conservation Habitat (OS-CH), Open Space-Recreation (OS-R), Mixed Use (MU), Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Highest Density Residential (HHDR), and Public Facilities (PF), as reflected on the Land Use Plan for Specific Plan No. 339 |
| Policy / Overlay Area: | N/A |
| Surrounding General Plan Land Uses | |
| North: | Open Space: Conservation Habitat (OS:CH) Open Space: Rural (OS:RUR) |
| East: | Open Space: Conservation Habitat (OS:CH) Open Space: Rural (OS:RUR) |
| South: | Open Space: Conservation Habitat (OS:CH) Open Space: Rural (OS:RUR) |
| West: | Open Space: Conservation Habitat (OS:CH) Open Space: Rural (OS:RUR) |
| Existing Zoning Classification: | Controlled Development Areas, ten-acre minimum (W-2-10), Natural Assets (N-A) |
| Proposed Zoning Classification: | Specific Plan (SP) |
| Surrounding Zoning Classifications | |
| North: | Controlled Development Areas, ten-acre minimum (W-2-10), Natural Assets (N-A) |
| East: | Controlled Development Areas, ten-acre minimum (W-2-10), Natural Assets (N-A) |
| South: | Controlled Development Areas, ten-acre minimum (W-2-10), Natural Assets (N-A) |
| West: | Controlled Development Areas, ten-acre minimum (W-2-10), Natural Assets (N-A) |

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| Existing Use: | Vacant land, natural gas pipeline and compressor station, electrical transmission lines |
| Surrounding Uses | |
| North: | Vacant land, Joshua Tree National Park |
| South: | Vacant land |
| East: | Vacant land |
| West: | Vacant land |

Project Details:

| <i>Item</i> | <i>Value</i> | <i>Min./Max. Development Standard</i> |
|---|--------------|---------------------------------------|
| Project Site (acres): | 5,000 | N/A |
| Maximum Residential Units: | 8,490 | N/A |
| Maximum Non-Residential Area (sq. ft.): | 1,380,000 | N/A |
| Undevelopable area within Specific Plan (acres) | 3,100 | N/A |

Located Within:

| | |
|--|---|
| City's Sphere of Influence: | No |
| Community Service Area ("CSA"): | No |
| Special Flood Hazard Zone: | Yes, located partially within a 100-year floodplain |
| Agricultural Preserve: | No |
| Liquefaction Area: | Yes, moderate and low potential |
| Subsidence Area: | Yes, active and susceptible |
| Fault Zone: | No |
| Fire Zone: | No |
| Mount Palomar Observatory Lighting Zone: | No |
| WRCMSHCP Criteria Cell: | No |
| CVMSHCP Conservation Boundary: | Yes, Desert Tortoise and Linkage Conservation Area |
| Stephens Kangaroo Rat ("SKR") Fee Area: | No |
| Airport Influence Area ("AIA"): | No |

PROJECT LOCATION MAP

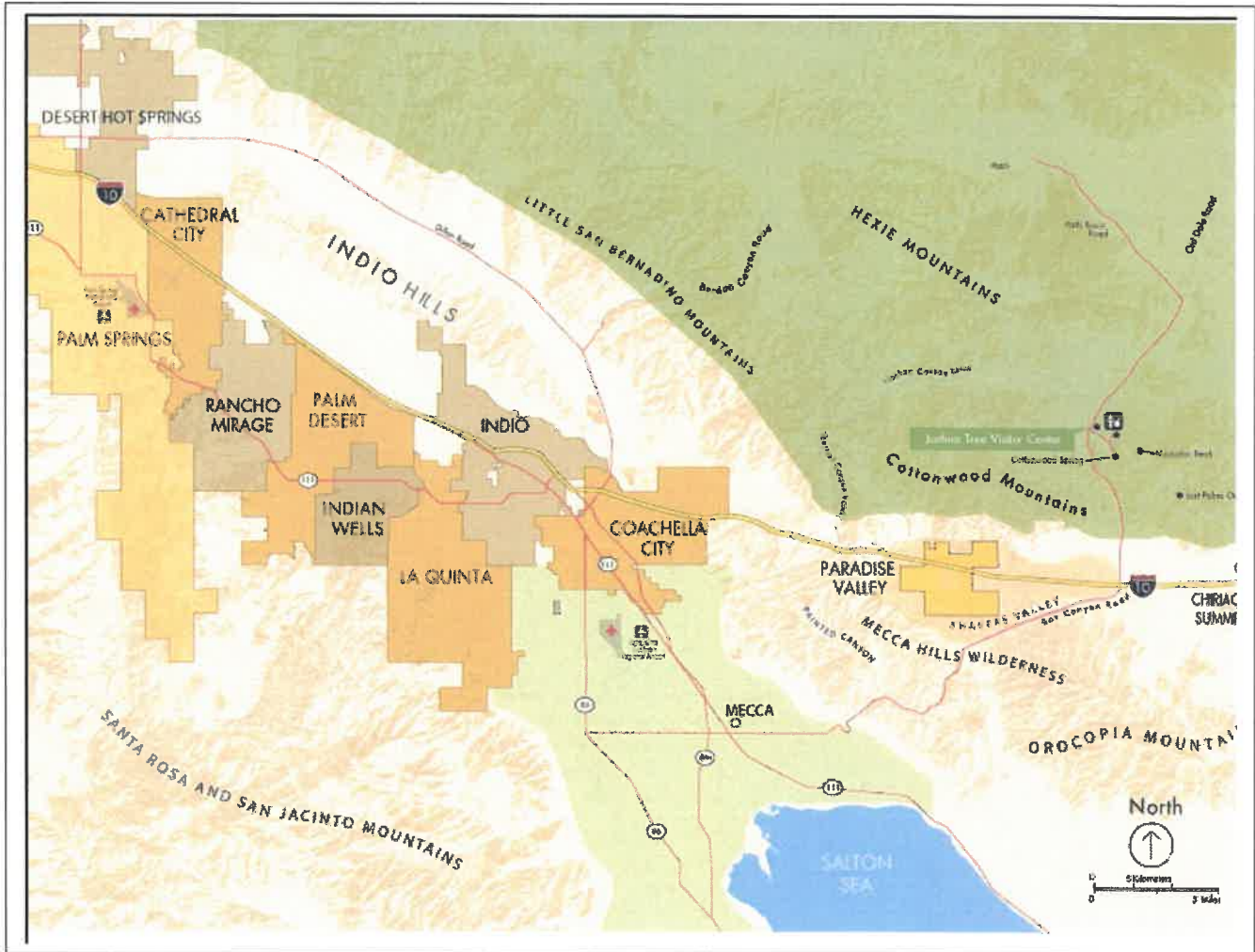


Figure 1: Regional Project Location Map

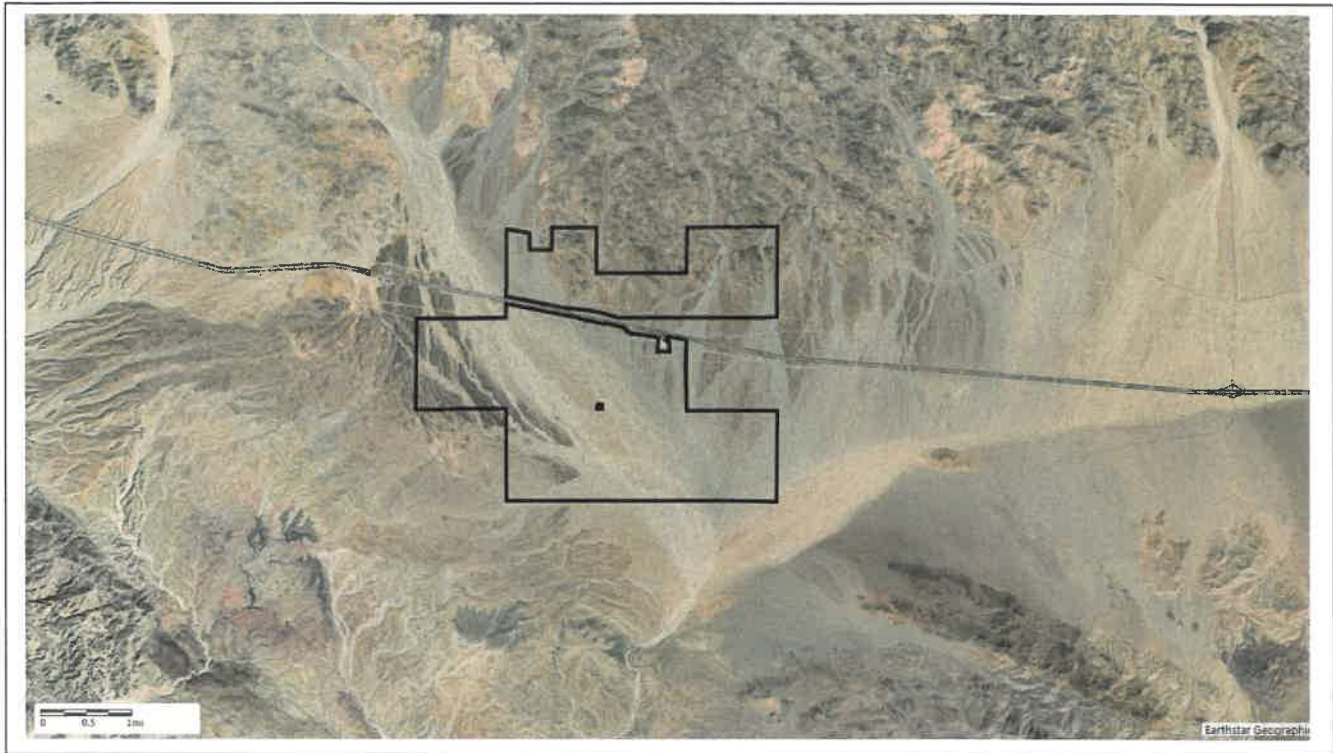


Figure 2: Local Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Continuance from January 30, 2019

Meetings

Since the January 30, 2019 Planning Commission hearing, the applicant and Riverside County staff met on January 31st with some of the speakers and commenters at the prior hearings, as well as have met with CVCC staff on April 9th, and as of the writing of this staff report have a planned meeting with CVCC, California Fish & Wildlife Department, and U.S. Fish & Wildlife Agency staff on May 9th. Additionally, the applicant has been working on preparation of analysis on access for the project relative to hazards and emergency conditions. As of the writing of this staff report that analysis has not been provided to County staff to review and consider.

The January 31st meeting included some of the applicant's team, County Planning staff, and representatives from the Sierra Club, Center for Biological Diversity, National Parks Conservation Association, California Native Plant Society, and Eastern Coachella Valley Leadership Council. This meeting was set up to provide an opportunity for the commenters to speak directly with the applicant and County staff and possibly open a dialogue to discuss the points made in written comments and comments made at the prior hearings. The representatives from the different groups did not desire to have a dialogue

unless there was new information to present by the applicant or County and read from statements and the meeting was concluded.

The April 9th meeting with CVCC staff focused on the position presented that the Specific Plan does not require JPR at this time based on the requirements of the CVMSHCP and its Implementing Agreement, how the project would achieve consistency through the mitigation measures of the EIR and implementing projects, as well as what habitat is available in the CVMSHCP plan area that makes development of the entire Specific Plan feasible.

CVMSHCP Consistency

To assist in further clarifications on the project's consistency with the CVMSHCP, some of the points discussed with the CVCC are included as an update here for the Planning Commission to better understand. The need for a JPR was noted before in the staff report in general terms without clear citations to the CVMSHCP or Implementing Agreement. An important point here is the definition of "take" under Federal and State regulation and how that relates to the need for a JPR. The Endangered Species Act (ESA) defines take as to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect or to attempt to engage in any such conduct. The California ESA similarly defines take as hunt, pursue, catch, capture, or kill or attempt to hunt pursue, catch, capture, or kill. These definitions of take requires something physically to occur. As noted in previous discussions on this matter, the Specific Plan would not permit ground disturbance and would therefore not trigger the definition on potential to take and does not trigger other requirements for JPR.

Below is Section 7.5 of the Implementing Agreement that covers how review of development proposals will occur in conservation areas.

7.5 Review of Development Proposals in Conservation Areas. As set forth in Section 4.3 of the MSHCP, Development in Conservation Areas will be limited to uses that are compatible with the Conservation Objectives for the specific Conservation Area. Discretionary Projects in Conservation Areas, other than second units on parcels with an existing residence shall be required to assess the project's ability to meet the Conservation Objectives in the Conservation Area. Additionally, the Permittees will participate in the Joint Project Review Process set forth in Section 6.6.1.1 of the MSHCP.

This section of the Implementing Agreement does note the permittees to participate in the JPR process as set forth in Section 6.6.1.1 (which will be discussed further below) and notes that discretionary projects such as the Specific Plan be compatible with Conservation Objectives. The project's compatibility with the conservation objectives has been fully reviewed and documented in the project's EIR.

Section 6.6.1.1 of the CVMSHCP (shown below in part) provides the direction on what type of projects require JPR. Based on this it is clear that JPR is not required for the Specific Plan since it would not result in disturbance to Habitat, natural communities, Biological Corridors or Essential Ecological Processes. Instead, JPR would be conducted when implementing projects are submitted as is required under Mitigation Measure BIO-1. With that noted, this project did still attempt to go through the JPR process previously but was unable to complete the process based on the level of detail information that was being requested through that process at that time. Although the JPR was not completed, analysis of the project's consistency with the MSHCP and how that will be reviewed further through implementing projects is discussed in the project's EIR.

6.6.1.1 Joint Project Review Process within Conservation Areas For Purposes of overseeing compliance with the requirements of the MSHCP and the IA, a Joint Project Review Process shall be instituted by CVCC for all projects under the Local Permittees' jurisdiction in a conservation area that would result in disturbance to Habitat, natural communities, Biological Corridors, or Essential Ecological Processes...

Additionally, questions have been raised on the feasibility for the project to acquire adequate acreage of habitat based on what has been mapped as available in the specific conservation area and the CVMSHCP plan area. The project has provided the analysis on what habitat is available in the conservation area and in the CVMSHCP area that shows there is available habitat that is currently privately owned that can be acquired at the appropriate ratio to offset the development footprint proposed by the Specific Plan. The CVMSHCP includes three options to provide conservation lands; conservation within the same conservation area, like exchange, and transfer of conservation objectives. The analysis of the available habitat on private lands shows that adequate land is potentially available within the conservation area for Desert Tortoise, Le Conte's Thrasher, and for the Biological Corridors. Adequate habitat on private lands is not available for Desert Dry Wash Woodland (DDWW) with the conservation area. However, there is adequate DDWW located outside of the conservation area that could be conserved through the like exchange process while also still meeting the overall habitat conservation goals of the CVMSHCP as the analysis shows. Therefore, while there is still work that would need to be done through the implementing projects to analyze the quality of the conservation lands to determine the appropriate ratio of conservation through JPR, even at a worst case scenario on the quality of the habitat that has been mapped, it is feasible for the entire development footprint of the Specific Plan to be developed with the inclusion of a like exchange process when that is needed. This analysis is included in the EIR and is planned to be presented with tables and maps to the Planning Commission at the May 15th hearing to clearly layout the feasibility on acquiring adequate conservation lands.

Other Information Requested

At the prior hearing it was asked by the Commission whether wind energy facilities are allowed within the Specific Plan. Based on the draft Specific Plan zoning ordinance they would potentially be allowed within certain Commercial Retail (Planning Areas 1-2, 5-2, 6-5) and Mixed Use (Planning Areas 1-4, 1-9, 2-6, 3-1, 4-6) areas of the Specific Plan.

There was a question at the prior hearing how pets may be regulated relative to potential for impacts to the native wildlife and habitat. Mitigation Measure BIO-22 is included in the project's EIR that includes a public awareness program to assist in minimizing potential impacts. Mitigation Measure BIO-23 is included for pets to be contained in the property and when off the property be leashed. These mitigation measures are shown below and are incorporated into the Specific Plan conditions of approval. Additionally, Mitigation Measures BIO-12 and BIO-21 include provisions that no pets shall be allowed on the site during construction.

MM BIO-22 Public Awareness Program. Prior to issuance of the first Certificate of Occupancy, the Applicant shall obtain approval from the Riverside County Environmental Programs Department for a public awareness program to educate residents of the proposed project about impacts to biological resources resulting from increased human and domestic animal presence in the area. The public awareness program shall address the impact domestic dogs and cats have on local wildlife populations. This program shall include supplying educational information to future residents of the project site regarding the importance of preventing unleashed domestic animals from entering areas adjacent to the project site and of prohibiting off-leash domestic animals from disturbing native wildlife

species. In addition, the public awareness program will include discussion of cryptobiotic soils and their role in preserving desert soils, promoting nitrogen fixation, storing atmospheric carbon, and preventing erosion by wind and water.

MM BIO-23 Pet Restrictions. Covenants, Conditions & Restrictions (CC&Rs) shall be recorded against each phase of development at the time of recordation of the final tract map or development parcel map for such phase. CC&Rs are binding and can be changed only with County approval. The project CC&Rs shall require that dogs and cats owned by all future residents of the proposed project shall be contained within their property boundary, or shall be leashed while in public or common areas.

Continuance from December 5, 2018

Public testimony was presented at the November 28th and December 5th Planning Commission hearings as well as comments and questions from the Commission on certain topics that they would like addressed in more detail at the January 30th hearing. Those topics are listed below with applicable background, analysis, and citations. Staff and the applicant team will also be prepared to present and discuss these topics further with the Commission at the January 30th hearing.

Affordable Housing Requirements

The Specific Plan includes requirements that 5% of the total dwelling unit count, which equates to a maximum of 425 units, are to be provided to households between Moderate and Very Low income households. Moderate income households are defined as households that have income between 80-120% of the Area Median Income (AMI) and Very Low Income households are defined as households that have income between 0-50% of the AMI. Of the 425 total units, 382 will be made available through multi-family and/or small lot single family for sale developments within the Specific Plan to Moderate Income households. The remaining 43 units will be made available through rental housing development within the Specific Plan to Very Low Income households. These affordable housing units are also required to be phased in as the Specific Plan develops, which is detailed further below in the section titled Projected Market/Demographics.

Relation to CVMSCHP

Background on the project's history and efforts for JPR review under the Coachella Valley MSHCP are summarized in the section titled CVMSHCP Consistency in this Staff Report. Planning staff has met with California and U.S. Fish & Wildlife staff and CVAG staff (agencies) to discuss the concerns they have expressed and are continuing to work on these concerns with the applicant team at this time and plan to hold a meeting with the agencies, Planning staff, and applicant team to discuss these concerns further.

Desert Tortoise Movement

A question was raised on how desert tortoise currently moves on and around the property and how it would move if the proposed Specific Plan were to develop. The majority of the Desert Tortoise Linkage, Mecca Hills Orocochia Mountains, and Joshua Tree Conservation Areas are mapped as Desert Tortoise Core Habitat. This area includes a total of 328,614 acres of contiguous habitat, between the three conservation areas. The mapped extent of the contiguous Desert Tortoise Core Habitat between the three conservation areas illustrates that core habitat extends for no less than five miles in all directions from the limits of the Paradise Valley Specific Plan. With a proposed development footprint of 1,910 acres, the Paradise Valley Specific Plan would create a localized impediment to wildlife movement within

the subject property adjacent to the I-10 freeway. However, given the extent of contiguous core habitat within the Desert Tortoise Linkage, Mecca Hills Orocopia Mountains, and Joshua Tree National Park Conservation Areas, opportunities for wildlife movement will continue to exist for several miles around the perimeter of the project.

Within the DTLCA, Biological Corridors 1 through 5 include areas on the north and south sides of the I-10 that provide linkages to specific bridges and culverts that allow for passage under the freeway for north/south movement between the Mecca Hills/Orocopia Mountains Wilderness and Joshua Tree National Park Conservation Areas. In order to preserve the functionality of Biological Corridors, the bridges, culverts, and RCPs under the freeway must be preserved as well as contiguous habitat north and south of the freeway that allows access between the Mecca Hills/Orocopia Mountains Wilderness and Joshua Tree National Park Conservation Areas.

From approximately six miles west to six miles east of the Paradise Valley Specific Plan property, there are a total of 38 bridges, culverts, and RCPs under the freeway. One bridge (East Cactus City Wash Underpass), one double box culvert, and one 60-inch RCP would be located within the Paradise Valley Specific Plan Development footprint. These three structures are not among the structures specifically identified by the DTLCA Biological Corridors, likely due to the existing paved loop road system at the Frontage Road exit on the property. The loop road consists of two paved lanes that cross under the freeway through the East Cactus City Wash Underpass, and provide on and off ramps to the east and west lanes of the I-10 freeway. The Paradise Valley Specific Plan project would maintain these three structures as well as each of the 35 other existing bridges, culverts, and RCPs within the Biological

Corridors to preserve access for wildlife under the I-10 freeway and connectivity with adjacent habitat. To maintain wildlife movement associated with the Biological Corridors, the project has been designed with specific edge conditions, designed to address the CVMSHCP Land Use Adjacency Guidelines and to minimize the edge effects of the proposed development on adjacent habitat and Biological Corridors. In general, potentially significant edge effects of development on wildlife consist of indirect impacts on water quality and pollutants, night lighting, noise levels, human disturbance levels, and barriers to wildlife movement. The project has sought to create a transitional zone between the urban and wildland communities, which will minimize the potential edge effects within the development footprint, retain the quality of bordering habitats, and ensure the continuing functionality of the adjacent biological corridors and linkages.

Public Outreach

The applicant team reached out to certain individuals that spoke at the November 28th and December 5th hearings and at the time of writing of this staff report has a scheduled meeting with individuals on January 24th and is coordinating a time to meet with other individuals.

Air Quality Basin

A question was raised on what air basin the project is located in. The project is located in the Salton Sea Air Basin overseen by the South Coast Air Quality Management District.

Self-Sustaining Nature of the Specific Plan

Pursuant to Eastern Coachella Valley Area Plan Policy 2.3, which states that the Shavers Valley area "offer unique opportunities for self-sustaining development provided such development is limited and can

provide for a full complement of infrastructure and services” and includes a variety of design and operational provisions for a development project to meet that are intended to make development more sustainable, the project has met these provisions as is detailed in the findings in this staff report and is expanded on in certain topics in this Background section.

Additionally, the project includes various residential building permit based triggers for certain public services and non-residential development to be in place so that residential development does not outpace the services, shopping, and jobs that would serve residents of the project. These triggers help the project be more self-sustaining not just at a buildout condition but also as the project develops. These triggers are detailed further in the following sections titled Public Services, Non-Residential Construction Triggers, School Triggers, Fire Service Triggers, and Medical Service Triggers.

The project also incorporates a number of energy efficiency and renewable energy generation measures for the project to be more self-sustaining from a natural resource perspective, which is detailed further in the section further below in this staff report titled Sustainability Measures.

To assist in the project being financially self-sustaining the project does propose Community Facilities Districts, County Service Areas, and/or other financing methods for the project and residents to more directly pay for its public services. This is detailed further in the below section titled Fiscal Impact Analysis.

Public Transit Service

The Specific Plan includes requirements that the development of the Specific Plan will provide shuttle services between the Specific Plan Community Center and the SunLine Transit hub in Indio. It is also required that the development will coordinate with regional transit authorities to include bus turnout and other transit accommodations.

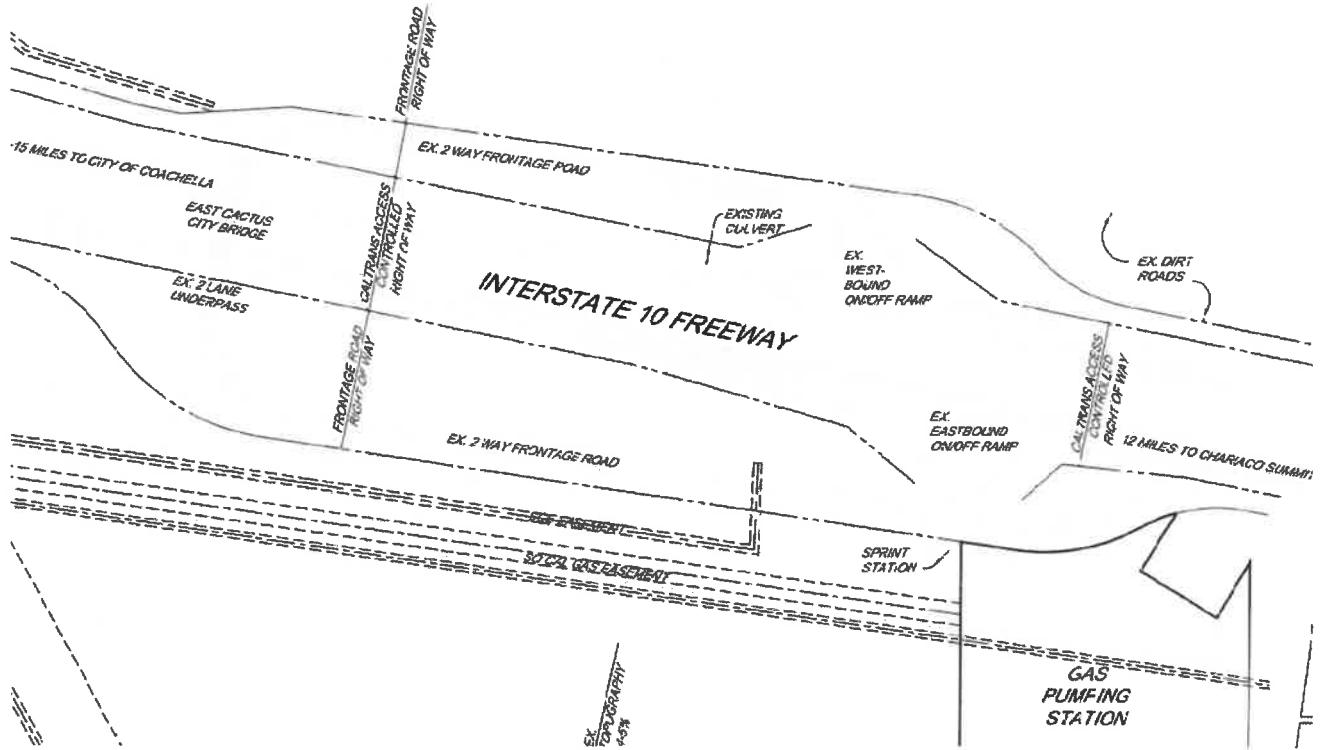
Water Supply and Agreements

Background on the project’s water supply and agreements is summarized further in this staff report in the section titled Water Supply. It was noted that the project at this point has an allocated water supply to serve buildout of the project for 92 years, it was also asked what longer term water supply would be provided for the project. Although the project does have an identified projected timeline for the amount of time that the water supply would provide based on the existing agreements at 92 years, this amount of time exceeds the timeline typically identified for projects in Water Supply Assessments as required by SB 610 and SB 221 and Water Code Section 10910 for a timeframe of 20 years. So while the project does have an anticipated limit on water supply identified now, the project would be subject to the serving water district (CVWD) continuing to secure water rights and physically provide the water to the project same as any other development project that through a Water Supply Assessment may only address identified water sources for 20 years. Additionally, the project far exceeds what minimum requirements are needed for Water Supply Assessments based on state law.

I-10 Interchange Improvements

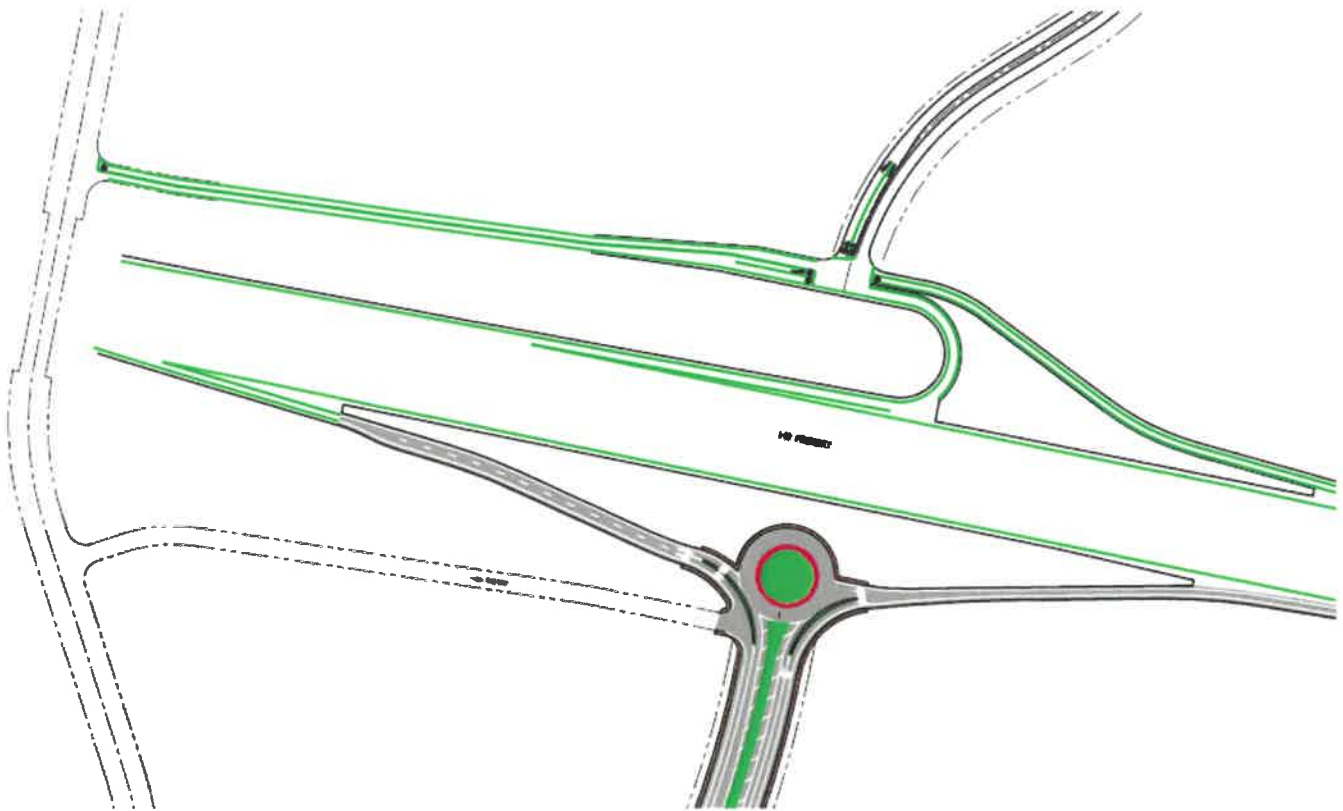
The proposed project site is currently served by an interchange with Interstate-10 (I-10) that is designed with the ramps accessed via a frontage road with an underpass located west of the on/off-ramp locations to access both the north and south sides of I-10. This existing design is shown below as it is included in the proposed Specific Plan.

Existing Interchange

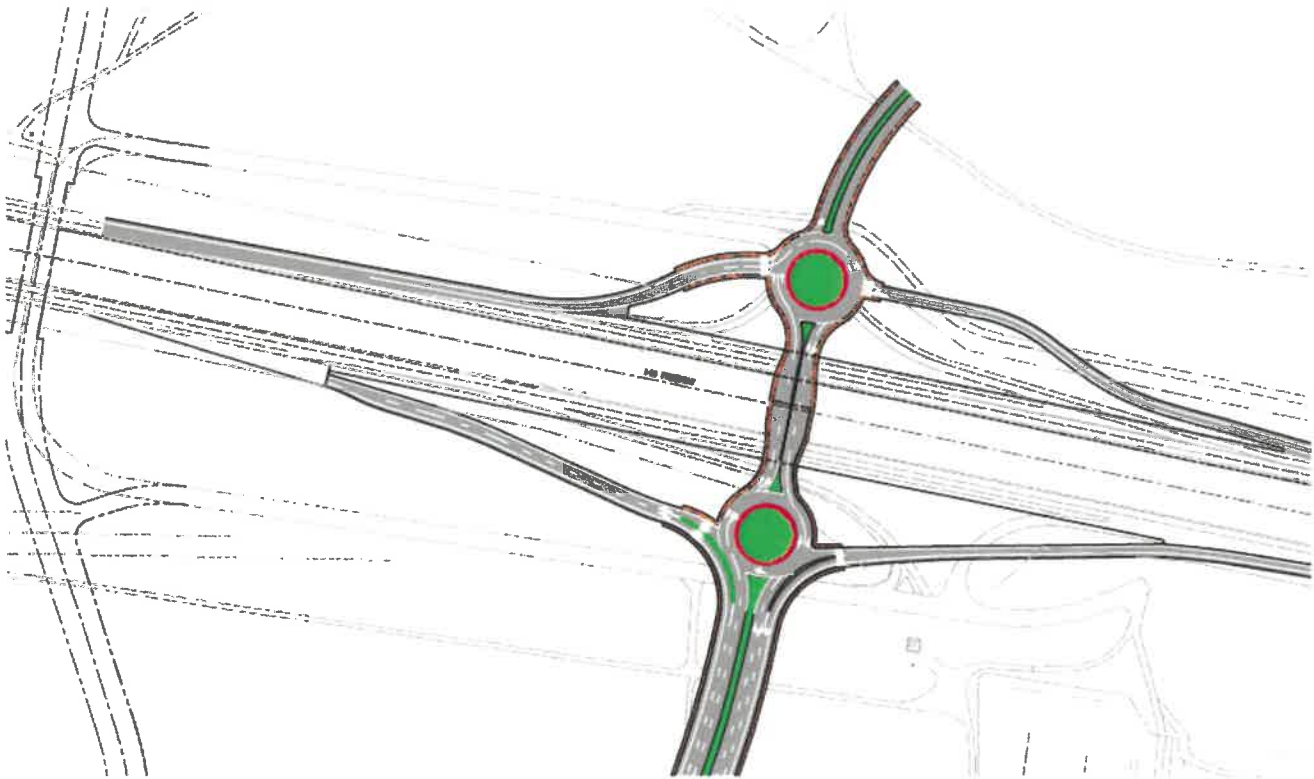


The project proposes an interim and an ultimate improvement as shown below as it is included in the proposed Specific Plan. The interim interchange would provide for greater capacity at the ramps while still utilizing the underpass design. The ultimate would include a new underpass with a new bridge for I-10 and the existing underpass would remain as a second means of crossing I-10 between the north and south sides of the project. Timing of the interim and ultimate interchange improvements are not set at this point and will be based on an established nexus determined through the processing of traffic studies for implementing projects as noted in Mitigation Measure TRAF-1 from the Environmental Impact Report.

Interim Interchange



Ultimate Interchange



Fair Share Funding for I-10

The project is conditioned to pay its fair share towards additional improvements to I-10 to address the project's indirect, cumulative impacts based on projected traffic in 2040. This includes segments of I-10 westbound from the interchange at the project to Bob Hope Drive and for segments of I-10 east bound from Bob Hope Drive to Summit Road east of the project. At this time there is no other known remaining or additional portions to share in the total cost to construct the expansion, although it may be possible that other cities within the Coachella Valley may have similar conditions for fair share payments for impacts to I-10. This expansion is not currently identified in the Federal Transportation Improvement Program (FTIP) or Regional Transportation Plan (RTP). However, future updates to the FTIP or RTP based on continued growth in the Coachella Valley, and if the proposed project is approved and starts developing, may identify this as part of its improvement plans.

One Interchange for Specific Plan

As noted above, the project would be accessed via the current and planned improved interchange with Interstate-10. Since the interchange offers two directions of access from two different points, the requirements for secondary access from Ordinance No. 460 would be met by the project. Due to the project's location in a relatively undeveloped area, there are no other feasible, existing roadways that the

project would connect to and there are limitations present that make providing another access difficult and potentially unsafe for the general public.

In evaluating potential offsite roadway connections, the project is located near Box Canyon Road, which is located approximately $\frac{3}{4}$ mile to the south of the Specific Plan southern boundaries and approximately 1 mile from the project's development footprint. There is an existing unpaved maintenance road for the existing transmission lines that does connect to Box Canyon Road further east along Box Canyon Road. While this maintenance road, if paved, could be a potential secondary access point, its location within the floodplain in this area would require the road to be raised for it to function during storm events and to include drainage facilities underneath to convey the drainage of areas tributary to the Cottonwood Mountains and the Shavers Valley Wash. This would also cause additional physical disturbance to the identified conservation area, which would be required to provide compensating identified conservation land. Additionally, Box Canyon Road experienced flooding recently that has made the road inaccessible. All Shavers Valley flood tributaries converge at Box Canyon.

Alternatively, as one of the options for the project's electricity service, one of the alignments to connect to the Imperial Irrigation District (IID) substation located at 52nd Avenue and Pierce Street in the City of Coachella, there has been potential right-of-way identified paralleling I-10 that could be used for these purposes that would presumably also include a maintenance road. This right-of-way is located in areas with varying and steep topography that make development of a paved road difficult, if not impossible. Furthermore, this right-of-way crosses from the north side to the south side of I-10 that would require a bridge or underpass to be built if this same alignment is to be followed.

Other options are continuing to be discussed with the applicant and County staff regarding potential options for additional regular or emergency only type access with I-10, but no specific options are proposed at this time by staff to be included for consideration with the proposed Specific Plan. The applicant is in the process of preparing an emergency response/emergency preparedness plan to identify the necessary protocols and procedures for disaster relief and response. The plan will analyze the appropriate secondary access points to the project for safe and stable evacuations or emergency response.

Seasonal I-10 Traffic

The traffic impact analysis prepared for the project utilizes typical peak hour generation rates that adds on to existing peak hour traffic levels for I-10. Although I-10 does experience certain seasonal peaks in traffic over holiday weekends or other isolated time periods, the traffic impact analysis is oriented towards analyzing the more typical traffic conditions on I-10.

Project History

Specific Plan No. 339 was first submitted to the County of Riverside on January 6, 2004. During the project's earlier proposal, the Specific Plan consisted of approximately 12,000 units and 2.8 million square feet of non-residential buildings on a developable area of approximately 3,000 acres. Subsequently, the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP) was adopted. The CVMSHCP designates the project site nearly entirely within the Desert Tortoise and Linkage Conservation Area of the CVMSHCP with the remainder (approximately 112 acres) included within the Joshua Tree National Park Conservation Area. The CVMSHCP necessitated the project to be redesigned to accommodate

greater area to be designated for conservation within the Specific Plan boundaries. The result is the Specific Plan as described above in the project description, and attached in its entirety to the staff report, which now includes a maximum of 8,490 dwelling units within 1,848 developable acres. Below is a table summarizing the proposed land uses of the project and the proposed land use plan.

Land Use Summary

| LAND USE | GROSS ACRES | PERCENT OF DEVELOPMENT FOOTPRINT | GROSS DENSITY (Dwelling Units / Acre) | DWELLING UNITS | MAX. NON-RESIDENTIAL FLOOR AREA (Square Feet) |
|--|----------------|----------------------------------|---------------------------------------|----------------|---|
| RESIDENTIAL | | | | | |
| MEDIUM DENSITY RESIDENTIAL – MDR | 820.5 | 44.4 % | 3.7 | 3,010 | |
| MEDIUM HIGH DENSITY RESIDENTIAL - MHDR | 539.1 | 29.2 % | 6.3 | 3,399 | |
| HIGH DENSITY RESIDENTIAL - HDR | 58.7 | 3.2% | 9.1 | 535 | |
| HIGHEST DENSITY RESIDENTIAL - HHDR | 10.5 | 0.5% | 20.0 | 211 | |
| TOTAL RESIDENTIAL | 1,428.8 | 77.3 % | 5.0 | 7,155 | |
| MIXED USE - MU | 177.0 | 9.6% | 7.5 | 1,335 | 1,182,040 |
| TOTAL MIXED USE | 177.0 | 9.6% | 7.5 | 1,335 | 1,182,040 |
| NON-RESIDENTIAL | | | | | |
| COMMERCIAL RETAIL (CR) | 23.4 | 1.3% | | | 198,950 |
| OPEN SPACE - RECREATION - OS (R)* | 54.9 | 3.0% | | | |
| PUBLIC FACILITIES - PF** | 44.8 | 2.4% | | | |
| BACKBONE ROADS *** | 118.9 | 6.4% | | | |
| TOTAL NON-RESIDENTIAL | 242.0 | 13.1 % | | | 198,950 |
| SUMMARY DEVELOPED / UNDEVELOPED | | | | | |
| DEVELOPMENT FOOTPRINT TOTAL | 1,848 | 100 % | 4.6 | 8,490 | 1,380,990 |
| OPEN SPACE - CONSERVATION HABITAT | 3,100 | | | | |
| PROJECT TOTAL | 4,948 | | | | |

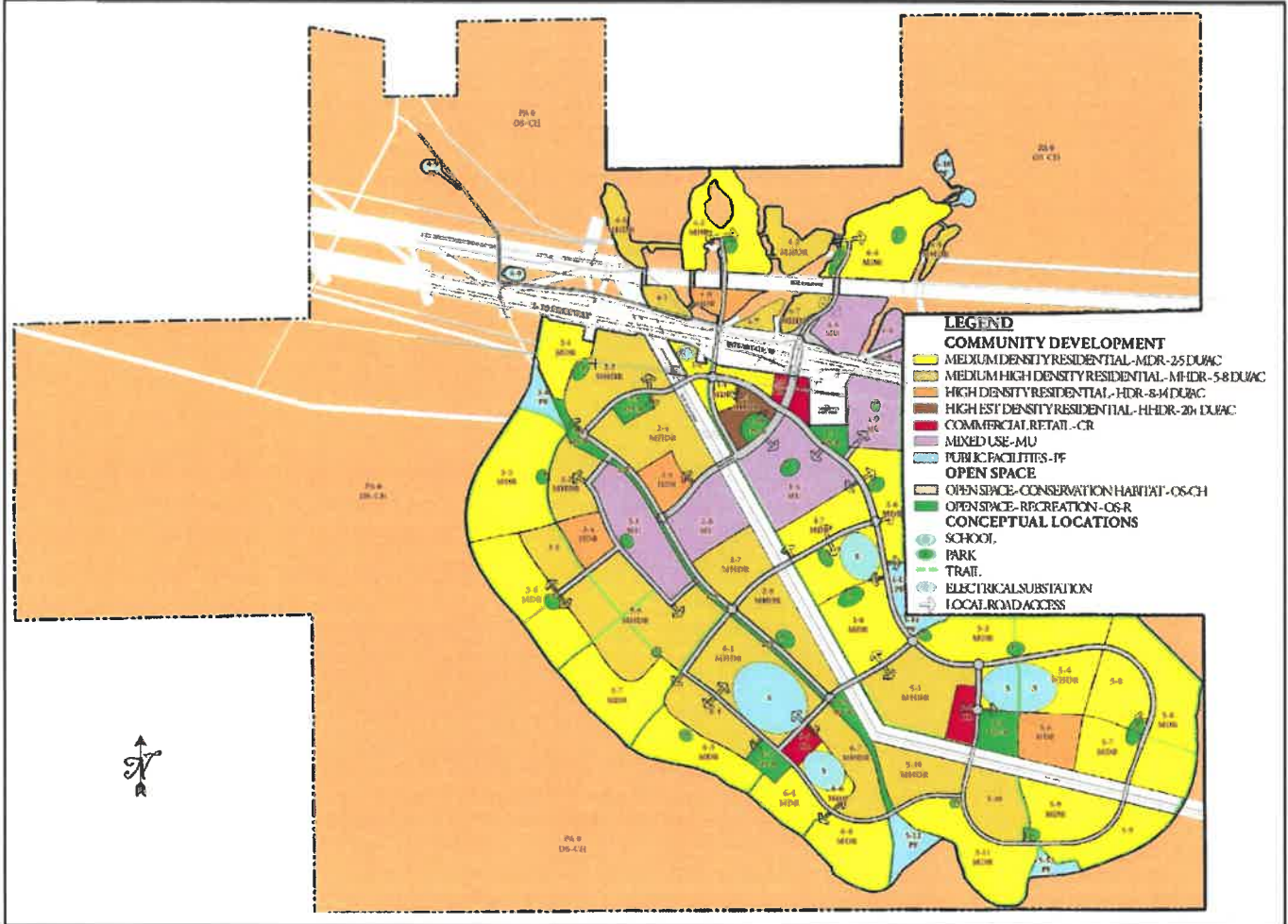
Source: Danielian Associates, May 2016.

* Additional parks totaling 55 acres will be conceptually located throughout the development footprint area.

** Public facilities such as schools, basins, drainage structures, water wells and electrical substations, will be conceptually located throughout the development footprint area.

*** Local roads, "Town Center Boulevard" and "Main Street" are not calculated in the backbone road area.

Land Use Plan



Program Environmental Impact Report

Although a Specific Plan is a proposal to establish a master plan with a maximum number of dwelling units and non-residential development that can be allowed under that Specific Plan, it does not directly result in development of the site that would physically alter the environment that could potentially cause significant impacts to the environment. For this reason, a Program Environmental Impact Report (EIR) was prepared for the Specific Plan which analyzes the Specific Plan in a programmatic manner that anticipates for further CEQA analysis to be performed when implementing projects are submitted that would provide more detailed analysis based on the particulars of what is being proposed by the implementing project.

One of the options for delivery of electricity service to the site involves construction of a transmission line on Bureau of Land Management (BLM) property. If this is the selected option for delivery of electricity service to the site, this transmission line will necessitate analysis under the National Environmental Protection Act (NEPA).

Eastern Coachella Valley Area Plan Policy 2.3

The Eastern Coachella Valley Area Plan (ECVAP) of the General Plan includes a policy (policy 2.3) specifically anticipating and setting a framework for development to be proposed within the Shavers Valley Area through certain provisions that should be met. These are included in detail in the findings included in this staff report. Generally, the provisions require an urban boundary be established, a comprehensive water service program, public facilities and services, parks, a range of housing opportunities, compatibility with the CVMSHCP, facilitate internal transit and pedestrian mobility, and to the extent feasible utilize technology to reduce energy and resource consumption. Specific Plan No. 339 meets these provisions as detailed in the findings below, as well as demonstrated for certain aspects within this Background section. Because these provisions have been met, pursuant to ECVAP Policy 2.3, the project is not subject to the eight-year limit and other procedural requirements applicable to Foundation Component amendments.

CVMSHCP Consistency

As noted previously, the project is located within the boundaries of the CVMSHCP, in particular the Desert Tortoise and Linkage Conservation Area of the CVMSHCP. Due to this, the Specific Plan and development pursuant to the Specific Plan is required to set aside areas to be dedicated for conservation in exchange for the ability to develop within this conservation area. The Specific Plan was submitted to the Coachella Valley Conservation Commission (CVCC) for Joint Project Review (JPR) in 2010 to review initial concepts and subsequently a formal application in 2011 and based on comments received from CVCC, U.S. Fish & Wildlife Service, and California Department of Fish & Wildlife and following further revisions to the proposed Specific Plan was again submitted for JPR in April 2012.

The CVCC initially issued a comment letter July 6, 2012, which includes “the JPR process requires specific information on the proposed project that does not allow for a programmatic level analysis.” and “...we have determined that not enough specific information is available to complete a JPR analysis of future phases of the project beyond Phase I.” The information that CVCC was requesting was the precise location of the mitigation land that would be placed into conservation to meet the CVMSHCP required ratio of 11.5:1 of conservation area to disturbance. CVCC did distinguish in its findings that although it would not determine that the overall Specific Plan is consistent with the MSHCP due to information not being provided regarding specific location of all required mitigation land, adequate mitigation/conservation land has been identified to support development of Phase I as identified in the Specific Plan.

Although the CVCC was not able to conclude JPR and reach a determination of consistency for the entire Specific Plan, there is not a requirement for the Specific Plan to complete the JPR process prior to approval based on the provisions of the CVMSHCP. These provisions of the CVMSHCP notes that the JPR process is required “for all projects under the Local Permittees’ jurisdiction in a Conservation Area that would result in disturbance to Habitat, natural communities, Biological Corridors, or Essential Ecological Process.” Since the Specific Plan and the EIR are Program level that do not directly result in development that would disturb the environment, the JPR process is not required to be completed for the Specific Plan to be able to be approved. In lieu of obtaining a determination of consistency through JPR for the overall Specific Plan, the EIR and the Specific Plan have incorporated mitigation measures and processes for implementing projects to go through JPR to identify, acquire, and dedicate open space based on the requirements of the CVMSHCP and would be consistent with the CVMSHCP.

Although the Specific Plan would allow for development with approval of implementing projects within the conservation area, it would require the acquisition of currently privately owned lands by the developer that

would then be dedicated for conservation purposes to achieve the goals of the CVMSHCP. This amount of land to be acquired and dedicated based on the 11.5:1 ratio would go beyond what limited conservation could be achieved within the boundaries of the current ownership of the developer within the proposed Specific Plan if the Specific Plan were not to be approved and developed.

Water Supply

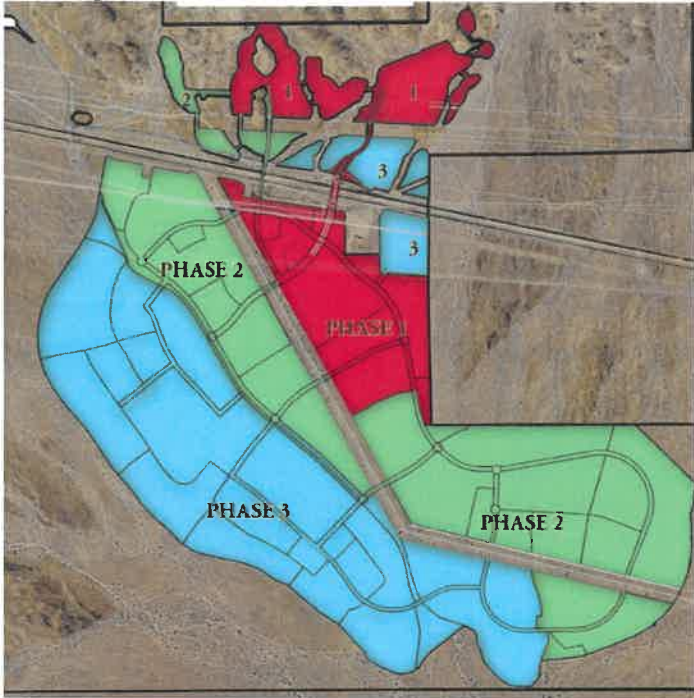
The project was required to complete a Water Supply Assessment (WSA) to determine whether adequate water supply exists to serve the proposed Specific Plan. The Specific Plan would be served directly from groundwater pumping from the Shavers Valley, which is estimated to contain 2,618,000 acre-feet of water. To assist in replenishment of the groundwater, the applicant has entered into a Water Supply Agreement with Rosedale-Rio Bravo Water District, which the applicant has assigned to CVWD. Under this agreement the Rosedale-Rio Bravo Water District is required to deliver water to the Coachella Valley Water District (CVWD) over a 30-year period a minimum of 9,500 acre-feet of water per year and a maximum of 16,500 acre-feet of water per year. The water will physically be delivered from the Rosedale-Rio Bravo Water District to the Metropolitan Water District via the California Aqueduct. This delivery will be taken by the Metropolitan Water District and through exchange agreements with CVWD, MWD will deliver a like amount of water from the Colorado River Aqueduct to CVWD. CVWD will store the delivered water in the Whitewater River Subbasin until such time as the water is needed by the proposed Specific Plan to replenish water that is pumped from groundwater in the Shavers Valley.

Since this agreement is already in place, a total of 57,000 acre-feet of water has already been delivered to MWD and in kind been delivered to CVWD. This amount stored already represents a 26-year supply for the proposed Specific Plan. In total the remaining amount of water to be delivered under the agreement represents a supply for 92 years for buildout of the proposed Specific Plan.

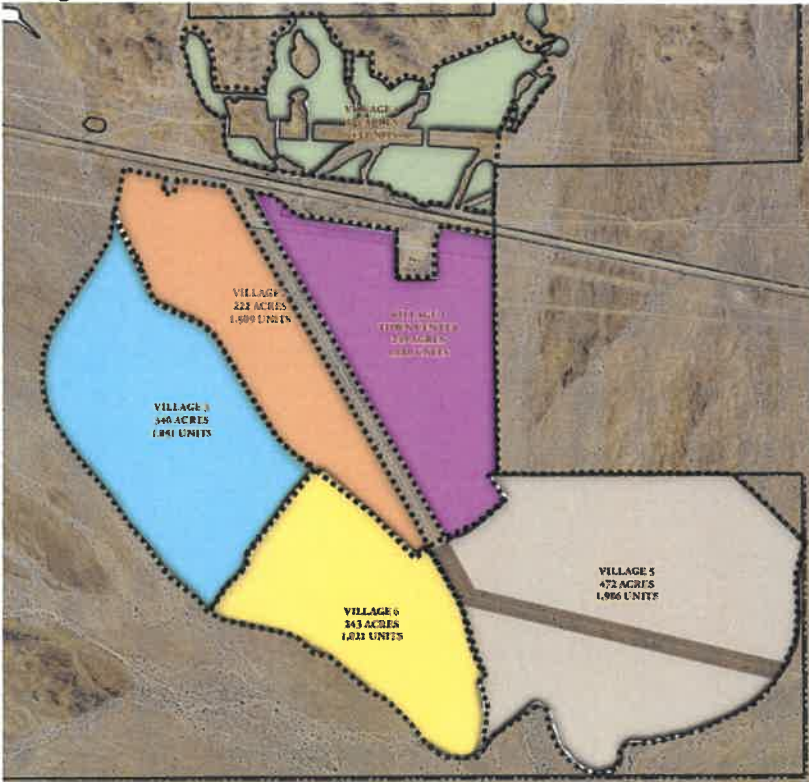
Phasing, Villages, and Village Refinement Plan

The Specific Plan is divided into 3 phases and further divided into 6 Villages as shown below, with each incorporating both residential and non-residential uses to assist in providing the services residents need.

Phasing Plan



Villages



Included within the phasing are requirements for a certain amount of non-residential development to be constructed prior to certain number of dwelling units being constructed (see below from the Specific Plan). This will ensure that adequate commercial services such as grocery stores, gasoline stations, and banks are developed as the Specific Plan is developed and that these services expand and diversify to meet the demands of the residents both in terms of the services they need but also to provide jobs for residents of the Specific Plan.

Much of the detailed design aspects for the development of the Specific Plan will be defined as part of a Village Refinement Plan to be adopted for each village. The Village Refinement Plans will contain detailed information regarding site layout and design, lighting, theming, monumentation and signage, infrastructure and other improvements. The Village Refinement Plans will be processed with an Application for Specific Plan Substantial Conformance.

Non-Residential Construction Triggers

- Construction of 50,000 SF of non-residential development shall commence at or before commencement of construction of the 200th residential unit.
- Construction of 32,000 SF (cumulative 82,000 SF) of non-residential development shall commence at or before commencement of construction of the 2,000th residential unit.
- Construction of 75,000 SF (cumulative 157,000 SF) of non-residential development shall commence at or before commencement of construction of the 4,000th residential unit.
- Construction of 85,000 SF (cumulative 242,000 SF) of non-residential development shall commence at or before commencement of construction of the 6,000th residential unit.
- Construction of 80,000 SF (cumulative 322,000 SF) of non-residential development shall commence at or before commencement of construction of the 8,000th residential unit.
- Construction of 20,000 SF (cumulative 342,000 SF) of non-residential development shall commence at or before commencement of construction of the 8,490th residential unit.

There are also triggers for certain public services to be developed within the Specific Plan that include fire stations, sheriff substations, and schools as discussed in the next section. All of these requirements for incorporating commercial and public services within the project meet the provision within ECVAP policy 2.3 for providing services to serve residents of the Specific Plan. Additionally, by providing these services within the Specific Plan it provides justification for the Specific Plan traffic analysis, based on the mix of land uses included within the Specific Plan, which projects that at buildout 64% of trips originating from the Specific Plan would be to destinations within the Specific Plan. This internal capture of trips assists in the project minimizing impacts from traffic on areas outside of the Specific Plan and encouraging the Specific Plan as a more self-sustaining community.

Public Services

As noted previously, the project is required to construct and coordinate for certain public services to be provided within the Specific Plan area. Most notably this includes schools to serve the future residents of the Specific Plan. Up to 5 schools are planned to be developed in 4 Planning Areas designated by the Specific Plan. The Specific Plan includes certain triggers as shown below for coordination with the Coachella Valley Unified School District who ultimately will make the decision on whether to and when to construct schools within the Specific Plan. See below triggers for school, fire, and medical services. Sheriff services are anticipated to be developed within Village 1 and is required to be operational prior to the first certificate of occupancy per the Specific Plan.

School Triggers

- Prior to tentative tract map approval of the 531st non-age-restricted residential unit, the project proponent will dedicate an elementary school site and coordinate with CVUSD regarding the needs of residents.
- Prior to the tentative tract map approval of the 2,597th non-age-restricted residential unit, the project proponent will dedicate an elementary school site and coordinate with CVUSD regarding the needs of residents.
- Prior to the tentative tract map approval of the 4,662nd non-age-restricted residential unit, the project proponent will dedicate an elementary school site which may be combined with a Middle School (K-8) site and coordinate with CVUSD regarding the needs of residents.
- Prior to the 5,420th non-age restricted dwelling unit, in which student generation equates to roughly half a Middle School ($5,420 \times 0.1107 = 600$), the project proponent will dedicate a middle school site which may be combined with the third elementary School (K-8) and coordinate with CVUSD regarding the needs of residents.
- Prior to the 5,448th non-age restricted dwelling unit, in which student generation equates to roughly 0.61 of a High School ($5,448 \times 0.2019 = 1,100$), the project proponent will dedicate a high school site and coordinate with CVUSD regarding the needs of residents.

Fire Service Triggers

- A temporary fire station staffed with one (1) 3-person paramedic fire engine will be provided concurrent with the delivery of combustibles. The precise size and location to be determined based on coordination with the Riverside County Fire Department (RCFD).
- A permanent fire station staffed with one (1) 3- person paramedic fire engine will be required concurrent with the 1,000th residential building permit. The precise size and location to be determined based on coordination with the Riverside County Fire Department (RCFD).
- A second squad, fire engine and/or fire sub-station may be required prior to build out. Prior to tentative tract map approval of the 4,000th residential unit and/or the issuance of building permits for 3,000,000 cumulative square feet of retail, commercial office and industrial space, whichever first occurs, the project proponent will coordinate with RCFD regarding the need for a second squad, fire engine and/or fire sub-station site based on the needs of residents.
- A third squad, fire engine and/or fire sub-station may be required prior to build out. Prior to tentative tract map approval of the 6,000th residential unit and/or the issuance of building permits for 6,000,000 cumulative square feet of retail, commercial office and industrial space, whichever first occurs, the project proponent will coordinate with RCFD regarding the need for a third squad, fire engine and/or fire sub-station site based on the needs of residents.
- Permanent fire hydrants shall be constructed prior to vertical construction.
- All Fire hydrants will meet the minimum flow requirements per the California Fire Code.
- The project proponents/developers shall also participate in the development Impact Fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impact on the Fire Departments. This will provide funding for capital improvements such as land/equipment purchases and fire station construction.

- Due to the remoteness of the project, Fire Operations shall be funded through a Community Service District (CSD) or other County taxing mechanism. 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 regional integrated fire protection response system.

Medical Service Triggers

- Prior to the issuance of the 1,500th building permit within the Specific Plan, detailed plans for the outpatient medical facility within the Specific Plan area shall be approved by the Planning Department. All designs shall substantially conform to the design criteria as specified in the Village Refinement Plan for the respective Village. The development of medical facilities shall be subject to an agreement with a health care provider to construct and operate these facilities.
- Prior to the issuance of the 2,500th building permit within the Specific Plan an outpatient medical facility shall be constructed and operating.

Sustainability Measures

The Specific Plan has prepared its own Climate Action Plan (CAP) to be consistent with Assembly Bill 32 and Senate Bill 375 reduction goals as well as Riverside County's own CAP (included as recently amended) and build on it further to incorporate a variety of sustainability measures that cover construction and operation of the Specific Plan. These include elements in design to encourage pedestrian connections through diversity and proximity of land uses, walking and bike trails, as well as a Neighborhood Electric Vehicle (NEV) system all to minimize use of gasoline based vehicles for trips within the Specific Plan area. The NEV system would function through most of the Specific Plan roads having speeds of 35 miles per hour or less, which allows for the use of NEVs pursuant to state law. For roads having speeds greater than 35 miles per hour, an 8- or 10-foot-wide striped NEV/bicycle lane will be included to accommodate NEVs on all Specific Plan roads.

The Specific Plan also includes requirements for construction of Zero Emission Vehicle (ZEV) infrastructure that includes an electric vehicle charger within all residential garages, at least one charger per 20 employees for non-residential land uses that employee at least 100 employees, at least 1 charger within the commercial districts of the Specific Plan, and at least 1 charger within the Village 1 Community Center, and preferred parking for ZEV and Low Emission Vehicle (LEV) throughout the Specific Plan. Although not guaranteed, these measures are anticipated to achieve a 37% rate of electric vehicle ownership for project residents which greatly assists in reducing emissions from vehicles related to general air quality and greenhouse gases.

To serve the extra demand for electricity from use of electric vehicles as well as to generally increase electricity production from renewable sources, the project is designed to supply 60% of electricity needs of the entire project. This is compared to Riverside County's CAP, which as updated in 2018 requires larger single family residential projects to provide for 30 percent minimum. Renewable energy production from solar photovoltaic panels is anticipated to be provided in a variety of ways throughout the project, on rooftops, parking lots, and ground mounted facilities. Additionally, other renewable energy sources are being considered, including wastewater methane capture and fuel cell generation. These are also anticipated to be phased in through the below triggers included within the Specific Plan's CAP.

Renewable Energy Triggers

- At the time of the first 1,200 residential dwelling units (DUs) and/or 250,000 sq. ft. of non-residential floor area are built, the project shall include at least 20 percent of the power needs by onsite renewable energy sources.
- At the time that a total of 2,700 DUs and/or 500,000 sq. ft. of non-residential floor area are built, the project shall include at least 30 percent of the power needs by onsite renewable energy sources.
- At the time that a total of 4,500 DUs and/or 750,000 sq. ft. of non-residential floor area are built, the project shall include at least 40 percent of the power needs by onsite renewable energy sources.
- At the time that a total of 5,500 DUs and/or 1,000,000 sq. ft. of non-residential floor area are built, the project shall include at least 50 percent of the power needs by onsite renewable energy sources.
- At the time that a total of 7,000 DUs and/or 1,250,000 sq. ft. of non-residential floor area are built, the project shall include at least 55 percent of the power needs by onsite renewable energy sources.
- At Project buildout totaling approximately 8,490 DUs and 1,380,990 sq. feet of nonresidential floor area, the project shall include at least 60 percent of the power needs by onsite renewable energy sources.

Electricity Service

The proposed Specific Plan considers three general options for providing electricity service to future development within the Specific Plan to supplement the onsite renewable electricity generated by the project. These include offsite connections to the Imperial Irrigation District (IID) substation located at 52nd Avenue and Pierce Street in the City of Coachella, on-site electricity generation through on-site natural gas-powered electrical generator and/or fuel cell generation, or a connection to the Southern California Edison (SCE) 500 kV transmission line that traverses the site. The EIR analyzed the potential impacts of these options for electricity delivery in a programmatic fashion. Additional analysis will be necessary depending on the ultimate option selected to provide electricity service to the development pursuant to the Specific Plan.

Fiscal Impact Analysis

A fiscal impact analysis was prepared for the proposed Specific Plan to analyze its anticipated financial impact on the County. The analysis determined that the proposed project would result in a net surplus at buildout to the County estimated at \$6.6 million annually (including Measure A sales tax revenue). This analysis was reviewed by a third party to verify its accuracy. Although this review did note some corrections to clarify certain amounts stated in the analysis which results in a change to the surplus to approximately \$5.7 million annually, it determined that the overall analysis is sound. Included in the analysis is the creation of a new County Service Area (CSA) and/or Community Facilities District (CFD) for the project which would collect a tax of \$100 per residential unit to help offset anticipated deficits specifically for the Structural Fire Protection Fund. The fiscal impact analysis and the summary of its review are attached to this staff report.

Off-Site Improvements

Anticipated off-site improvements would include water infrastructure to bring water to the site from the MWD's Colorado River Aqueduct including a turnout and pipelines; access improvements to the I-10 Frontage Road freeway ramps; realignment of an existing AT&T fiber optic communication line through the property, requiring off-site work within the existing AT&T easement; and the potential electrical power supply/transmission options including improvements to the Imperial Irrigation District's Coachella substation located at 52nd Avenue and Pierce Street as noted previously.

Projected Market/Demographics

Based on marketing studies prepared for the project, the Specific Plan population is expected to consist of full and part time residents, and visitors. Full and part time residents are anticipated to be of all age ranges, including seniors (defined as those over age 55). The target demographics for the project are: approximately 1/3 full time families and individuals, 1/3 part-time families and individuals, and 1/3 couples or singles with at least one family member who is age 55 years or older.

Village 3 is planned as an age restricted community. In addition, approximately 950 units within the Paradise Valley project site will be "age targeted," which are units that are not officially age-restricted but will be designed with features desirable to seniors. The project is envisioned to include approximately 2,801 retired households.

The project will be designed to provide for a range of income levels. The Specific Plan commits to five percent of the total housing units (425 residential units,) to housing affordable for low to moderate income households, as compared to area median income households as defined by the California Health and Safety Code (Section 50052.5). Below is the required construction of affordable units for each phase and overall.

Affordable Unit Phasing

| Number of Building Permits Issued | Number of Affordable Units in Each Phase | Cumulative Affordable Units Provided in Master Plan |
|--|---|--|
| No more than 2,500 Units | 100 Units | 100 Units |
| No more than 5,000 Units | 150 Units | 250 Units |
| No more than 7,500 Units | 150 Units | 400 Units |
| Buildout at 8,490 Units | 25 Units | 425 Units |
| | | |

SB18/AB52 Tribal Consultation

In compliance with Senate Bill 18 (SB18) concerning proposed General Plan Amendment No. 686, the County requested a list from the Native American Heritage Commission (NAHC) of Tribes whose historical extent includes the project area. Based on the list provided by NAHC, the County sent project notices on October 20, 2006 to 13 Native American Tribal representatives. No responses were received requesting consultation based on these notices.

In compliance with Assembly Bill 52 (AB52), the County mailed notices regarding this project to the Cahuilla Band of Indians, the Cabazon Band of Mission Indians, Torres-Martinez Desert Cahuilla Indians,

and the Agua Caliente Band of Cahuilla Indians on May 9, 2016. A response requesting additional information was received from Agua Caliente Band of Cahuilla Indians dated May 16, 2016. Upon receipt and review of the information requested, a subsequent letter dated June 7, 2017 was received from Agua Caliente Band of Cahuilla Indians noting all concerns being addressed and proper mitigation measures have been incorporated for tribal monitoring and noted conclusion of consultation. Although not included on the noticing for AB52 consultation, a letter from Twenty-nine Palms Band of Mission Indians dated November 29, 2016 was received noting it was not aware of any cultural resources within the project boundary and requesting additional information. A subsequent letter was received from Twenty-nine Palms Band of Mission Indians dated January 11, 2018 based on noticing on availability of the Draft EIR which notes the requested inclusion of tribal monitoring for the project. In addition to mitigation measures to have a Cultural Resources Management Plan and archaeological monitoring of ground disturbance, the EIR also includes mitigation (MM CUL-5) that requires coordination and monitoring from a Native American tribal representative for ground disturbance activities.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An EIR has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The EIR represents the independent judgement of Riverside County. The Draft Environmental Impact Report was circulated in January of 2018. Below is a summary of the significant and unavoidable impacts identified in the circulated Draft EIR:

Aesthetics – Scenic Vista and Visual Character

The Specific Plan incorporates through its conceptual grading, landscape, and architectural design elements that will minimize the impacts of the project. However, since the project would develop an area that is primarily undeveloped and would convert the view from surrounding areas of open desert to urban development that fundamentally changes the views of the area, impacts to scenic vistas as viewed from I-10 and Box Canyon Road, Orocopia Mountains, and nearby trails and change in visual character would be significant and unavoidable. Impacts to views from Joshua Tree National Park were determined to be less than significant, primarily due to intervening topography blocking views.

Aesthetics – Light and Glare

The Specific Plan includes lighting guidelines that would minimize direct impacts from light and glare to less than significant levels. However, with the introduction of lighting in an area where lighting is currently extremely limited, the project would have incremental impacts to night time sky glow. Since there is no quantitative threshold for significance for skyglow and considering the projects location to Joshua Tree National Park, impacts were conservatively assumed to be potentially significant.

Air Quality - AQMP Consistency and Regional Emissions

The Specific Plan would have the potential to result in or cause National Ambient Air Quality Standards (NAAQS) or California Ambient Air Quality Standards (CAAQS) violations due to the Specific Plan's exceedance of regional construction and operational emission thresholds for VOC, NO_x PM₁₀, and PM_{2.5}. The Specific Plan includes a number of design features and all feasible mitigation measures that would reduce emissions; however, emissions remain potentially significant. Therefore, the project would have a significant and unavoidable cumulative effect on regional air pollution and impacts related to AQMP consistency, Non-Attainment Pollutants, and Cumulative Air Quality would remain significant and unavoidable.

Greenhouse Gas Emissions

The Specific Plan includes a number of design features and mitigation measures related to sustainability and other elements that are intended to reduce greenhouse gas emissions as detailed in the Specific Plan's Climate Action Plan. Although with these measures it is anticipated that the Specific Plan would meet applicable greenhouse gas reduction goals, since the projected rates of electric vehicle ownership and usage cannot be guaranteed at this time, the EIR conservatively determined that impacts to greenhouse gas emissions may be potentially significant.

Noise – Operational Off-site and Ambient

Project-related operational impacts would result in less than significant impacts to on-site and most off-site locations. However, the project's generation of vehicle traffic on I-10 has the potential to significantly impact two residences off-site where noise barriers or other noise attenuation features do not exist. Mitigation is included for implementing projects to analyze further and to work with the affected residences to install adequate noise barriers or other features. However, since this cannot be guaranteed at this time, the EIR conservatively determined that impacts to these residences are significant and unavoidable. Additionally, since the project is developing urban uses with associated noise production in what is primarily an undeveloped location with few noise sources, impacts to ambient noise levels on the project site and immediate vicinity is significant and unavoidable.

Public Services – Construction of Fire, Sheriff, School, Libraries, Medical, Parks and Recreation Facilities

Since the Specific Plan includes the construction of fire, sheriff, school, libraries, and medical facilities and the Specific Plan as a whole has potentially significant impacts, the impacts from these public services included within the Specific Plan (although a small portion of the overall proposed development) would also present cumulatively potentially significant impacts to the environment related to the other topics noted here. These potentially significant impacts are not related to whether adequate public services would be provided for the Specific Plan.

Transportation and Traffic - Conflict with Plan, Ordinance or Policy Establishing Standards for Circulation System and Conflict with an Applicable Congestion Management Plan

The Specific Plan would generate traffic that would exceed the significance thresholds based on level of service for 7 intersections, 1 freeway segment, and 1 freeway ramp merge/diverge zone based on existing conditions. Three of these intersections as well as the freeway segment and freeway ramp merge/diverge zone currently operate at an adverse level of service. Based on a projection of 2035 conditions, the Specific Plan would create significant impacts at 4 intersections, 8 freeway segments, and 7 freeway ramp merge/diverge zones beyond what is anticipated to be operating at an adverse level of service without the project in 2035. Based on a projection of 2040 conditions, the Specific Plan would create significant impacts at 7 intersections beyond what is anticipated to be operating at an adverse level of service without the project in 2040.

Mitigation measures are included to conduct further traffic analysis for implementing projects to determine more accurately impacts to traffic closer to development and determine what improvements may be necessary to address direct impacts. Additionally, the project will pay TUMF and DIF and provide payment of impacts to facilities not included in TUMF and DIF (including funding to cities

through the County) to address the Specific Plan's cumulative impacts. However, since these facilities cannot be assured to be constructed at time of project operation, impacts remain significant and unavoidable.

Utility and Service Systems – Construction of Water and Sewer Facilities

Similar to Public Services, since the Specific Plan includes the construction of water and sewer facilities and the Specific Plan as a whole has potential significant impacts, the impacts from these utilities included within the Specific Plan (although a small portion of the overall proposed development) would also present potential cumulatively significant impacts to the environment related to the other topics noted here. These potentially significant impacts are not related to whether adequate utility services would be provided for the Specific Plan.

Forty-seven comments were received during the 45-day public review period, and 2 comments were received following the close of the public review period. These comments were reviewed and detailed responses to each comment were prepared and included in the Final EIR, which was posted on November 1, 2018. Mailed notices to commenters sent on October 26, 2018 and noted Final EIR availability of November 1, 2018.

For the reasons set forth above and in the EIR prepared for this Project, the proposed project will potentially have a significant effect on the environment related Aesthetics, Air Quality, Greenhouse Gas Emissions, Noise, Public Service facilities, Transportation, and Utility facilities. Mitigation Measures from the EIR have been incorporated as conditions of approval on the project.

Due to the potentially significant impacts of the project, if the Board of Supervisors is to approve the project, it will be required to adopt Findings with a Statement of Overriding Considerations. The Statement of Overriding Considerations would clarify what benefits the project is providing that the Board of Supervisors could determine outweigh the potentially significant environmental impacts of the project. At this time these Findings and Statement of Overriding Considerations are not finalized. However, the benefits of the project may include, but not be limited to, providing additional housing opportunities, development of a community with high standards for energy efficiency and sustainability, provision of affordable housing, variety of choices for transportation.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper and Desert Sun Newspaper. Additionally, public hearing notices were mailed to property owners within 2,400 feet of the project site and any other parties or individuals that specifically requested to be noticed regarding the project or that commented on the Draft EIR. As of the writing of this report, Planning Staff has received comments through the course of processing the project as well as comments received on the EIR Notice of Preparation and Draft EIR. The comments received through the course of processing are attached to the staff report. The comments received on the EIR Notice of Preparation and Draft EIR are included within the Final EIR documents.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

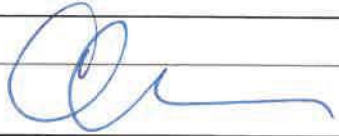
Agenda Item No.

4.1

Planning Commission Hearing: June 5, 2019

PROPOSED PROJECT

| | | | |
|------------------------------|--------------------------------|---------------------------|--------------------------|
| Case Number(s): | CUP03782 PP26367 PM35671R1 | Applicant(s): | Danny Long Rancon |
| Select Environ. Type | Mitigated Negative Declaration | | |
| Area Plan: | Harvest Valley/Winchester | Representative(s): | Albert A Webb Associates |
| Zoning Area/District: | Winchester Area | | |
| Supervisory District: | Third District | | |
| Project Planner: | Brett Dawson | | |
| Project APN(s): | 461-190-085 | | |
| Continued From: | | | |



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 26367 proposes to construct a shopping center. The shopping center will consist of eight buildings totaling approximately 167,134 square feet on 17.56-acres. The buildings will consist of a main tenant/grocery store, two drive through restaurants, three buildings for assorted retail/restaurants, a gas station with convenience store, a water quality basin, a mini warehouse facility with an.

Conditional Use Permit No. 3782 proposes the sale of beer and wine for off premises consumption concurrent with a proposed gas station and mini warehouse facility. The mini warehouse consists of six storage buildings, a 2,373 square foot office facility, and 144,348 square feet of mini storage buildings, the drive through restaurants are 3,900 and 7,300 square feet.

Tentative Parcel Map No. 35671 Revision No. 1 proposes a Schedule "E" commercial subdivision of 17.56 acres into nine (9) commercial parcels. The revisions consist of a different layout for the self storage component, and required adjustments to pads, the number of lots remains the same.

The above discretionary actions are herein identified as the "project".

The site is located southerly of Domenigoni Parkway, easterly of Leon Road, westerly of Beeler Road, and northerly of Holland Road,.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43069**, 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 **PARCEL MAP NO. 35671 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; and

APPROVE **CONDITIONAL USE PERMIT NO. 3782**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report; and

APPROVE **PLOT PLAN NO. 26367** subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

| | |
|---|---|
| Specific Plan: | Winchester Hills Specific Plan (SP 293), Planning Area 42 |
| Specific Plan Land Use: | Commercial Retail |
| Existing General Plan Foundation Component: | Community Development |
| Proposed General Plan Foundation Component: | N/A |
| Existing General Plan Land Use Designation: | Commercial Retail (CD:CR) (0.20-0.35 FAR) |
| Proposed General Plan Land Use Designation: | N/A |
| Policy / Overlay Area: | Highway 79 Policy Area |
| Surrounding General Plan Land Uses | |
| North: | Medium High Density Residential |
| East: | High Density Residential |
| South: | Medium Density Residential |
| West: | Medium Density Residential |
| Existing Zoning Classification: | Specific Plan (SP 293), Planning Area 42 |
| Proposed Zoning Classification: | N/A |
| Surrounding Zoning Classifications | |
| North: | General Residential (R-3) and Rural Residential (R-R), Specific Plan (SP 293), Planning Area 40 |
| East: | Specific Plan (SP 293), Planning Area 43 |
| South: | Specific Plan (SP 293), Planning Area 46 |
| West: | Specific Plan (SP 293), Planning Area 27 |

| | |
|------------------|--------|
| Existing Use: | Vacant |
| Surrounding Uses | |
| North: | Vacant |
| South: | Vacant |
| East: | Vacant |
| West: | Vacant |

Project Details:

| <i>Item</i> | <i>Value</i> | <i>Min./Max. Development Standard</i> |
|--------------------------------|--------------|---------------------------------------|
| Project Site (Acres): | 17.56 | N/A |
| Proposed Building Area (SQFT): | 167,134 | N/A |
| Building Height (FT): | 45' | 50' |
| Total Proposed Number of Lots: | 9 | N/A |
| Map Schedule: | E | |

Parking:

| <i>Type of Use</i> | <i>Building Area (in SF)</i> | <i>Parking Ratio</i> | <i>Spaces Required</i> | <i>Spaces Provided</i> |
|-------------------------------|------------------------------|---------------------------------|------------------------|------------------------|
| General Retail | 77,300 | 5.5 spaces per 1000 square feet | 425 | 507 |
| Mini Warehouses, Self Storage | 72,235 | 2 spaces/3 employees | 2 | 7 |
| TOTAL: | | | | |

Located Within:

| | |
|--|-------------------|
| City's Sphere of Influence: | No |
| Community Service Area ("CSA"): | Yes – 146 and 152 |
| Special Flood Hazard Zone: | No |
| Agricultural Preserve: | No |
| Liquefaction Area: | Yes – Moderate |
| Subsidence Area: | Yes – Susceptible |
| Fault Zone: | No |
| Fire Zone: | Yes – Moderate |
| Mount Palomar Observatory Lighting Zone: | Yes – Zone B |
| WRCMSHCP Criteria Cell: | No |
| CVMSHCP Conservation Boundary: | No |

| | |
|---|--|
| Stephens Kangaroo Rat ("SKR") Fee Area: | Yes – In or Partially |
| Airport Influence Area ("AIA"): | Yes – March Air Reserve Base/March Inland Port |

PROJECT LOCATION MAP

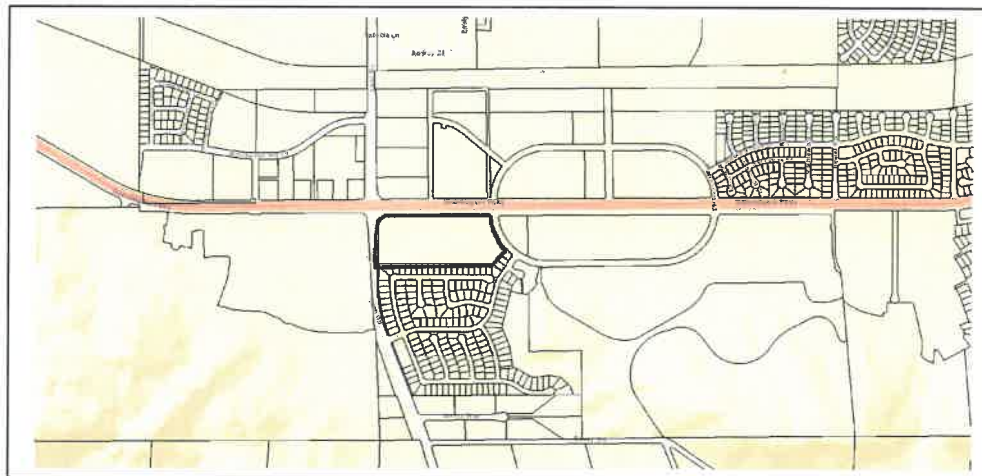


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Tentative Parcel Map No. 35671 was originally approved by the Board of Supervisors on April 28, 2009.

Conditional Use Permit No. 3782 is for the Mini Warehouse Use and the off-site sales of beer and wine associated with the gas station use.

Plot Plan No. 26367 proposes a shopping center, consisting of a 40,000 square foot major tenant, of two drive thru restaurants totaling 7,400 square feet, 5 buildings for shops totaling 29,900 square feet, and a gas station with six fueling pumps, and a 3,062 square foot convenience store. The Mini storage will total 72,325 square feet with a caretakers/office facility.

The proposed development of the site through the Plot Plan and Conditional Use permit contains a different layout than the original Tentative Parcel Map property lines, so a Revision to the approved Tentative Map is required. Other adjustments were also made to pads that required changes, however the number of lots remains the same.

The project was presented before the Winchester Municipal Advisory Committee on May 10, 2018.

On March 15, 2018, it was reviewed by the Airport Land Use Commission and the project was found consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

Currently there are zero (0) alcohol beverage control licenses permitted in Census Tract 427.37. Approval of this Conditional Use Permit would increase the number of existing alcohol beverage control licenses to

one (1). According to the California State Department of Alcohol Beverage Control (ABC), the maximum number of licenses for this census tract is one (1). Because the number of licenses does not exceed the maximum, a finding of "Determination of Public Convenience and Necessity" is not necessary.

The project is located within Planning Area 42 of Specific Plan No. 293. The adjacent and surrounding parcels are also located within the Specific Plan, with land use designations varying from Medium Density Residential (MDR), High Density Residential (HDR), and Commercial. Further southeast of the site, the sloping hillside areas are designated as Open Space.

During 2006 and 2007, the Project site was utilized for rock crushing and batching operations in conjunction with construction of Domenigoni Parkway.

File No(s). PM35671R1, CUP03782, and PP26367 were submitted to the County of Riverside on October 4, 2017

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review per State CEQA Guidelines Section 15105.

No comment letters were received in response to the circulated IS and MND.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Commercial Retail (CD:CR) (0.20-0.35 FAR). The Commercial Retail land use designations of the General Plan states, "Commercial uses help to provide jobs for local residents, contribute to enhancing and balancing communities economically, and facilitate a tax base that aids in providing needed public facilities and services." It is the goal of the General Plan to accommodate commercial demand, stimulate focused commercial centers and accommodate a variety and range of uses, and encourage that new or rehabilitated commercial structures and centers enhance the character of the area and are integrated into the community they are intended to service. The Commercial Retail land use designation, states it encourages, "Local and regional serving retail and service uses" for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The Project is consistent with the Land Use Designation because the use is a shopping center with a gas station with convenience store and a mini storage facility, which will provide local and regional retail and services.

General Plan Land Use Policy LU 29.3 states, "Site buildings along sidewalks, pedestrian areas, and bicycle routes and include amenities that encourage pedestrian activity." The proposed project is

compatible with this policy because it is located adjacent to areas designated for residential uses and incorporates pedestrian access from the sidewalks.

General Plan Land Use Policy 29.6 states, "Require that commercial projects abutting residential properties protect the residential use from the impacts of noise, light, fumes, odors vehicular traffic, parking and operational hazards." The project has had an air quality study, greenhouse gas study, noise study and traffic study completed to analyze the potential impacts of the project. Any potential impacts have been reviewed within the Mitigated Negative Declaration and will have been mitigated to a less than significant impact. The project has been conditioned to provide a seven foot high noise barrier on the south elevation, between the project and land designated for residential uses.

The Project is consistent with the Community Development: Commercial Retail (0.20-0.35 FAR) land use designation. The Project complies with all the applicable General Plan polices for commercial uses (LU 29.3, LU 29.6, LU 14.4), the developer has provided onsite amenities which will provide pedestrian, and bicycling options for making local trips. This project is adjacent to essential transportation corridors. This Project will accommodate higher intensity development by being a hub for fuel, shopping, and transportation, offering an employment and retail center for the community.

2. The project site has an existing Zoning Classification of Specific Plan (Specific Plan No. 293, Planning Area 42), which is consistent with the Riverside County General Plan. The zoning for Planning Area 42 of Specific Plan No. 293 is based on Article IX, General Commercial C-1/C-P zone of Ordinance No. 348 with some modifications to the permitted uses.
3. The proposed uses included within the shopping center of retail and restaurant uses are allowed with approval of a Plot Plan and the gas station with beer and wine sales and the mini-warehouse uses are allowed with approval of a Conditional Use Permit based on the zoning of Planning Area 42 of Specific Plan No. 293. The project complies with the planning standards set forth for Area 42 and detailed within Specific Plan No. 293. Specific findings relating to the proposed uses, including findings relating to the applicable development standards, are in a separate section below.

Entitlement Findings:

Revised Tentative Parcel Map Findings:

The following findings shall be made prior to making a recommendation to grant a Revised Tentative Parcel Map, pursuant to the provisions of Ordinance No. 460 (Subdivisions):

1. The proposed subdivision, subdivision design and improvements are consistent with the County's General Plan and Specific Plan No. 293 as provided in this staff report and the above Land Use Findings, and with all applicable requirements of State law and the ordinances of Riverside County. There are no community plans covering the site.
2. The site of the project is physically suitable for the type of development and density because the site is relatively flat which is conducive for development overall and does not present constraints to the proposed subdivision and development of the site, especially commercial development that is anticipated to be developed pursuant to the Specific Plan.

3. The proposed subdivision, subdivision design and improvements are consistent with the County's General Plan and Specific Plan No. 293 as provided in this staff report and the above Land Use Findings, and with all applicable requirements of State law and the ordinances of Riverside County. There are no community plans covering the site.
4. The design of the proposed project or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the proposed subdivision is consistent with the Specific Plan No. 293 and the Environmental Assessment determined that with mitigation, impacts to the environment would be less than significant.
5. The design of the proposed project or the type of improvements are not likely to cause serious public health problems, because the subdivision is consistent with the Specific Plan No. 293 and the Environmental Assessment determined that with mitigation, impacts to the environment would be less than significant.
6. As indicated in the included project Conditions of Approval, the project includes the improvements as required by Riverside County Ordinance No. 460 for a Schedule "E" Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project complies with the Schedule 'E' improvement requirements provided in Section 10.10 of Ordinance No. 460 as listed below:
 - a. Streets. Streets are proposed as shown on the Tentative Map, which include frontage improvements to Domenigoni Parkway, Frontier Loop and Leon Road with the required street width dedication and improvements consistent with the required street width dedication and improvements for a Major Highway consistent with the General Plan Circulation Element. Curb and gutter and sidewalks are included for all proposed improved streets.
 - b. Domestic Water. Domestic water service will be supplied by Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - c. Fire Protection. The project will provide for super fire hydrants with minimum distance of 400 feet to all portions of the building and pressure at 4,000 gallons per minute for a 4 hour duration at 20 pounds per square inch. Other fire protection measures shall be determined based on specific interior tenant designs and building code requirements.
 - d. Sewage Disposal. Sewer service will be supplied by Eastern Municipal Water District, which has sufficient capacity to handle the anticipated waste load.
 - e. Fences. At minimum the project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. No such features exist on the project site.
 - f. Electrical and Communication Facilities. The project will be provided electrical, telephone, street lighting, cable television service with lines placed underground

7. The design of the proposed project 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. Improvements will be incorporated into the right-of-way along Domenigoni Parkway and Winchester Road.
8. The project is consistent with the minimum lot size allowed for Planning Area 42 in Specific Plan No. 293 because the zoning ordinance for Specific Plan No. 293 does not establish a minimum lot size requirement. The project's minimum lot size proposed is 0.70 acre.
9. The Revised Tentative Map is a modification of the approved tentative map wherein the design of the land division is changed from the approved tentative map, but there is no substantial change in concept from the original approved map. Proposed revisions are limited to a different layout of the mini-warehouse component. Other adjustments were also made to pads that required changes. The number of lots remains the same.

Conditional Use Permit Findings:

The following findings shall be made prior to making a recommendation to grant a Conditional Use Permit, pursuant to Section 18.28 of Ordinance No. 348:

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. As identified previously in the Plot Plan findings, the project site has a General Plan Land Use Designation of Community Development: Commercial Retail (CD:CR). The Commercial Retail land use designation allows the development of commercial retail uses at a neighborhood community or regional level, as well as for professional office and tourist oriented commercial uses. Commercial Retail uses will be permitted based on their compatibility with the surrounding land uses, and based on the amount of Commercial Retail acreage already developed within County of Riverside unincorporated territory.
2. The overall development of the land shall be designed for the protection of—and shall not be detrimental to—the public health, safety and general welfare, because, as detailed in the project's Environmental Assessment, with mitigation all impacts have been reduced to less than significant. Conditions of approval incorporated for the Conditional Use Permit will further ensure that public health, safety and general welfare are protected.
3. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property, as is detailed in the findings for the Plot Plan.
4. The proposed use for mini-warehouse is consistent with the Mini-Warehouse section and requirements of Ordinance No. 348 as detailed further below in the Development Standards Findings.

Plot Plan Findings:

The following findings shall be made prior to making a recommendation to grant a Plot Plan, pursuant to Section 18.30 of Ordinance No. 348:

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, as detailed previously in the Land Use findings.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, because as detailed in the project's Mitigated Negative Declaration, with mitigation all impacts have been reduced to less than significant. In particular related to local air quality, noise, and other impacts related to public health were determined to be less than significant; impacts from hazards, hydrology, emergency access, traffic and other impacts related to safety were determined to be less than significant; and impacts from aesthetics, recreation, and other impacts related to general welfare were determined to be less than significant. Conditions of approval incorporated for the Plot Plan will further ensure that public health, safety and general welfare are protected.
3. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property, since the site is located along a major roadway to service as access to the site for the commercial uses and is located within a developing area with primarily residential uses that would be served by the proposed use. Furthermore, the project area is designated within the Specific Plan as Planning Area 42, and was approved for commercial type uses. The project proposes to develop the site in a manner that would comply with the Specific Plan and would not inhibit logical development of the surrounding area.
4. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The project will further improve Domenigoni Parkway and Leon Road along the frontages and are required to install turn lanes and certain road improvements to accommodate the project's traffic to avoid traffic congestion. The project does include a water quality basin. The project has been designed to accommodate, treat, and outlet the existing drainage pattern on the project site.
5. The proposed uses are consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Specific Plan. The Plot Plan proposes a shopping center uses anticipated to include a retail, and restaurants uses. Specific Plan No. 293 Planning Area 42 zone allows for various retail and service uses (including but not limited to automobile parts and supply stores, banks and financial institutions, barber and beauty shops, clothing stores, department stores, drug stores, florist shops, hardware stores), and restaurants. Other uses proposed within the shopping center such as the gas station with concurrent sale of beer and wine and the mini-warehouse use require approval of a Conditional Use Permit that is also included as part of the project.
6. All plot plans 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. All of the buildings are located on separate parcels as proposed by the Revised Tentative Parcel Map.

7. The proposed use for alcohol sales is consistent with the Alcoholic Beverage Sales section and requirements of Ordinance No. 348. The sales would be within the proposed Specific Plan Planning Area 42 zone and requires a Conditional Use Permit to permit the use. Conditions of Approval are included for the Conditional Use Permit to ensure it complies with the operational development standards for sale of alcohol pursuant to the Alcoholic Beverage Sales section of Ordinance No. 348. Notice of hearing was provided to all owners of property within 2,400 feet of the project site, and notifications were sent to the Hemet Unified School District. No public parks are in operation within 1,000 feet of the project site.

Development Plan Findings

1. This no minimum lot area requirement.
2. The buildings that exceed 35 feet in height are 45 feet high. This requires a 20 foot setback from the front, side, and rear lot lines. All of the buildings that exceed 35 feet in height meet or exceed this setback.
3. The maximum height of the buildings are 45 feet high. No buildings exceeds 50 feet in height.
4. All parking has been designed to comply with Section 18.12 of Ordinance No. 348.
5. All roof mounted equipment has been designed to be screened from the ground elevation view of 1,320 feet.

Specific Plan Development Standards Findings:

The development proposed by the Plot Plan and Conditional Use Permit meet the development standards of Specific Plan No. 293, Planning Area 42 as detailed below:

1. Access is provided from Domenigoni Parkway and Leon Road.
2. Streetscape designs are as proposed as depicted in Figure IV-2, IV-3 and IV-10 of Specific Plan No. 293.
3. A minor community entry monument is provided per Figure IV-13 of Specific Plan No. 293, per the Major Development Plan.
4. The Major Development Plan details the commercial entry monuments, which match Figure IV-15 and Figure IV-17 of Specific Plan No. 293.
5. Walls and fencing are provided as depicted in Figure IV-18 of Specific Plan No. 293 as detailed in the Major Development Plan.

6. The project has been conditioned that 3 parking spaces shall be designated for Electric Vehicle Parking per Section 18.12 A.2.C of Ordinance No. 348. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station.
7. The trails along Domenigoni Parkway, Leon Road and Frontier Loop all comply with the specifications within Figure IV-26 of Specific Plan No. 293.
7. Ordinance No. 348 Section 18.46 regulates Mini Warehouses. Mini-warehouses shall comply with the following development standards:
 - a. Individual storage spaces within a mini warehouse shall have a maximum gross floor area of 500 square feet. The project complies with this requirement because individual storage spaces will range from 25 to 360 square feet.
 - b. Unless otherwise approved by the hearing body, a six-foot high decorative masonry wall is required to be around the proposed use. The mini storage is bounded by a 12 foot 8 inch masonry wall and extensive landscaping which exceeds the standard.
 - c. The exterior side of all perimeter masonry walls and building sides (if used in place of portions of the walls), has been conditioned to be coated with a protective coating that will facilitate the removal of the graffiti. Additionally, the exterior of buildings A, B, C and D will create a perimeter wall around the mini warehouse section of the project. The overall height will vary from 12-16 feet with the 30-foot high office/caretaker building.
 - d. All surfaces shall be color coated in coordinating colors as approved by the hearing body. The architecture proposed for the mini-warehouse includes coordinated colors. The proposed colors will be presented to the Planning Commission and approved or revised by the hearing body, whereby complying with this requirement.
 - e. Roofing materials shall be compatible with area development. The metal roof and metal trellis will be compatible with the surrounding development, complying with this requirement.
 - f. All lighting shall be indirect, hooded, and positioned so as not to reflect onto adjoining property or public streets. The project has been conditioned to require any outside lighting to be hooded and directed as to not shine directly upon adjoining property or public rights of way.
 - g. All mini-warehouse in the Mt. Palomar Special Lighting Area shall comply with the lighting policies established for that area. The project is required to comply with Ordinance No. 655, the project has been conditioned which restricts the permitted use of certain light fixtures emitting into the night sky light that may have a detrimental effect on astronomical observation and research.
 - h. Lighting fixtures may be installed in each individual storage space, provided that the fixtures shall not include or be adaptable to provide electrical service outlets. This has been conditioned.
 - i. All gates shall be decorative wrought iron, chain link, other metal type, or wood. All metal type or wood gates must be painted in a color that coordinates with the rest of the mini-warehouse development. All gates shall be subject to review and approval by the County Fire Department

and Sheriff's department to assure adequate emergency access. Condition of Approval 10-Fire-USE-#88A-AUTO/MAN GATES requires the gate plans to be submitted to the Fire Department for approval. The gates will consist of a tubular steel sliding gate.

- j. Parking shall be provided in accordance with the requirements set forth in Section 18.12 of Ordinance No. 348. As stated above in the parking section, the parking complies with Ordinance No. 348.
- k. The project has been conditioned that 3 parking spaces shall be designated for Electric Vehicle Parking per Section 18.12 A.2.C of Ordinance No. 348. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station.
- l. All street setbacks and walls serving as buffers between the mini-warehouse and residentially zoned property shall be landscaped. This landscaping shall include shrubs, trees, vines, or a combination thereof, which act to soften the visual effect of the walls. This landscaping shall be in addition to and coordinated with the landscaping required for parking areas under Section 18.12 of Ordinance No. 348. It is conditioned that landscaping be provided along the southerly wall of the mini storage and the property designated residential to the south. The Landscape Plan of the Major Development Plan details that this area will be landscaped with 24 inch box size afghan pine.
- m. No building, structure or wall shall be located closer than 20 feet from any street right of way. No building shall be located closer than 20 feet from any residential zoned property. Walls shall be located so as to provide a buffer between the residential zone and the mini-warehouse zone. The mini warehouse project consists of a wall/building along the property between the residential area and the mini storage site.
- n. One caretakers residence may be included within the site plan for a mini-warehouse land use. Where a caretaker's residence is proposed, a minimum of two parking spaces shall be provided for the caretakers residence in addition to those required for the mini-warehouse land use by Section 18.12 of Ordinance No. 348. The project includes a caretakers residence, and all of the required parking per Ordinance No. 348 is provided.
- o. Flammable or explosive material, material which creates obnoxious dust, odor, or fumes, and hazardous or extremely hazardous waste will not be permitted within the project. Condition of Approval 0010-Planning-USE - MINI-WAREHOUSE LIMITS specifically prohibits the storage of these materials, whereby complying with this requirement.
- p. No water, sanitary facilities or electricity, with the exception of lighting fixtures, shall be provided in individual storage spaces. Prefabricated shipping containers shall not be used as mini-warehouse facilities. Condition of Approval 0010-Planning-USE - MINI-WAREHOUSE LIMITS specifically prohibits the sanitary facilities, and the use of prefabricated shipping containers for storage, whereby complying with these standards.

Alcoholic Beverage Sales Development Standards

1. The Conditional Use Permit is for the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption.
2. The facilities are not located next to a school, church, public park or playground.
3. A notice of hearing was provided to all property owners within 2,400 feet.
4. It has been conditioned that the following standards apply:
 - a. Only beer and wine may be sold.
 - b. The owner of each location and the management at each location shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals, or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.
 - c. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.
 - d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.
 - e. No beer, wine or other alcoholic beverages advertising shall be located on gasoline islands; and no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.
 - f. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.
 - g. No sale of alcoholic beverages shall be made from a drive-in window.

Other Findings:

1. On March 15, 2018, the project was reviewed by the Airport Land Use Commission and the project was found consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.
2. The project site is not located within a criteria cell of the Western Riverside Multi-Species Habitat Conservation Plan.
3. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as

determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

4. In accordance with AB 52, separate notices regarding the proposed Project were mailed to all requesting Tribes on April 30, 2018. Staff received notification from the Morongo Band of Mission Indians and Soboba Band of Lusieno Indians within the 30-day period, requesting to initiate consultation. Staff followed up with Morongo via emails on May 21, 2018 and September 5, 2018, and Morongo requested to close consultation on the project September 5, 2018. The County Archaeologist met with Soboba on July 30, 2018, whereby the consultation was concluded.
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.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area (SRA) and is within a moderate fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) and Ordinance No 787 state that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
 - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by providing adequate access to and around each building based on building height, location of hydrants, minimum water flow requirements, and inclusion of blue dot reflectors, which are included as conditions of approval on the project.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Initial Study, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 2,400 feet of the project site. As of the date of this report, Planning Staff has not received any written communication/phone calls.

The project went before the Winchester Municipal Advisory Committee on May 10, 2018.

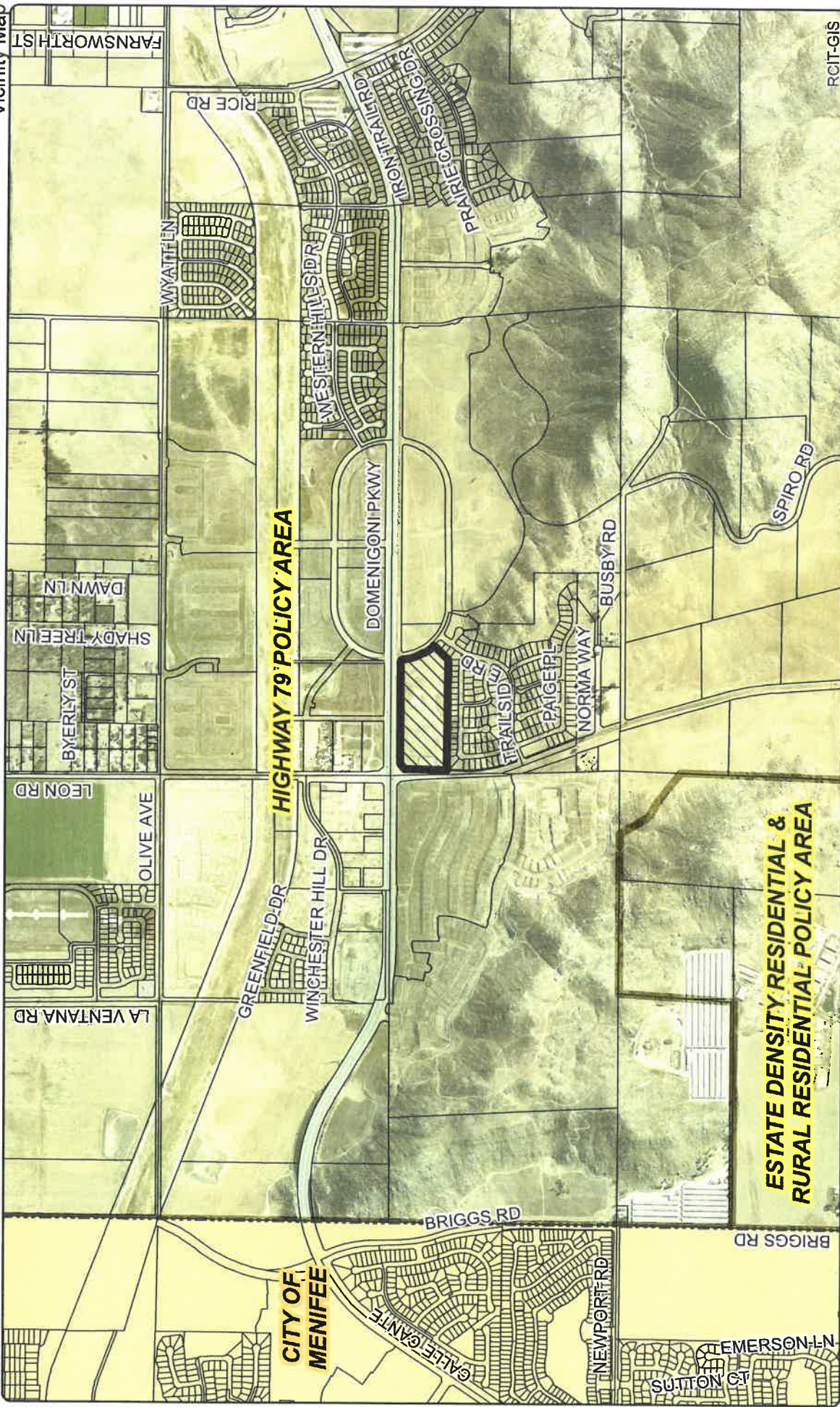
APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the decision appears on the Board's agenda.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03782 PP26367 TPM35671R1
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 03/19/2019
 Vicinity Map



RCIT-GIS

Zoning Area: Winchester

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 types of land use than provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 952-2500 (Riverside County) or in Placer District at (909) 945-4537 (Placer County) or Walter. Walter@riversidecounty.com



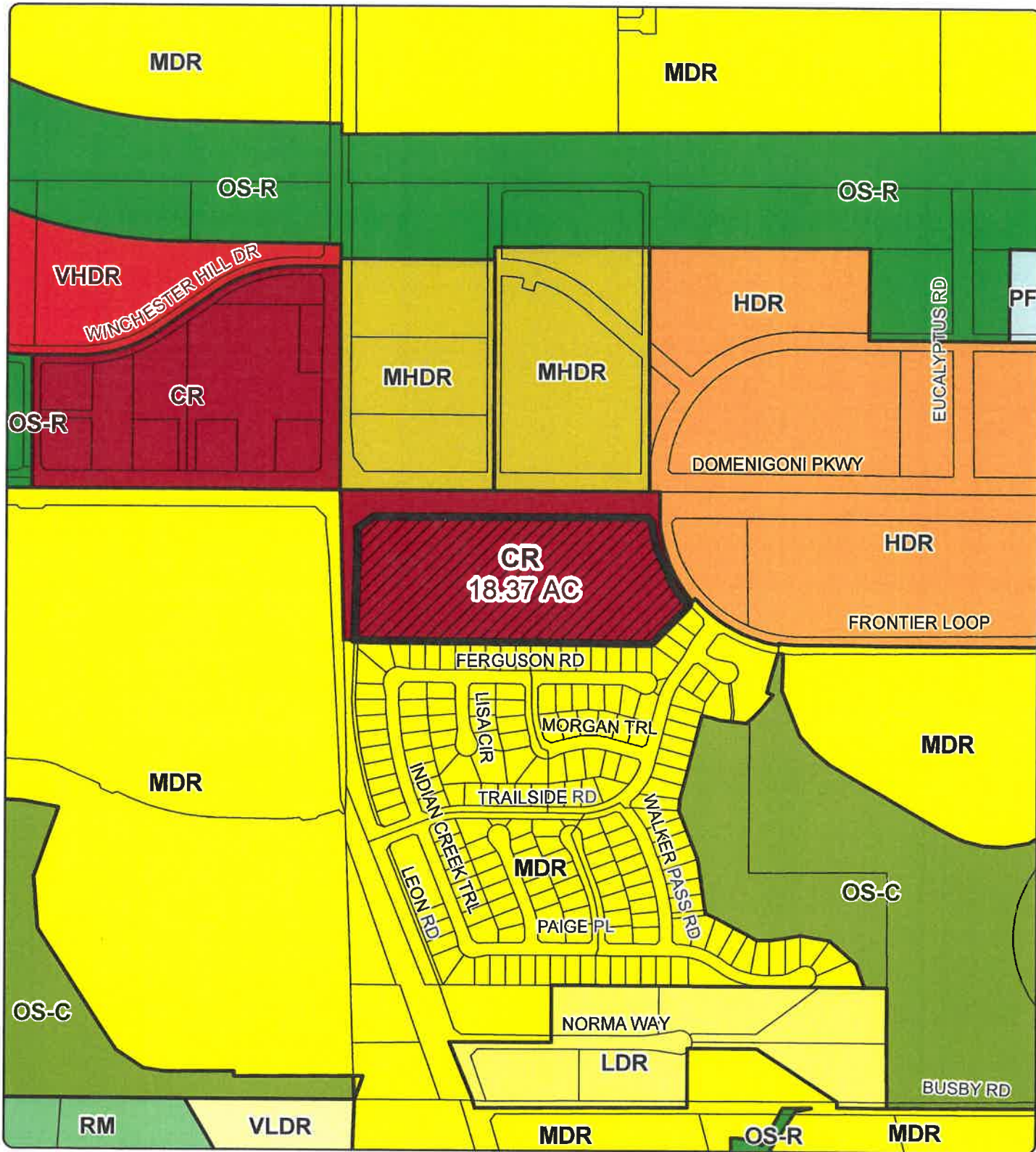
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03782 PP26367 TPM35671R1

Supervisor: Washington
District 3

Date Drawn: 03/19/2019
Exhibit 5

EXISTING GENERAL PLAN



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.cullm.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

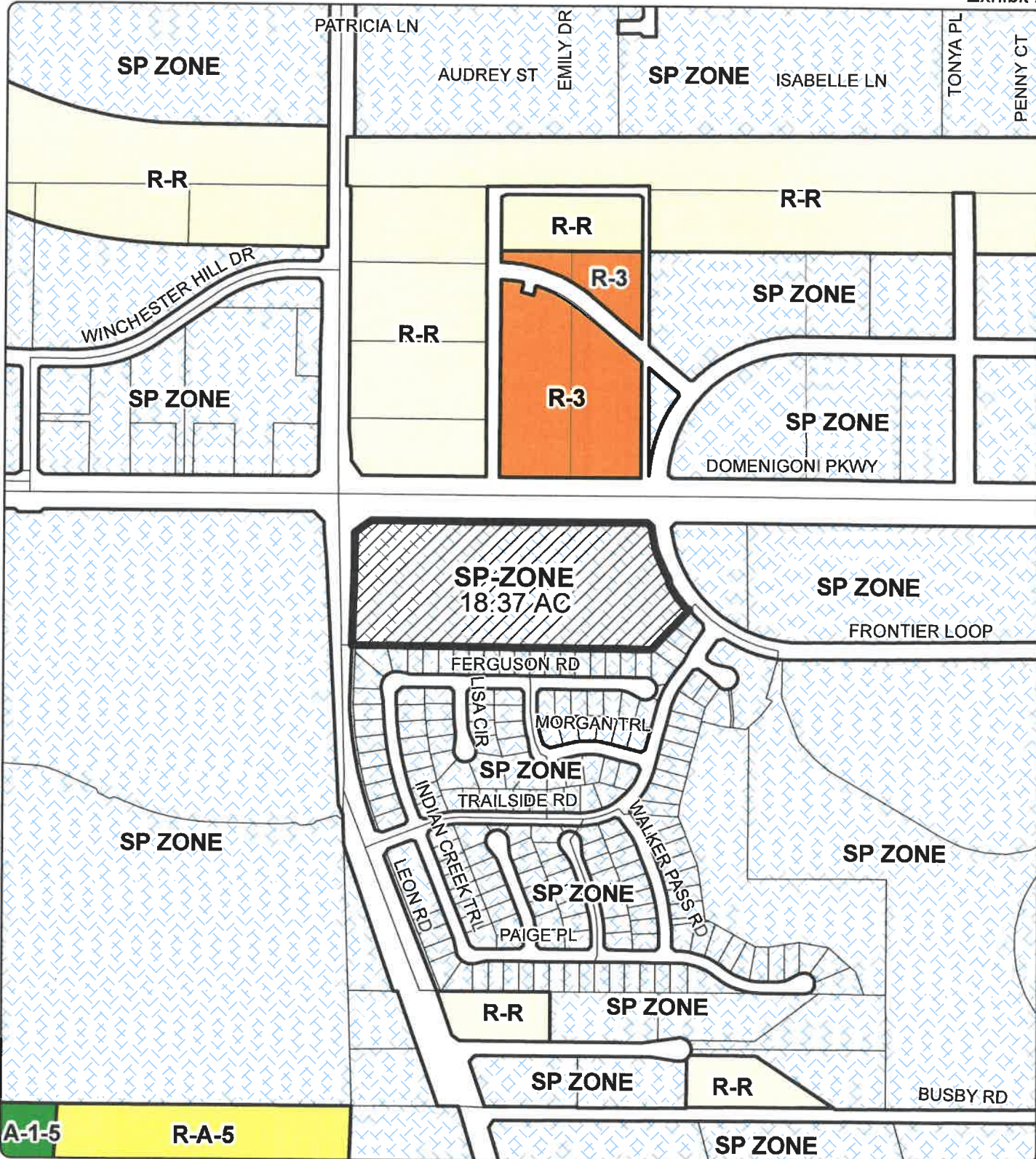
CUP03782 PP26367 TPM35671R1

Supervisor: Washington
District 3

Date Drawn: 03/19/2019

Exhibit 2

EXISTING ZONING



Zoning Area: Winchester

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03782 PP26367 TPM35671R1

Supervisor: Washington
District 3

Date Drawn: 03/19/2019

LAND USE

Exhibit 1



Zoning Area: Winchester

Author: Vinnie Nguyen



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W 333 E

1" = 80'

0 60 120 180

AMENDED #3

| | | |
|--|----------------|-------------|
| REVISED SITE PLAN | DATE: 11/16/11 | NO. 15-015 |
| REVISIONS FOR COUNTY CONSULT LITTLE DANCE 05-14-08 | DATE: 05-14-08 | SHEET 2 |
| REVISIONS FOR COUNTY CONSULT COMMERCIAL 10-06-07 | DATE: 10-06-07 | OF 2 SHEETS |

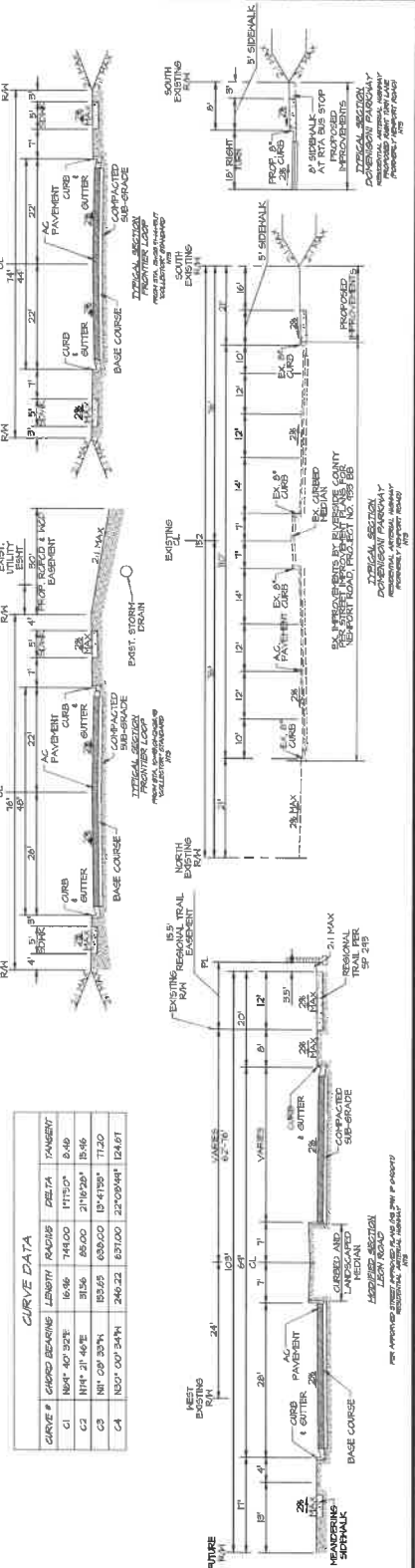
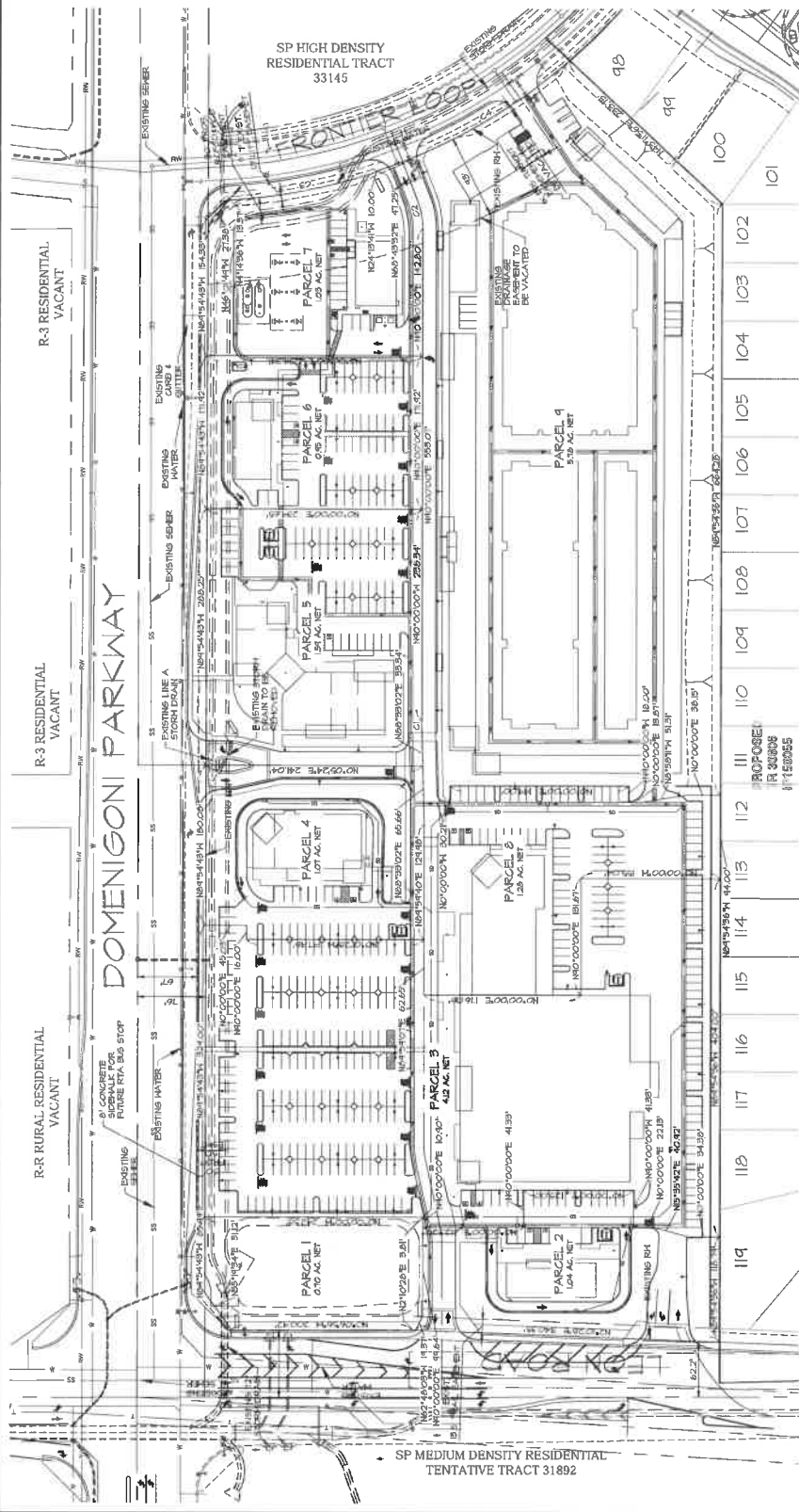
WINCHESTER RANCH MARKETPLACE

COUNTY OF RIVERSIDE

TENTATIVE PARCEL NO. 35671

MBB

REGISTERED CONSULTANT
 DATE: 11/16/11
 PROJECT NO. 35671
 CHECKED: JLB
 DATE: 11/16/11
 DRAWN: JLB



CURVE DATA

| CURVE # | CURVE BEARINGS | LENGTH | RADIUS | DELTA | TANGENT |
|---------|----------------|--------|--------|-----------|---------|
| C1 | N04°40'32"E | 16.96 | 749.00 | 111°50' | 8.46 |
| C2 | N14°21'46"E | 31.56 | 89.00 | 219°20' | 15.86 |
| C3 | N1°09'30"E | 93.55 | 639.00 | 174°10' | 11.20 |
| C4 | N30°00'34"E | 246.32 | 637.00 | 27°09'41" | 124.91 |

SP MEDIUM DENSITY RESIDENTIAL
TENTATIVE TRACT 31892

SP RURAL RESIDENTIAL
VACANT

R-3 RESIDENTIAL
VACANT

SP HIGH DENSITY RESIDENTIAL TRACT
33145

DOMENIGONI PARKWAY

EXISTING WATER

EXISTING STORM DRAIN

EXISTING SIDEWALK

EXISTING SIDEWALK

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WINCHESTER RANCH MARKETPLACE MAJOR DEVELOPMENT PLAN



SHEET INDEX

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| WALL, FENCING AND TRAIL PLAN | L7.1 |
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VICINITY MAP_SITS

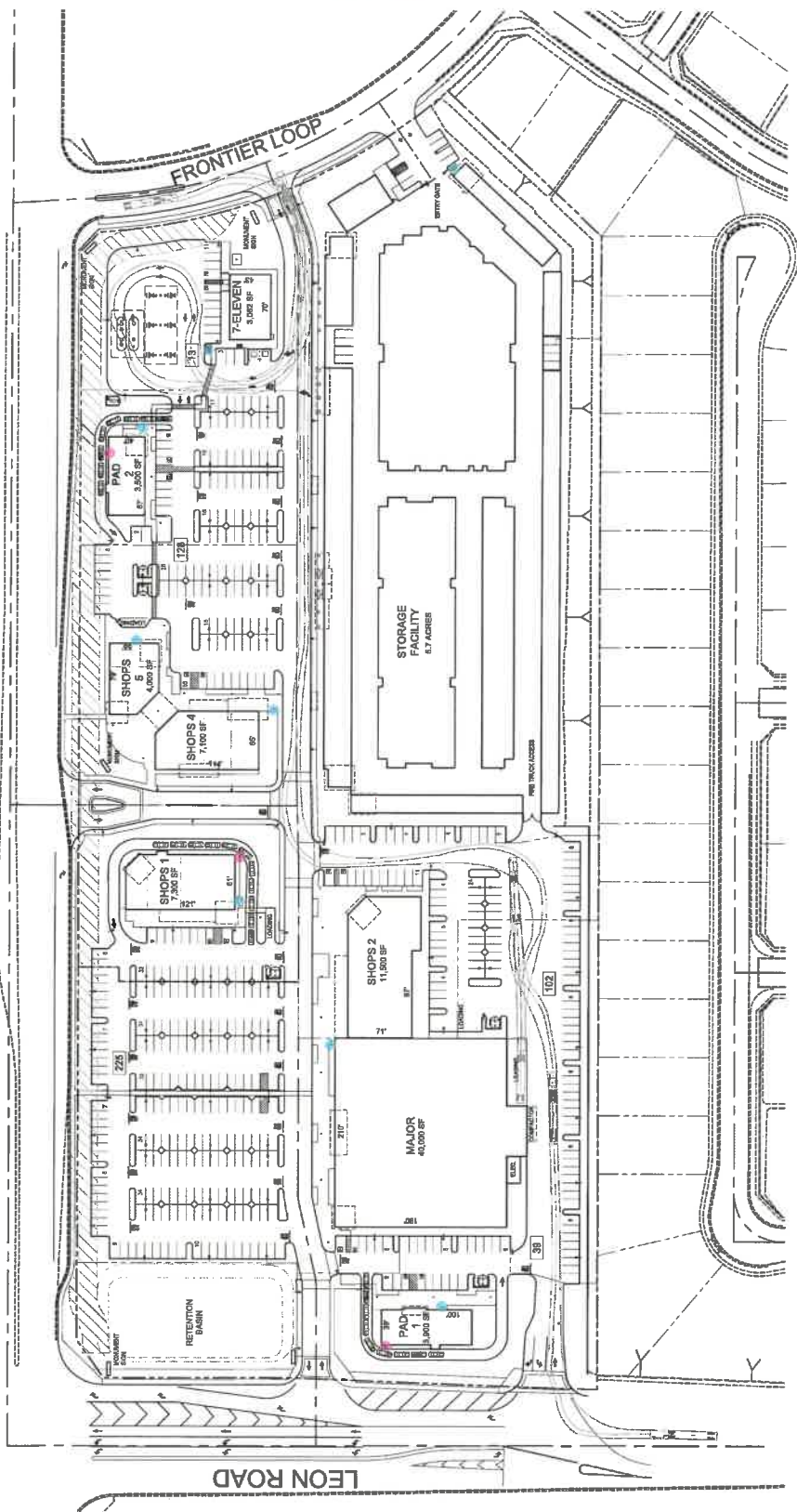
PROJECT SUMMARY

| | |
|---------------------------------|---------------|
| RETAIL NET SITE AREA: | 10.8 ACRES |
| C-STORE NET SITE AREA: | 1.0 ACRES |
| STORAGE FACILITY NET SITE AREA: | 5.7 ACRES |
| TOTAL NET SITE AREA: | 17.5 ACRES |
| RETAIL PARKING PROVIDED: | 507 STALLS |
| RETAIL PARKING RATIO PROVIDED: | 6.5/ 1,000 SF |
| RETAIL BUILDING AREA: | 77,300 SF |
| RETAIL BUILDING COVERAGE: | 16.5% |
| C-STORE BUILDING AREA: | 3,062 SF |
| C-STORE BUILDING COVERAGE: | 6.8% |
| STORAGE FACILITY BUILDING AREA: | 125,000 SF |
| STORAGE FACILITY COVERAGE: | 50.3% |

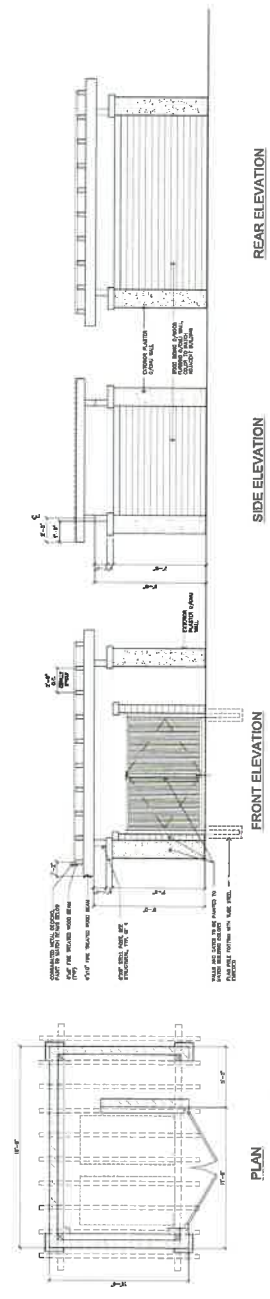
LEGEND:

- BIKE RACK LOCATION
- MENU BOARD LOCATION

DOMENIGONI PARKWAY



OVERALL SITE PLAN
SCALE: 1" = 300'

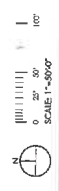


PLAN
TRASH ENCLOSURE DETAILS
SCALE: 1/4" = 1'-0"

REAR ELEVATION

SIDE ELEVATION

FRONT ELEVATION



OVERALL SITE PLAN

WINCHESTER RANCH MARKETPLACE
THE WINCHESTER RANCH MARKETPLACE, MURFREESBORO, TN

RANCON WINCHESTER VALLEY 85, LLC 41391 KAMIA STREET, SITE 200, MURFREESBORO, TN 37130
11.14.19



These light fixtures will be fully shielded.

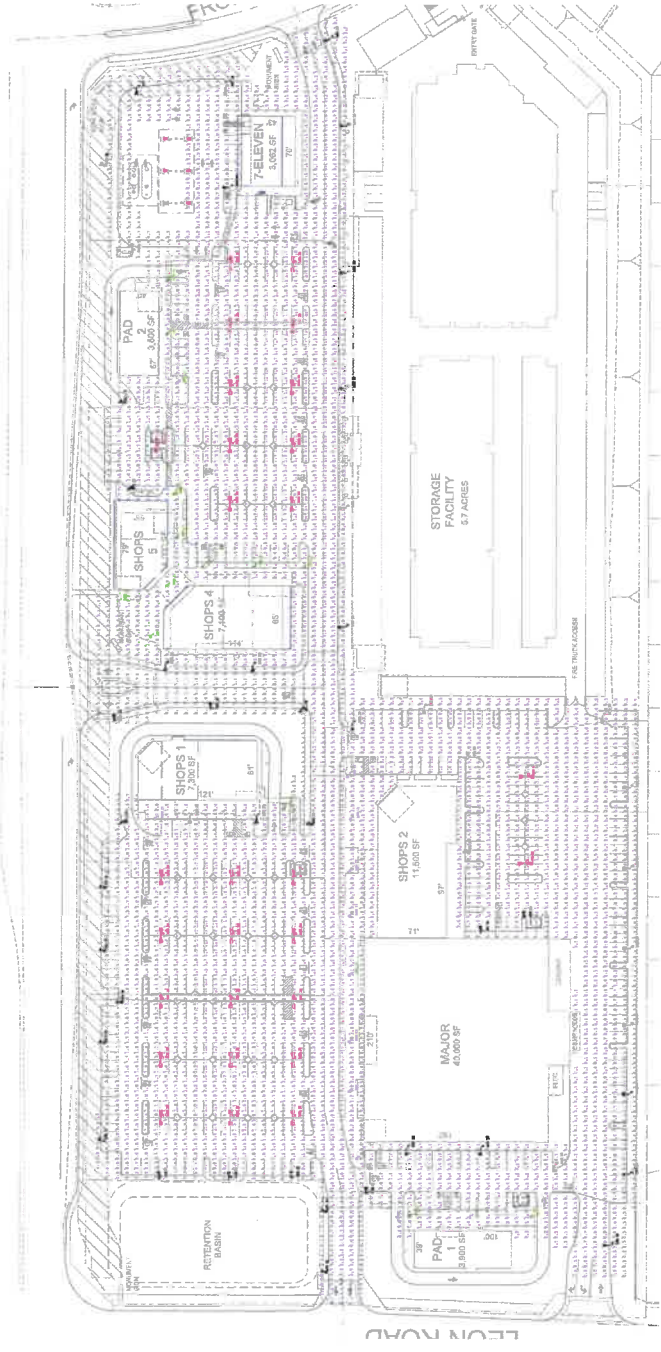
| Label | Qty | Arrangement | Foot Candles | Height | Beam Dia. | Beam Angle | Beam Spread | Beam Diameter |
|-------|-----|-------------|--------------|--------|-----------|------------|-------------|---------------|
| A | 3 | TRIANGLE | 1327 | 10.00 | 1.7 | 43 | 9.0 | 17.09 |
| B | 3 | TRIANGLE | 1327 | 10.00 | 1.7 | 43 | 9.0 | 17.09 |
| D | 3 | TRIANGLE | 1327 | 10.00 | 1.7 | 43 | 9.0 | 17.09 |

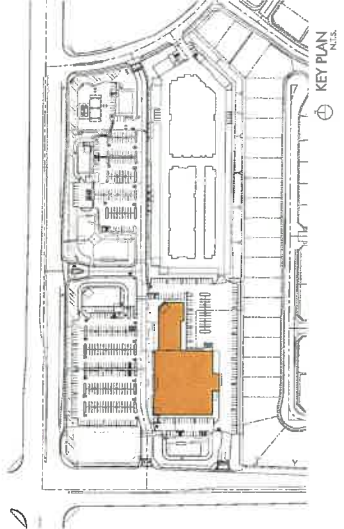
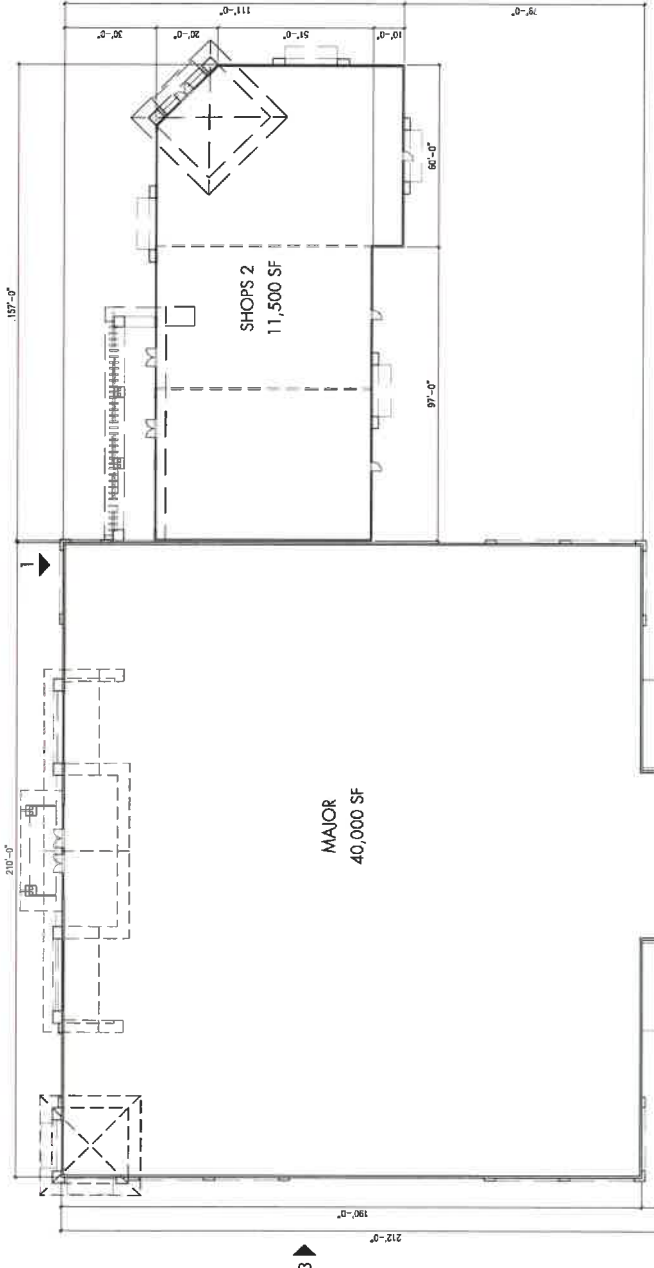
| Label | Color | Material | Height | Beam Dia. | Beam Angle | Beam Spread | Beam Diameter |
|-------|-------|----------|--------|-----------|------------|-------------|---------------|
| 1 | White | Aluminum | 10.00 | 1.7 | 43 | 9.0 | 17.09 |
| 2 | White | Aluminum | 10.00 | 1.7 | 43 | 9.0 | 17.09 |
| 3 | White | Aluminum | 10.00 | 1.7 | 43 | 9.0 | 17.09 |

Winchester Ranch, Murreta, CA 95124-4402
 Report for: General Lighting / Applications: Building
 Date: 11/11/11
 Prepared by: RIA
 Revision: 001/11 - Update information specified by customer
 Date: 01/11/11

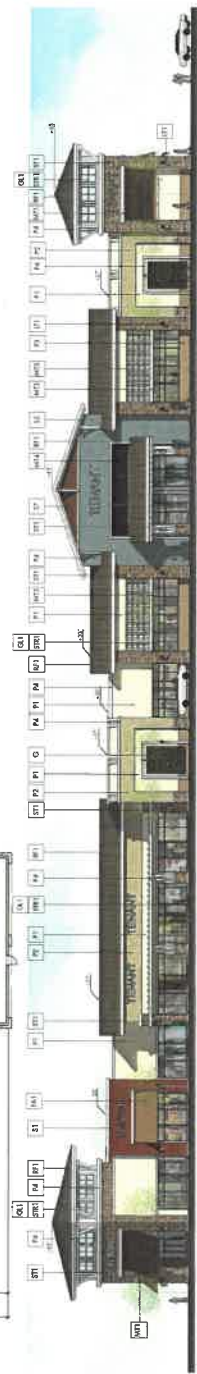
Light fixture models shown in this plan view are illustrative only and do not represent the actual lighting fixture. The lighting fixture manufacturer should be consulted for the actual lighting fixture specifications and details.

DOMENIGONI PARKWAY

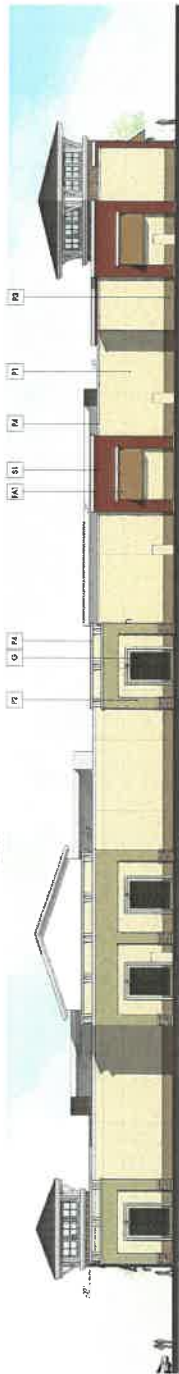




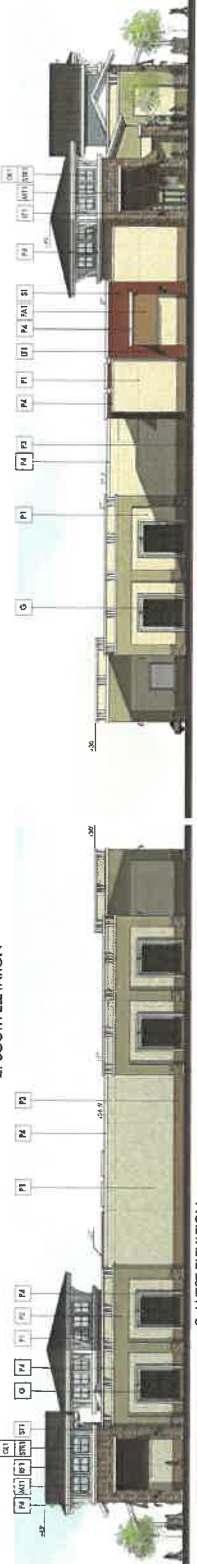
- P1 EXTERIOR CONCRETE PLASTER FINISH
SMOOTH BY OMEGA
COLOR TO MATCH DUNN EDWARDS RFS6149 - CREAM WASHED
- P2 EXTERIOR CEMENT PLASTER FINISH
SMOOTH BY OMEGA
COLOR TO MATCH DUNN EDWARDS RFS6149 - ALMOND LITE
- P3 EXTERIOR CONCRETE PLASTER FINISH
SMOOTH BY OMEGA
COLOR TO MATCH DUNN EDWARDS RFS6149 - TINKNEY ROAD
- P4 EXTERIOR CEMENT PLASTER FINISH
SMOOTH BY OMEGA
COLOR TO MATCH DUNN EDWARDS RFS6149 - COOL BECAUSE
- P5 HARBOR PLANK UP SIDING SYSTEM - SMOOTH
COLOR: COUNTRYWANE RD
- P6 HARBOR PLANK UP SIDING SYSTEM - SMOOTH
COLOR: SPRING SUE
- P7 HARBOR PLANK UP SIDING SYSTEM - SMOOTH
COLOR: HEATHERED MOSS
- P8 HARBOR PLANK UP SIDING SYSTEM - SMOOTH
COLOR: WOODLAND OCEAN
- P9 HARBOR VENTED SOFFIT SYSTEM - SMOOTH
COLOR: ARCTIC WHITE
- P10 HARBOR PANELS - SMOOTH W/HARBOR TRIM/BATTEN BOARDS -
COLOR: CORNELL STONE
- P11 HARBOR PANELS - SMOOTH W/HARBOR TRIM/BATTEN BOARDS -
SMOOTH
COLOR: COUNTRYWANE RD
- P12 PPG ISORACRAFTS, SOLARBAN 60 CLEAR
- P13 ARCADIA, INC. ANODIZED CLEAR AC2
- P14 FABRIC AWNING COLORS TO MATCH "OASIS"
BY SUN-SHIELA, PRESST
- P15 FABRIC AWNING COLORS TO MATCH "TIN"
BY SUN-SHIELA, PRESST
- P16 FABRIC AWNING COLORS TO MATCH "TILE BROWN"
BY SUN-SHIELA, PRESST
- P17 MONKETO CEMENTSTONE (EXTERIOR)
- P18 SERRAVALLO STONE
- P19 VINISAGE FINISHES
"SERRAVALLO" WALL HANG TRUSS PANELS
BY SUN-SHIELA, PRESST
"SERRAVALLO" METAL PANELS
BY SUN-SHIELA, PRESST
"SERRAVALLO" METAL PANELS
BY SUN-SHIELA, PRESST
- P20 B.L.C. SANDERS, INC. METAL PANELS
"SERRAVALLO" WALL HANG TRUSS PANELS
BY SUN-SHIELA, PRESST
- P21 B.L.C. SANDERS, INC. SANDSTONE SERIES
AREAL CANTOPY SANDSTONE WHITE BY BERGDOE
- P22 RIBBED METAL PANELS WALL SIDING
BY SUN-SHIELA, PRESST
- P23 T-122 BY METAL SALES/PTP (T-122) (T-122) (T-122)
SYSTEM/MEDIUM BRIDGE
- P24 ROOF TILE - FAJRE ROOFING "TORNADO" - COLOR: SE22 -
ARCUDA
- P25 DECORATIVE LIGHT SCIENCE



1. NORTH ELEVATION



2. SOUTH ELEVATION



3. WEST ELEVATION

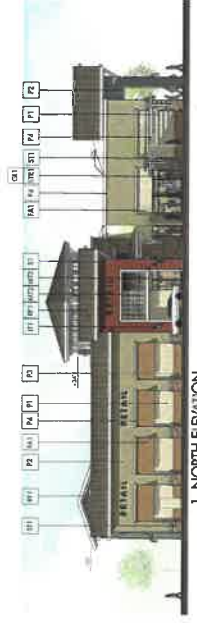
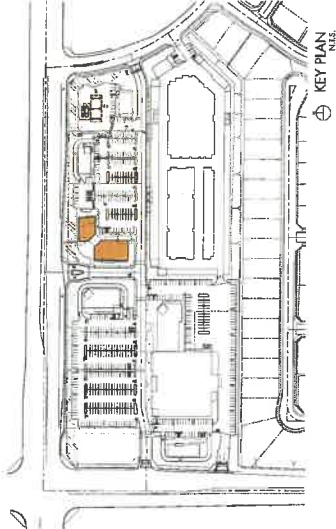
4. EAST ELEVATION

PLAN AND ELEVATIONS
MAJOR 1 AND SHOPS 2

11.6.17

WINCHESTER RANCH MARKETPLACE
14000 RIVER ROAD & HIGHWAY 100, WILSON, CA
PANCON WINCHESTER VALLEY 65, LLC 41391 KANOLA STREET, STE 200, MURBETA, CA 92552 951-494-0400

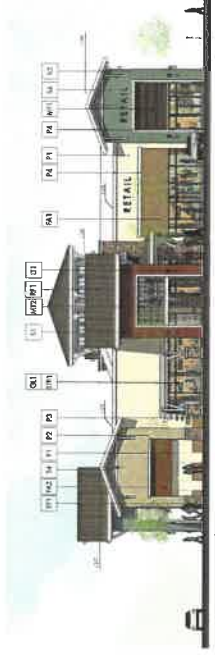




1. NORTH ELEVATION



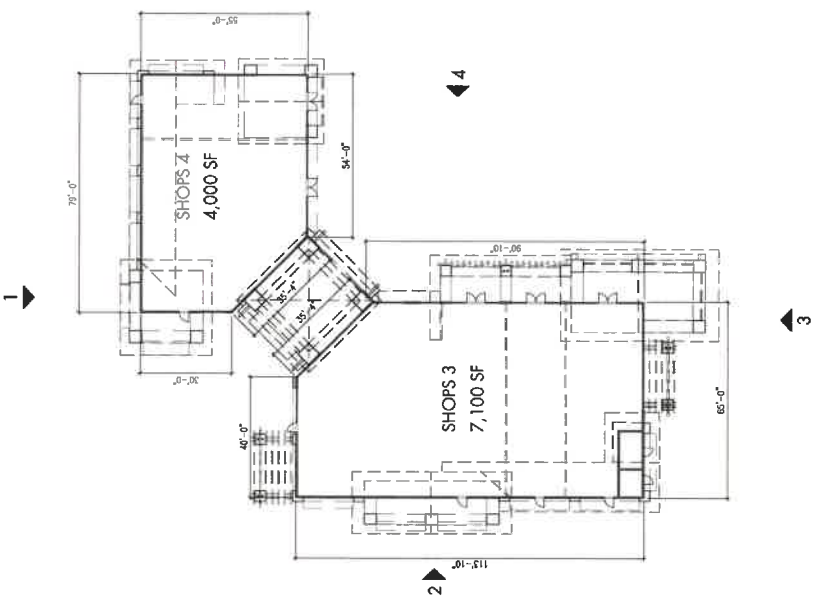
2. WEST ELEVATION



3. SOUTH ELEVATION



4. EAST ELEVATION



- P1 EXTERIOR CONCRETE PLASTER FINISH - SMOOTH BY ANGA
- P2 EXTERIOR CONCRETE PLASTER FINISH - SMOOTH BY ANGA
- P3 EXTERIOR CONCRETE PLASTER FINISH - SMOOTH BY ANGA
- P4 EXTERIOR CONCRETE PLASTER FINISH - SMOOTH BY ANGA
- P5 EXTERIOR CONCRETE PLASTER FINISH - SMOOTH BY ANGA
- P6 EXTERIOR CONCRETE PLASTER FINISH - SMOOTH BY ANGA
- P7 EXTERIOR CONCRETE PLASTER FINISH - SMOOTH BY ANGA
- P8 EXTERIOR CONCRETE PLASTER FINISH - SMOOTH BY ANGA
- P9 EXTERIOR CONCRETE PLASTER FINISH - SMOOTH BY ANGA
- P10 EXTERIOR CONCRETE PLASTER FINISH - SMOOTH BY ANGA
- P11 EXTERIOR CONCRETE PLASTER FINISH - SMOOTH BY ANGA
- P12 EXTERIOR CONCRETE PLASTER FINISH - SMOOTH BY ANGA
- P13 EXTERIOR CONCRETE PLASTER FINISH - SMOOTH BY ANGA
- P14 EXTERIOR CONCRETE PLASTER FINISH - SMOOTH BY ANGA
- P15 EXTERIOR CONCRETE PLASTER FINISH - SMOOTH BY ANGA
- P16 EXTERIOR CONCRETE PLASTER FINISH - SMOOTH BY ANGA
- P17 EXTERIOR CONCRETE PLASTER FINISH - SMOOTH BY ANGA
- P18 EXTERIOR CONCRETE PLASTER FINISH - SMOOTH BY ANGA
- P19 EXTERIOR CONCRETE PLASTER FINISH - SMOOTH BY ANGA
- P20 EXTERIOR CONCRETE PLASTER FINISH - SMOOTH BY ANGA
- P21 EXTERIOR CONCRETE PLASTER FINISH - SMOOTH BY ANGA





P1



P2



P3



S3



S4



S5



P4

S1



S6



S7



S2



STR1

GL1



FA1



FA2



FA3



ST1



MT1



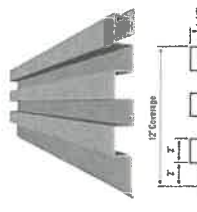
MT2



MT3



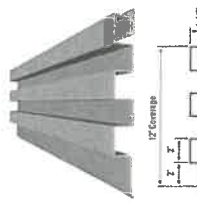
RF1



MT4

SHASTA WHITE

MEDIUM BRONZE



- P1 EXTERIOR CEMENT PLASTER FINISH
SEMI-SMOOTH BY OMEGA
COLOR TO MATCH DUNN EDWARDS IDEAL 10-
CREAM WASHED
- P2 EXTERIOR CEMENT PLASTER FINISH
SEMI-SMOOTH BY OMEGA
COLOR TO MATCH DUNN EDWARDS IDEAL 10-
LONELY ROAD
- P3 EXTERIOR CEMENT PLASTER FINISH
SEMI-SMOOTH BY OMEGA
COLOR TO MATCH DUNN EDWARDS IDEAL 10-
LONELY ROAD
- P4 EXTERIOR CEMENT PLASTER FINISH
SEMI-SMOOTH BY OMEGA
COLOR TO MATCH DUNN EDWARDS IDEAL 10-
LONELY ROAD
- S1 HARDIE PLANK LAP SIDING SYSTEM - SMOOTH
COLOR: COUNTRYLANE RED
- S2 HARDIE PLANK LAP SIDING SYSTEM - SMOOTH
COLOR: FOREBING BLUE
- S3 HARDIE PLANK LAP SIDING SYSTEM - SMOOTH
COLOR: HICKORY HISS
- S4 HARDIE PLANK LAP SIDING SYSTEM - SMOOTH
COLOR: WOODLAND CREAM
- S5 HARDIE PLANK LAP SIDING SYSTEM - SMOOTH
COLOR: ARTIC WHITE
- S6 HARDIE PANELS - SMOOTH W/HARDIE TRIM
COLOR: COBBLESTONE
- S7 HARDIE PANELS - SMOOTH W/HARDIE TRIM
COLOR: COUNTRYLANE RED
- GL1 P98 OBSOLETE, SOLARBAN 100 CLEAR
SHASTA WHITE BY BERRIDGE
- STR1 ARCADIA INC. ANODIZED CLEAR #2
BY SUNBELLA, PREST
- FA1 EXTERIOR CEMENT PLASTER FINISH
SEMI-SMOOTH BY OMEGA
COLOR TO MATCH DUNN EDWARDS IDEAL 10-
COOL DECEMBER
- FA2 HARDIE PLANK LAP SIDING SYSTEM - SMOOTH
COLOR: COUNTRYLANE RED
- FA3 HARDIE PLANK LAP SIDING SYSTEM - SMOOTH
COLOR: FOREBING BLUE
- ST1 MONTECITO CLIFFSTONE (DRYSTACK)
BY EL DORADO STONE
- G VINYLAGE PANELS
GREENSCREEN WALL HUNG TRELLIS PANELS
- MT1 B.A.C. AWINGS INC. ANGLE ROOFING SERIES
METAL PANELS - MEDIUM BRONZE BY BERRIDGE
SHASTA WHITE BY BERRIDGE
- MT2 B.A.C. AWINGS INC. ALUMINUM TUBE WALL COVER-
SHASTA WHITE BY BERRIDGE
- MT3 B.A.C. AWINGS INC. STAIR-UP SERIES
METAL CANOPY - SHASTA WHITE BY BERRIDGE
- MT4 RIBBED METAL PANELS WALL SIDING
FINISH BY METAL SALES - PDP (P/ANASO)
PAINT SYSTEM - MEDIUM BRONZE
- COLOR 3502 - ARCADIA
- RF1 ROOF TILE - EAGLE ROOFING "PONDEROSA"
- COLOR 3502 - ARCADIA



SCALE= 1"=20'-0"

PROPOSED PLANT PALETTE

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | WALLS PER PLAN |
|--------|-----------------------|-------------------|-----------|----------|----------------|
| | CERCIDILMURDUM | BLUE PINO VERDE | 24" BOX | PER PLAN | L |
| | RHUS LANCEA | AFRICAN BAMAC | 24" BOX | PER PLAN | L |
| | OLEUCUS WOBURNIA | SOUTHERN LIVE OAK | 24" BOX | PER PLAN | M |
| | FRAXINUS OXYCARPA | RAYWOOD ASH | 24" BOX | PER PLAN | M |
| | LIQUIDAMBAR STYRACIUM | LIQUIDAMBAR | 24" BOX | PER PLAN | M |
| | PLATANUS ACROFOLIA | LONDON PLANE TREE | 24" BOX | PER PLAN | M |
| | PRINSELDERICA | AFRICAN PINE | 24" BOX | PER PLAN | L |
| | QUERCUS AGROBOLIA | COAST LIVE OAK | LARGE BOX | PER PLAN | L |
| | LAGERSTROEMIA | CRAMPYBETTEL | 24" BOX | PER PLAN | M |
| | ALNUS GORCHATA | WHITE ALDER | 24" BOX | PER PLAN | M |



SUCCULENT ACCENT



ORNAMENTAL GRASSES



LIQUIDAMBAR 'FESTIVAL' PLATANUS 'BLOODGOOD'



FRAXINUS 'RAYWOOD'



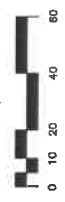
BOULDER ACCENTS



THEME FENCING

LEGEND

- 1 5' WALKWAY
- 2 BOULDER ACCENTS
- 3 INTERMITTENT FENCE
- 4 MULTI-PURPOSE TRAIL
- 5 PEDESTRIAN ACCESS WAY
- 6 THEME FENCE
- 7 CORNER MONUMENT SIGNAGE
- 8 ENHANCED INTERSECTION PAVING
- 9 BACKDROP LANDSCAPE
- 10 ENHANCED SHRUBS AND GRASSES
- 11 ENTRY MONUMENTATION
- 12 SEWER EASEMENT



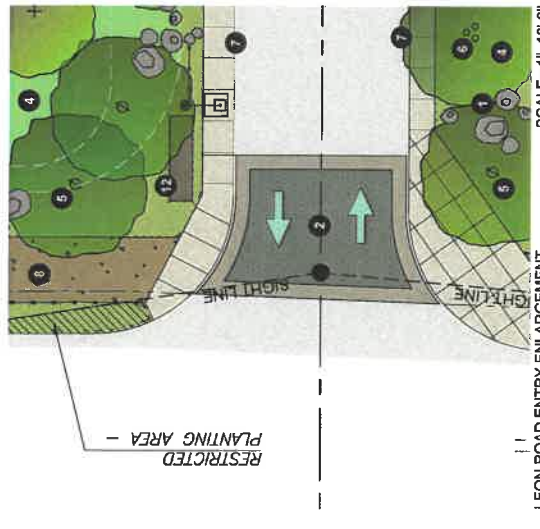
PRELIMINARY LANDSCAPE PLAN ENLARGEMENT

WINCHESTER RANCH MARKETPLACE
 DOMENIGUO CARRWAY AND BOUNDARY LOOP
 RANCHO WINCHESTER VALLEY 85, LLC. 41391 KAMUA STREET, STE 200 MURRIETA, CA 92562 951-694-0000
 MURRIETA, CA 11.1.2018

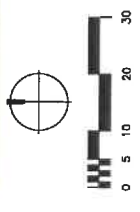
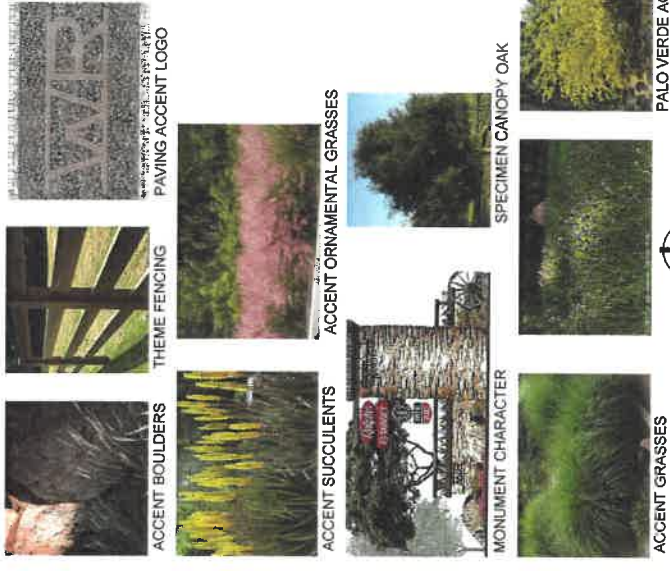


PROPOSED PLANT PALETTE

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | MUCOLS REGION |
|--------|-----------------------|-------------------|---------|----------|---------------|
| | CERCIDIA FLORIDUM / | BLUE PALM VERDE | 24" BOX | PER PLAN | L |
| | RAUHLANDIA / | AFRICAN SUMAC | 24" BOX | PER PLAN | L |
| | QUERCUS VIRGINIANA / | SOUTHERN LIVE OAK | 24" BOX | PER PLAN | M |
| | FRAXINUS OXYCARPA / | RAYWOOD ASH | 24" BOX | PER PLAN | M |
| | LIQUIDAMBAR / | LIQUIDAMBAR | 24" BOX | PER PLAN | M |
| | PLATANUS ACERIFOLIA / | LONGOY PLANE TREE | 24" BOX | PER PLAN | M |
| | PRUNUS ELUBERCA | AFGHAN YANE | 24" BOX | PER PLAN | L |
| | QUERCUS AGRIFOLIA | COAST LIVE OAK | 24" BOX | PER PLAN | L |
| | LAGERSTROEMIA / | GRASS WARTLE | 24" BOX | PER PLAN | M |
| | ALNUS CORDATA | WHITE ALDER | 24" BOX | PER PLAN | M |



- ### LEGEND
- ACCENT BOULDERS
 - PAVING LOGO
 - THEME RAIL FENCING
 - ENHANCED LANDSCAPE PLANTING
 - SPECIMEN OAK TREES
 - ACCENT PALO VERDE TREES
 - 5' WALK
 - MULTI PURPOSE TRAIL
 - BACKDROP TREES
 - PLAZA BEYOND
 - MAJOR ENTRY MONUMENTATION
 - ENTRY MONUMENTATION
 - SEWER EASEMENT



PRELIMINARY LANDSCAPE PLAN ENLARGEMENT

WINCHESTER RANCH MARKETPLACE
DOMERIGSON PARKWAY AND FRONTIER LOOP
SANCON WINCHESTER VALLEY 65, LLC 41391 KAMUA STREET, STE 200 MURRIETA, CA 92562 951-696-0600
MURRIETA, CA 11.1.2018



PROPOSED PLANT PALETTE

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | NATURAL REGION |
|--------|------------------------|--------------------|---------|----------|----------------|
| | CORYLORUS FLORIDANA / | BLUE HAZEL | 24" BOX | PER PLAN | L |
| | RUSSIA LANCEATA / | AFRICANA BAMBOO | 24" BOX | PER PLAN | L |
| | QUERCUS PRINCEANA / | SOUTHERN LIVE OAK | 24" BOX | PER PLAN | M |
| | QUERCUS LAEVOGARPA / | SWAMP WHITE OAK | 24" BOX | PER PLAN | N |
| | LIQUIDAMBAR STYRACIA / | FLORIDANA STYRACIA | 24" BOX | PER PLAN | N |
| | PLATANUS WESTERLII / | WESTERN PLATANUS | 24" BOX | PER PLAN | M |
| | QUERCUS LAEVOGARPA / | SWAMP WHITE OAK | 24" BOX | PER PLAN | N |
| | QUERCUS LAEVOGARPA / | SWAMP WHITE OAK | 24" BOX | PER PLAN | N |
| | QUERCUS LAEVOGARPA / | SWAMP WHITE OAK | 24" BOX | PER PLAN | N |
| | QUERCUS LAEVOGARPA / | SWAMP WHITE OAK | 24" BOX | PER PLAN | N |
| | QUERCUS LAEVOGARPA / | SWAMP WHITE OAK | 24" BOX | PER PLAN | N |
| | QUERCUS LAEVOGARPA / | SWAMP WHITE OAK | 24" BOX | PER PLAN | N |
| | QUERCUS LAEVOGARPA / | SWAMP WHITE OAK | 24" BOX | PER PLAN | N |
| | QUERCUS LAEVOGARPA / | SWAMP WHITE OAK | 24" BOX | PER PLAN | N |
| | QUERCUS LAEVOGARPA / | SWAMP WHITE OAK | 24" BOX | PER PLAN | N |
| | QUERCUS LAEVOGARPA / | SWAMP WHITE OAK | 24" BOX | PER PLAN | N |
| | QUERCUS LAEVOGARPA / | SWAMP WHITE OAK | 24" BOX | PER PLAN | N |

LEGEND

- 1 MAJOR ENTRY MONUMENT SIGN
- 2 BOULDERS
- 3 ENHANCED ENTRY PAVING
- 4 ENHANCED PLAZA PAVING
- 5 FIRE PIT GATHERING
- 6 GROUP DINNING TABLES
- 7 SHADED LOUNGE SEATING
- 8 SHADED DINNING SEATING
- 9 HANDICAP PARKING
- 10 SPECIMEN OAK TREES
- 11 ACCENT PALO VERDE TREES
- 12 PARKING LOT TREES
- 13 THEME FENCING
- 14 SHADE STRUCTURE
- 15 BIKE RACKS
- 16 SEWER EASEMENT
- 17 INTERMITTENT THEMED FENCE

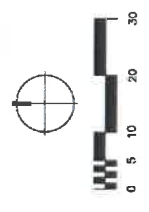


PLAZA SPACE ENLARGEMENT SCALE= 1"=10'-0"

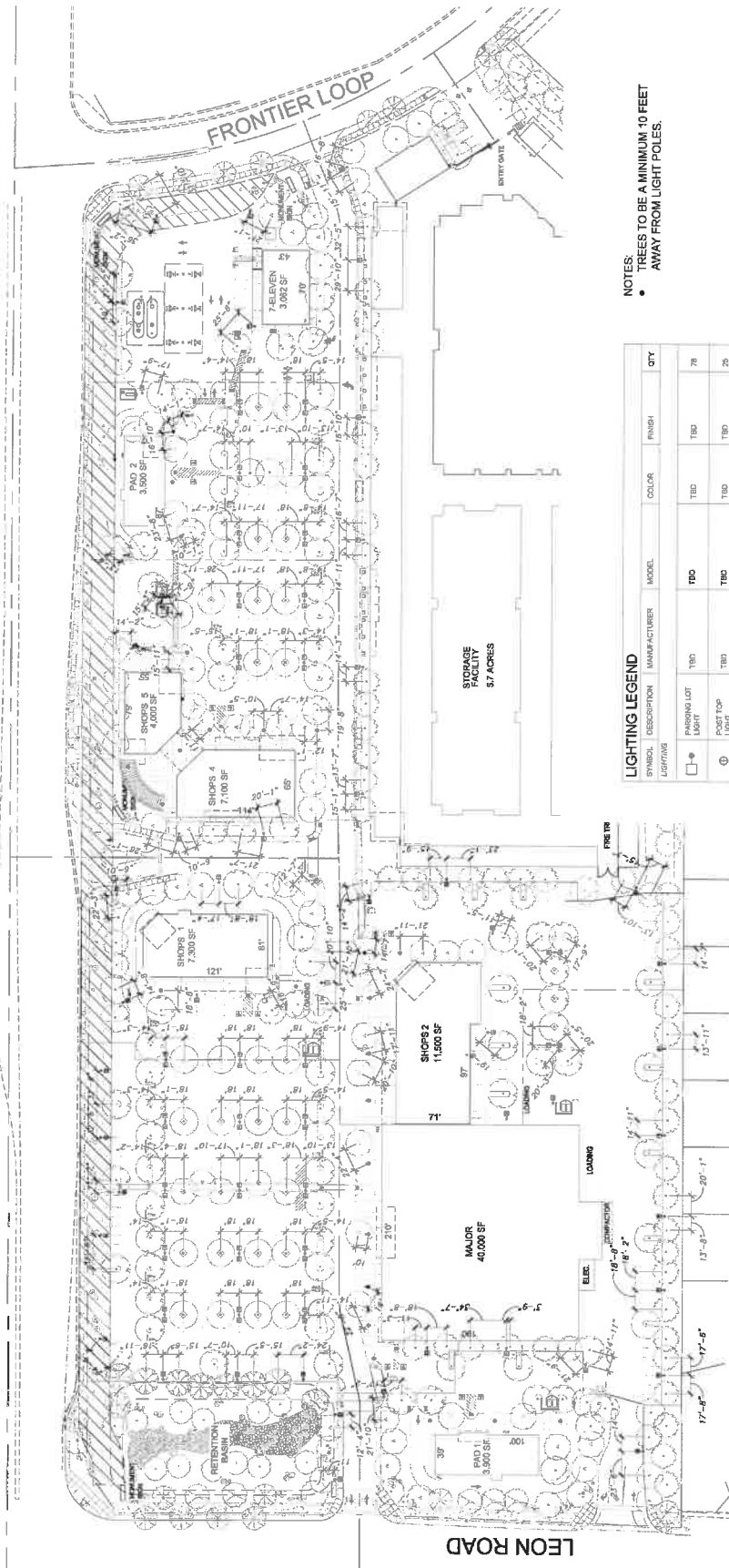
WINCHESTER RANCH MARKETPLACE
DOMENICOLI DRIVEWAY AND FRONTIER LOOP
RANCON WINCHESTER VALLEY 85, LLC. 41391 KAMUJA STREET, STE 200, MURRIETA, CA 92562 951-495-0000

MURRIETA, CA
11.1.2018

PRELIMINARY LANDSCAPE PLAN ENLARGEMENT



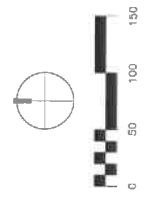
DOMENIGONI PARKWAY



LEON ROAD

NOTES:
 • TREES TO BE A MINIMUM 10 FEET AWAY FROM LIGHT POLES.

| SYMBOL | DESCRIPTION | MANUFACTURER | MODEL | COLOR | FINISH | QTY |
|--------|-------------------|--------------|-------|-------|--------|-----|
| ☐ | PARKING LOT LIGHT | TBD | F80 | TBD | TBD | 78 |
| ⊙ | POST TOP LIGHT | TBD | TBD | TBD | TBD | 25 |

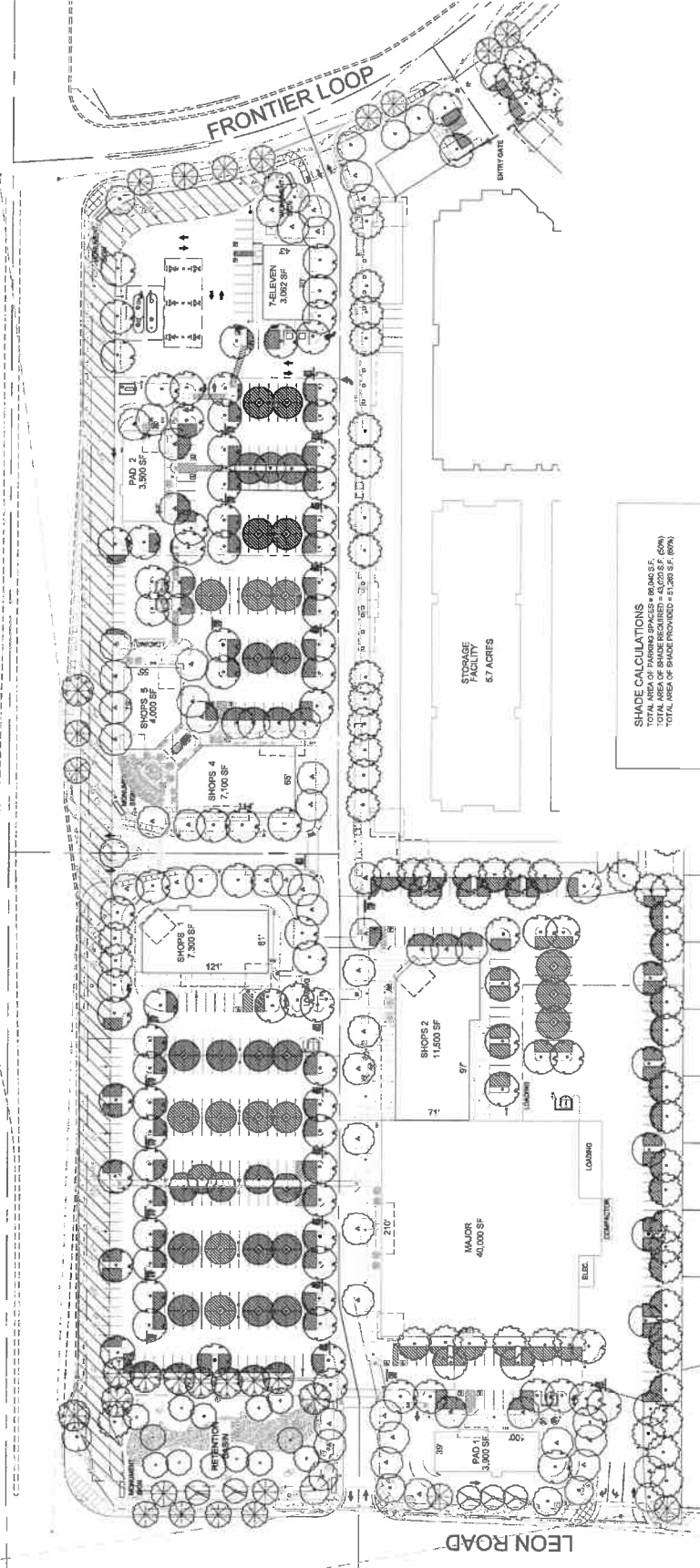


CONCEPTUAL LIGHTING PLAN

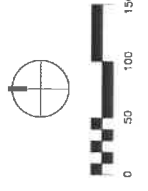
MURRIETA, CA
 11.1.2018

WINCHESTER RANCH MARKETPLACE
 DOMENIGONI PARKWAY AND FRONTIER LOOP
 RANCON WINCHESTER VALLEY 85, LLC 41391 KAMIA STREET, STE 200 MURRIETA, CA 95562 951-496-0600

DOMENIGONI PARKWAY



LEON ROAD



PARKING LOT TREE SHADING PLAN

WINCHESTER RANCH MARKETPLACE
 DOMENIGONI PARKWAY AND FRONTIER LOOP
 MURRIETA, CA
 11.1.2018

RANCON WINCHESTER VALLEY 85, LLC - 41391 KANLA STREET, STE 200 - MURRIETA, CA 92552 951-694-0400

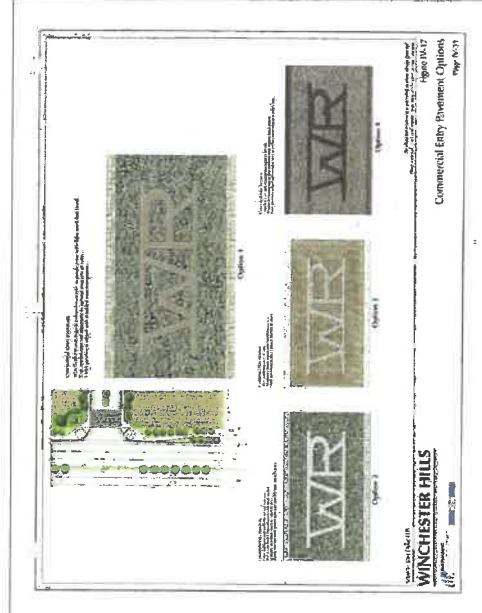


DOMENIGONI PARKWAY



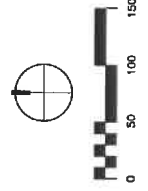
LEGEND

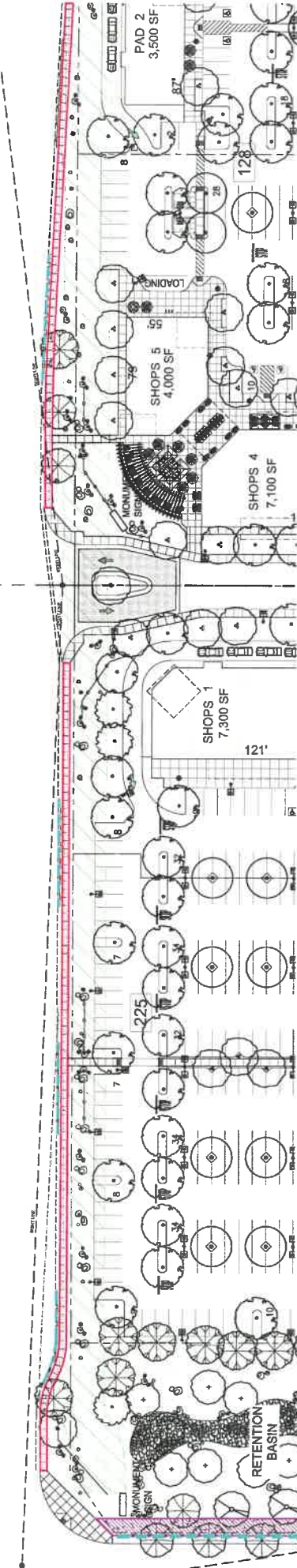
- 1 COMMERCIAL ENTRY MONUMENT
- 2 MINOR COMMUNITY ENTRY MONUMENT







ENTRY MONUMENT
PLAN AND DIAGRAM

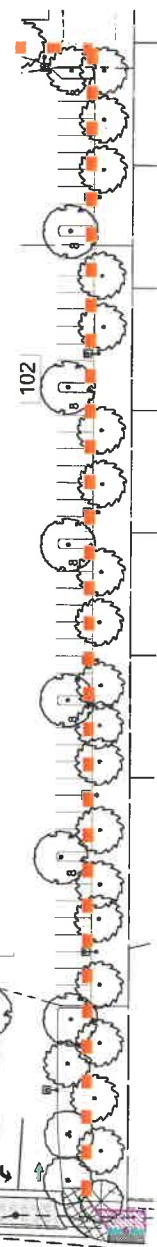
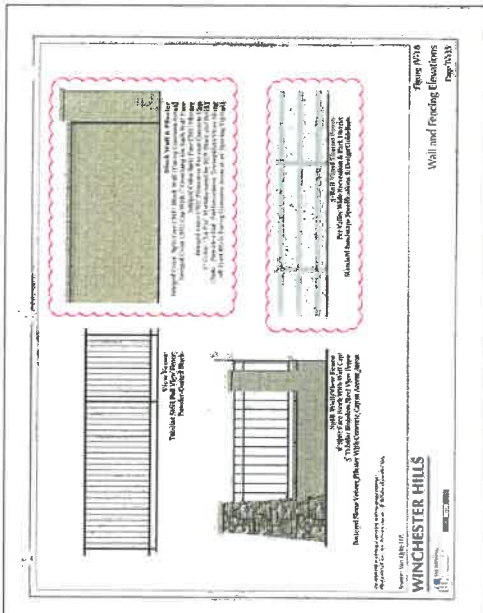
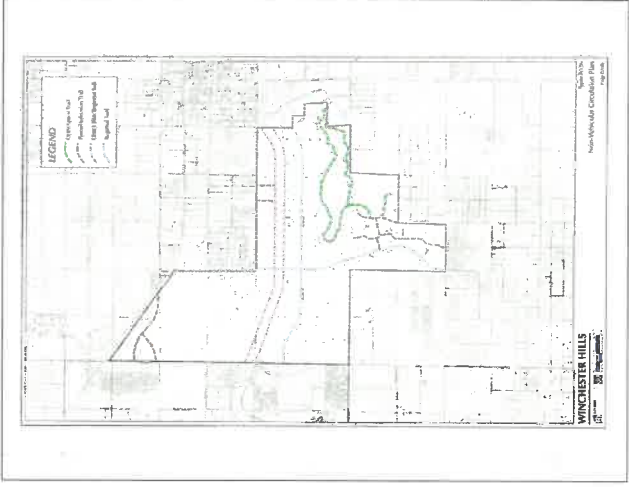
MURRIETA, CA
11.1.2018





WALL LEGEND

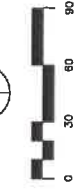
-  REGIONAL TRAIL
-  3-RAIL VINYL THEME FENCE
-  CMU BLOCK WALL & PILASTER
-  5' WIDE SIDEWALK ADJACENT TO CURB

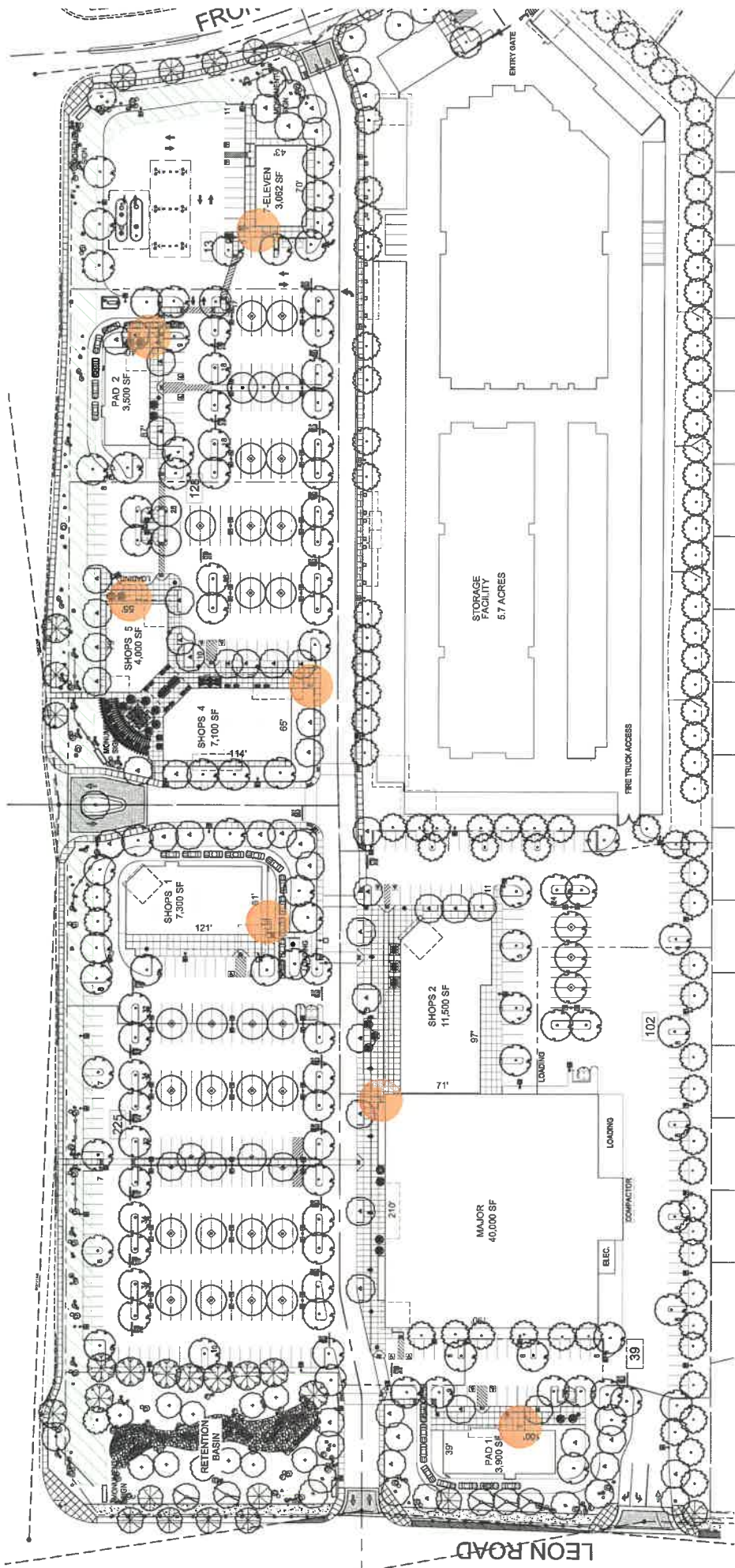


WINCHESTER RANCH MARKETPLACE
DOMENICONI PARKWAY AND FRONTIER LOOP

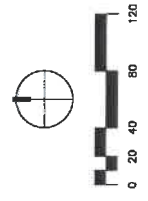
MURRIETA, CA
11.1.2018

WALL, FENCING, AND TRAIL PLAN





LEGEND



BIKE RACKS PLAN

WINCHESTER RANCH MARKETPLACE
 101 JENIGON PARKWAY AND FRONTIER LOOP
 RANCON WINCHESTER VALLEY BS, LLC 41391 LAMLA STREET, STE 200 MURRIETA, CA 92562 951-696-0600

MURRIETA, CA
 11.1.2018



L8.1



OWNER/DEVELOPER

RANCON WINDCHESTERS VALLEY 035
 4133 KALAM STREET, SUITE 200
 MURRIETTA, CA 92562
 PHONE: 951.586-9600
 E-MAIL: rancon@rwc.com

SITE DATA

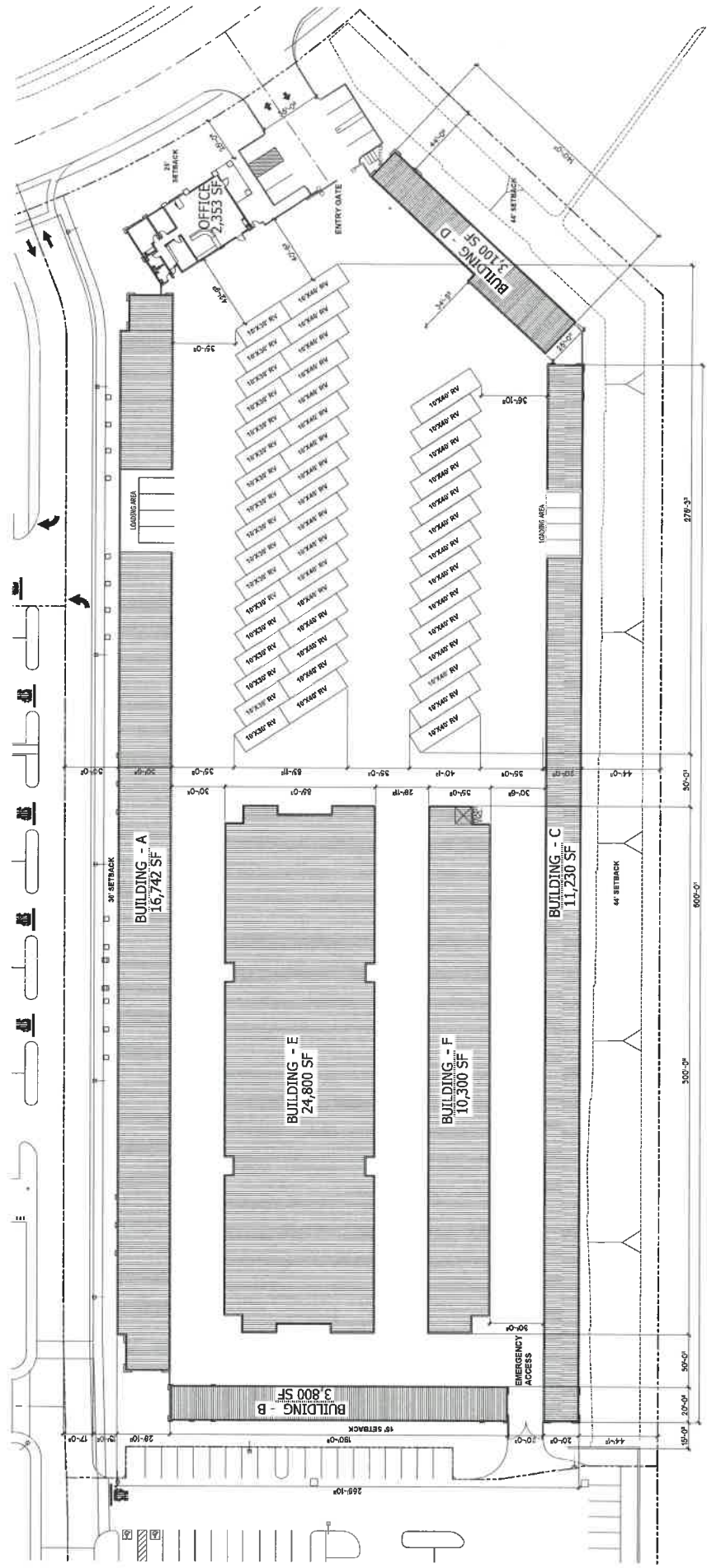
239,590 SQ. FT.
 SITE AREA
 (5.5 ACRES)
 TOTAL FLOOR AREA
 348,831 SQ. FT.

BUILDING DATA

1 STORY 16,742 SQ. FT.
 1 STORY 24,800 SQ. FT.
 1 STORY 10,300 SQ. FT.
 1 STORY 11,230 SQ. FT.
 1 STORY 3,800 SQ. FT.
 1 STORY 2,353 SQ. FT.
 1 STORY 2,353 SQ. FT.

ARCHITECT

VALLI ARCHITECTURAL GROUP
 27465 PALMVIEW ROAD, SUITE 255
 MASON VILLAGE, CA 91761
 PHONE: 949.813-4151
 E-MAIL: ar@valligrp.com



REV: 04.13.13
 PRELIMINARY 02.07.13
 NORTH
 SCALE: 1"=40'



RANCON SELF STORAGE WV 85 - MARKETPLACE OVERALL SITE PLAN - PHASE 1
 MURRIETA, CA

16-1127

1 of 9

27465 PALMVIEW ROAD, SUITE 255 MASON VILLAGE, CA 91761

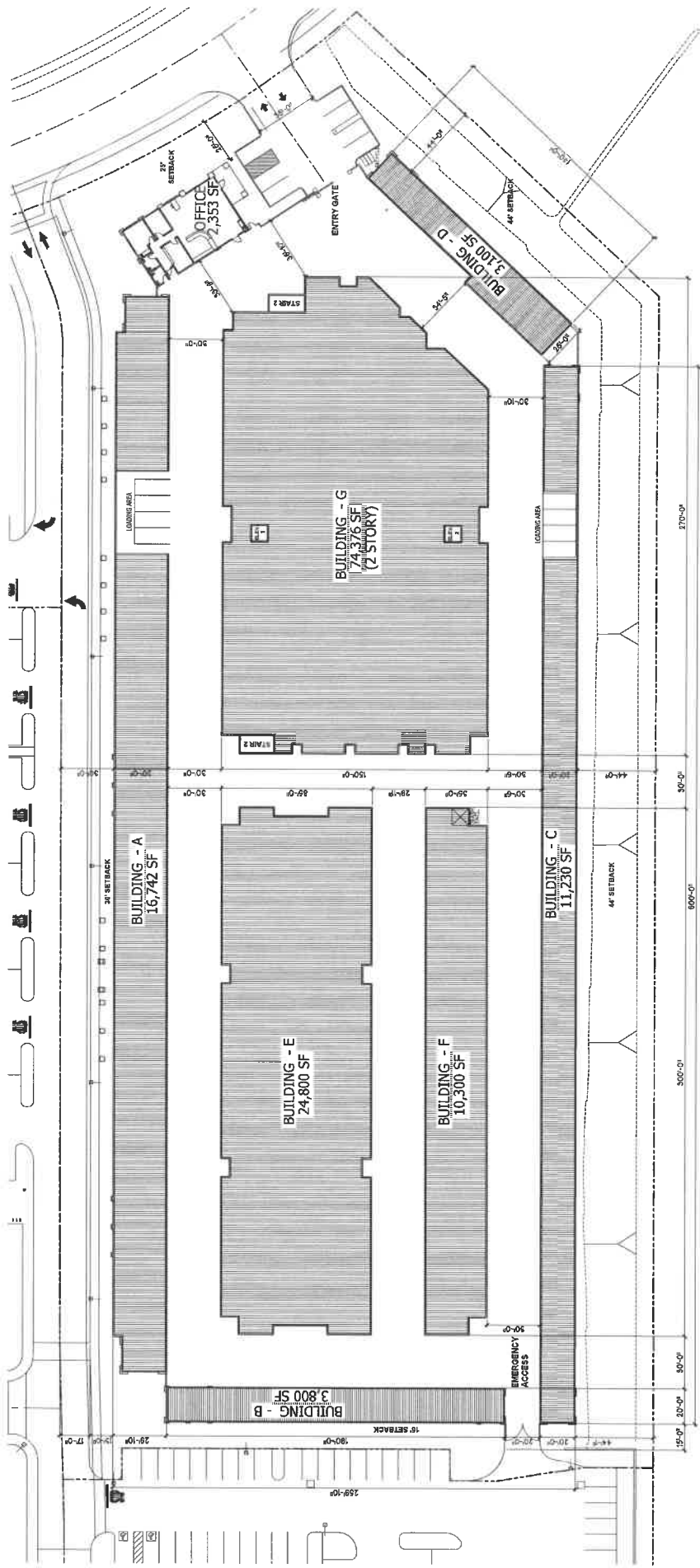
PH: 949.813-4151

EMAIL: central@valligrp.com

OWNER/DEVELOPER
 VALLI ARCHITECTURAL GROUP
 4351 KAMA STREET, SUITE 204
 MURRIETA, CA 92552
 PHONE: 951/986-9000
 E-MAIL: info@valli.com

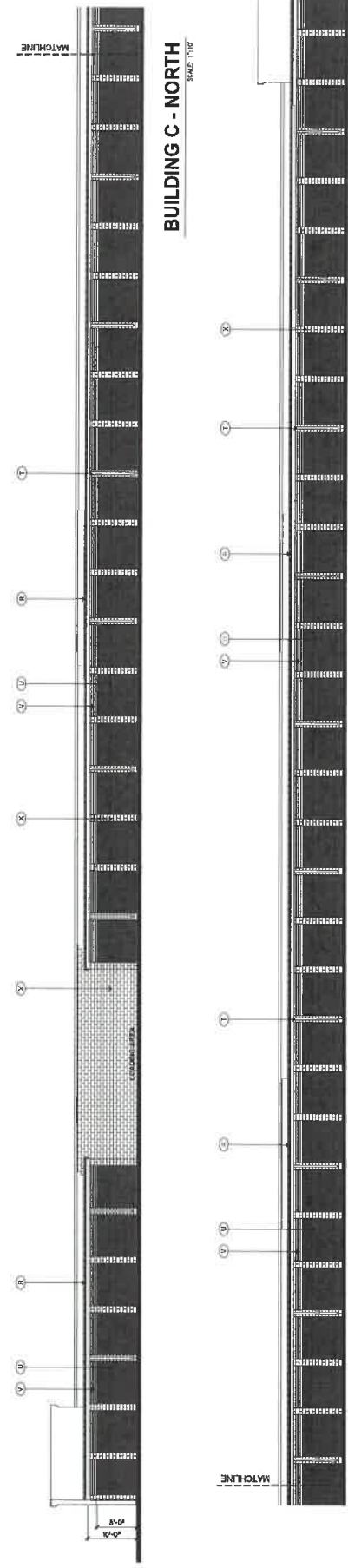
ARCHITECT
 VALLI ARCHITECTURAL GROUP
 2268 RIVERDALE SUITE 205
 WARDEN VADO, CA 92681
 PHONE: 951/986-9000
 E-MAIL: info@valli.com

SITE DATA
 TOTAL AREA: 238,380 SQ. FT.
 SITE AREA: 148,851 SQ. FT.
 TOTAL FLOOR AREA: 167,742 SQ. FT.
 1ST FLOOR: 167,742 SQ. FT.
 2ND FLOOR: 3,800 SQ. FT.
 3RD FLOOR: 3,800 SQ. FT.
 4TH FLOOR: 3,800 SQ. FT.
 5TH FLOOR: 3,800 SQ. FT.
 6TH FLOOR: 3,800 SQ. FT.
 7TH FLOOR: 3,800 SQ. FT.
 8TH FLOOR: 3,800 SQ. FT.
 9TH FLOOR: 3,800 SQ. FT.
 10TH FLOOR: 3,800 SQ. FT.
 11TH FLOOR: 3,800 SQ. FT.
 12TH FLOOR: 3,800 SQ. FT.
 13TH FLOOR: 3,800 SQ. FT.
 14TH FLOOR: 3,800 SQ. FT.
 15TH FLOOR: 3,800 SQ. FT.
 16TH FLOOR: 3,800 SQ. FT.
 17TH FLOOR: 3,800 SQ. FT.
 18TH FLOOR: 3,800 SQ. FT.
 19TH FLOOR: 3,800 SQ. FT.
 20TH FLOOR: 3,800 SQ. FT.
 STORAGE SUBTOTAL FLOOR AREA: 144,300 SQ. FT.
 OPREX: 3,353 SQ. FT.
 PROJECT TOTAL FLOOR AREA: 148,653 SQ. FT.



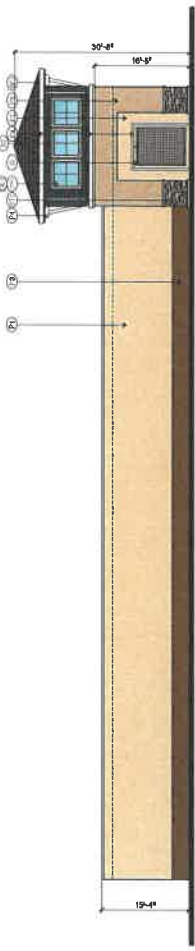
VALLI ARCHITECTURAL GROUP
 2
 REV. 04.13.18
 PRELIMINARY 07.07.18
 NORTH
 SCALE 1"=30'
 16-1227
 167,742 SQ. FT.
 1ST FLOOR

RANCON SELF STORAGE WV 85 - MARKETPLACE OVERALL SITE PLAN - PHASE 2
 MURRIETA, CA

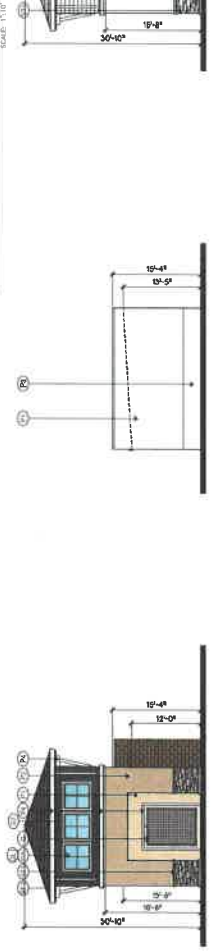


BUILDING C - NORTH
SCALE: 1/8" = 1'-0"

BUILDING C - NORTH
SCALE: 1/8" = 1'-0"



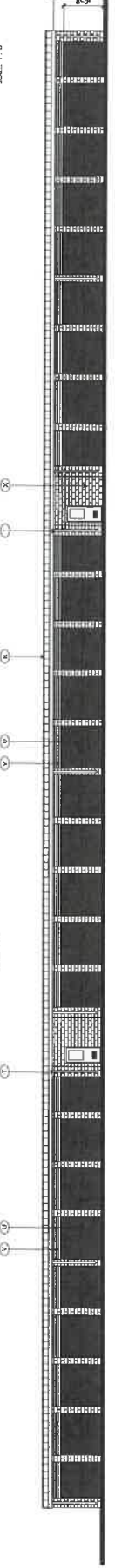
BUILDING D - SOUTH EAST
SCALE: 1/8" = 1'-0"



BUILDING D - NORTH EAST
SCALE: 1/8" = 1'-0"

BUILDING D - SOUTH WEST
SCALE: 1/8" = 1'-0"

BUILDING D - NORTH WEST
SCALE: 1/8" = 1'-0"

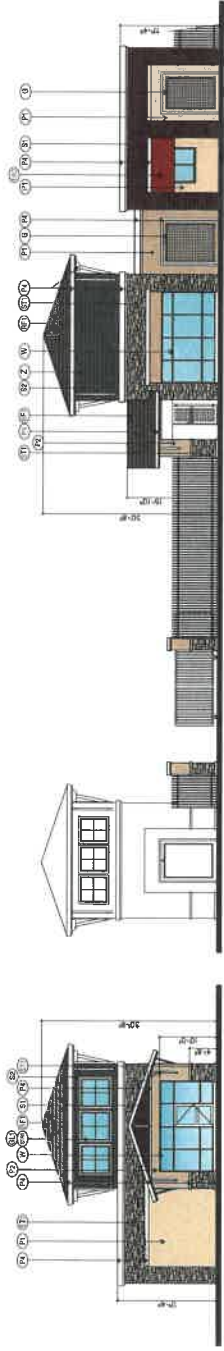


BUILDING E - SOUTH
SCALE: 1/8" = 1'-0"

- ELEVATION KEY NOTES**
- 1) UNLESS SPECIFIED, ALL MATERIALS SHALL BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
 - 2) FINISHES SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
 - 3) ALL FINISHES SHALL BE APPLIED TO THE SURFACE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
 - 4) ALL FINISHES SHALL BE APPLIED TO THE SURFACE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
 - 5) ALL FINISHES SHALL BE APPLIED TO THE SURFACE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
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 - 30) ALL FINISHES SHALL BE APPLIED TO THE SURFACE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.

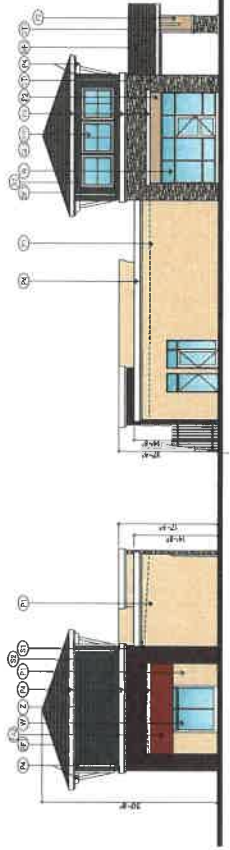
- 31) UNLESS SPECIFIED, ALL MATERIALS SHALL BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
- 32) FINISHES SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
- 33) ALL FINISHES SHALL BE APPLIED TO THE SURFACE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
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- 50) ALL FINISHES SHALL BE APPLIED TO THE SURFACE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.





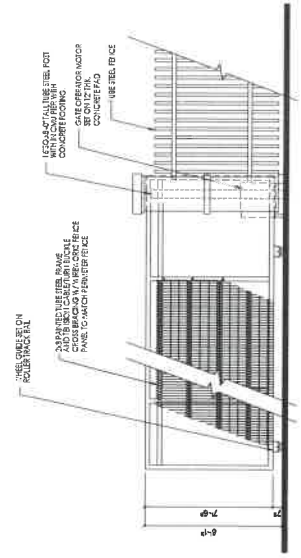
OFFICE - NORTH
SCALE: 1/8" = 1'-0"

- ELEVATION KEY NOTES:**
- 1) EXTERIOR WALLS TO BE FINISHED WITH STONE VENEER ON LOWER PORTION AND CONCRETE ON UPPER PORTION.
 - 2) EXTERIOR WALLS TO BE FINISHED WITH STONE VENEER ON LOWER PORTION AND CONCRETE ON UPPER PORTION.
 - 3) EXTERIOR WALLS TO BE FINISHED WITH STONE VENEER ON LOWER PORTION AND CONCRETE ON UPPER PORTION.
 - 4) EXTERIOR WALLS TO BE FINISHED WITH STONE VENEER ON LOWER PORTION AND CONCRETE ON UPPER PORTION.
 - 5) EXTERIOR WALLS TO BE FINISHED WITH STONE VENEER ON LOWER PORTION AND CONCRETE ON UPPER PORTION.
 - 6) EXTERIOR WALLS TO BE FINISHED WITH STONE VENEER ON LOWER PORTION AND CONCRETE ON UPPER PORTION.
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 - 9) EXTERIOR WALLS TO BE FINISHED WITH STONE VENEER ON LOWER PORTION AND CONCRETE ON UPPER PORTION.
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 - 11) EXTERIOR WALLS TO BE FINISHED WITH STONE VENEER ON LOWER PORTION AND CONCRETE ON UPPER PORTION.
 - 12) EXTERIOR WALLS TO BE FINISHED WITH STONE VENEER ON LOWER PORTION AND CONCRETE ON UPPER PORTION.
 - 13) EXTERIOR WALLS TO BE FINISHED WITH STONE VENEER ON LOWER PORTION AND CONCRETE ON UPPER PORTION.
 - 14) EXTERIOR WALLS TO BE FINISHED WITH STONE VENEER ON LOWER PORTION AND CONCRETE ON UPPER PORTION.



OFFICE - SOUTH
SCALE: 1/8" = 1'-0"

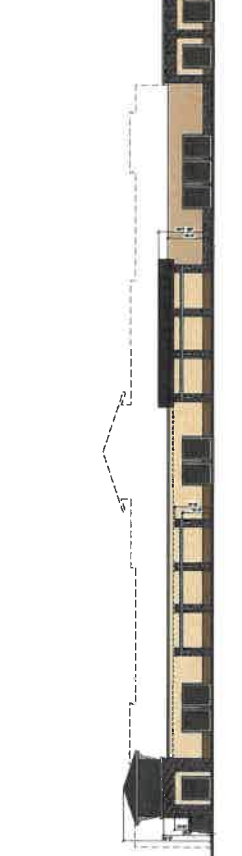
- ELEVATION KEY NOTES:**
- 1) EXTERIOR WALLS TO BE FINISHED WITH STONE VENEER ON LOWER PORTION AND CONCRETE ON UPPER PORTION.
 - 2) EXTERIOR WALLS TO BE FINISHED WITH STONE VENEER ON LOWER PORTION AND CONCRETE ON UPPER PORTION.
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 - 14) EXTERIOR WALLS TO BE FINISHED WITH STONE VENEER ON LOWER PORTION AND CONCRETE ON UPPER PORTION.



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

- ELEVATION KEY NOTES:**
- 1) METAL PANELS TO BE FINISHED WITH STONE VENEER ON LOWER PORTION AND CONCRETE ON UPPER PORTION.
 - 2) METAL PANELS TO BE FINISHED WITH STONE VENEER ON LOWER PORTION AND CONCRETE ON UPPER PORTION.
 - 3) METAL PANELS TO BE FINISHED WITH STONE VENEER ON LOWER PORTION AND CONCRETE ON UPPER PORTION.
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 - 13) METAL PANELS TO BE FINISHED WITH STONE VENEER ON LOWER PORTION AND CONCRETE ON UPPER PORTION.
 - 14) METAL PANELS TO BE FINISHED WITH STONE VENEER ON LOWER PORTION AND CONCRETE ON UPPER PORTION.

OFFICE - WEST
SCALE: 1/8" = 1'-0"



BUILDING A - NORTH
SCALE: 1/8" = 1'-0"



BUILDING A - SOUTH
SCALE: 1/8" = 1'-0"

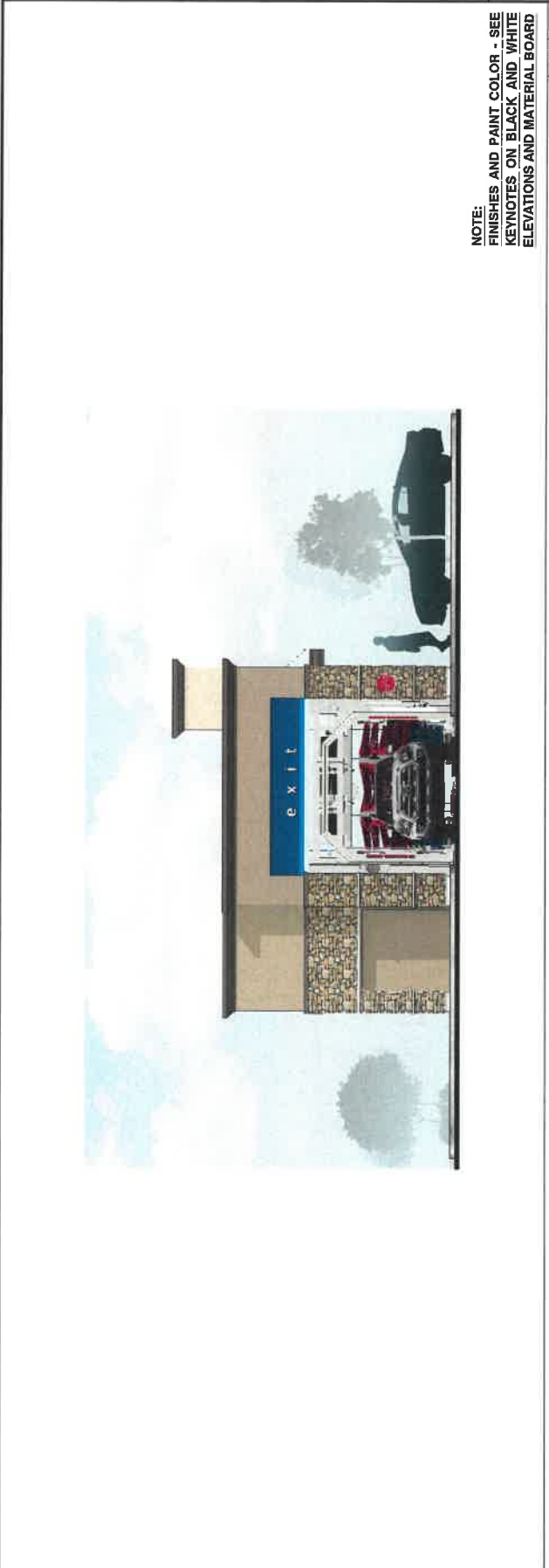
RANCON SELF STORAGE WV 85 - MARKETPLACE
MURRIETA, CA

BUILDING ELEVATIONS
REV: 02.12.18
PRELIMINARY 02.20.18
16-1237

9 of 9

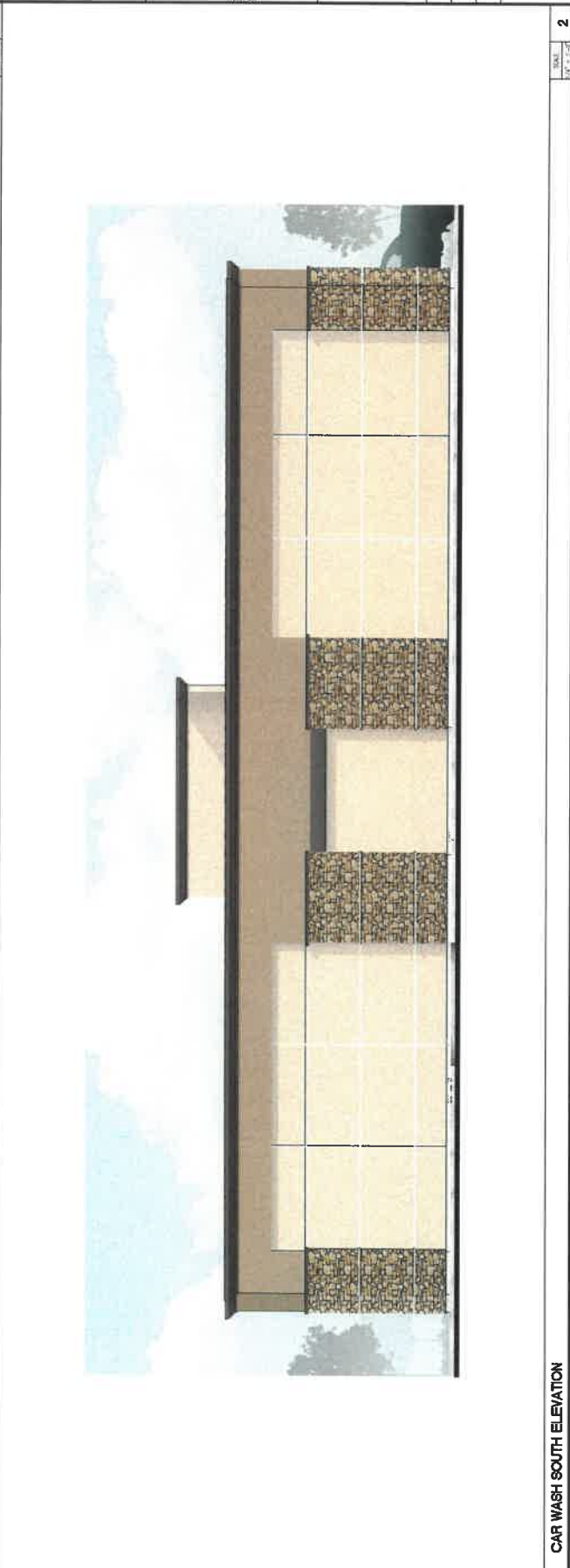
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| SCALE | AS SHOWN |
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| DATE | 04/27/18 |
| SCALE | AS SHOWN |



CAR WASH EAST ELEVATION

NOTE:
 FINISHES AND PAINT COLOR - SEE
 KEYNOTES ON BLACK AND WHITE
 ELEVATIONS AND MATERIAL BOARD



CAR WASH SOUTH ELEVATION

139 RADIO ROAD
CORONA, CA 92779
P.O. BOX 1958
CORONA, CA 92778-1958
DIRECT (951) 280-3833
FAX (951) 280-3832



**CAR WASH
EXTERIOR ELEVATIONS**
DOMENIGI PLAZA, LP
SWC DOMENIGI PKWY + WINCHESTER RD.
COUNTY OF RIVERSIDE CA

| | |
|----------|----------|
| DATE | 04/27/18 |
| JOB NO | 000300 |
| SCALE | AS SHOWN |
| DRAWN BY | NO |

CUP 3770
DRAWING NO.
CWA2-1

NOTE:
FINISHES AND PAINT COLOR - SEE
KEYNOTES ON BLACK AND WHITE
ELEVATIONS AND MATERIAL BOARD

SCALE
1/8" = 1'-0"

CAR WASH WEST ELEVATION



SCALE
1/8" = 1'-0"

CAR WASH NORTH ELEVATION



MATERIAL BOARD

SWC DOMENIGONI PRKWY & WINCHESTER RD.
COUNTY OF RIVERSIDE, CA



**STUCCO: 7/8" CEMENT PLASTER
TEXTURE: (FINE SAND FINISH)**



**S-FLEX: STUC-O-FLEX ELASTOMERIC ACRYLIC
FINISH - TEXTURE: FINE SAND FINISH**



ALUM: "CLEAR ANODIZED ALUMINIUM"



STL-1 "STEEL AWNING"



P-1 DUNN EDWARDS DEC6130, " WOODED ACRE"



P-2 "DUNN EDWARDS DEC6128 "SAND DUNE"



**P-3 DUNN EDWARDS DEC 766 " WHEATHETRED
WEATHERED BROWN" HIGH GLOSS"**

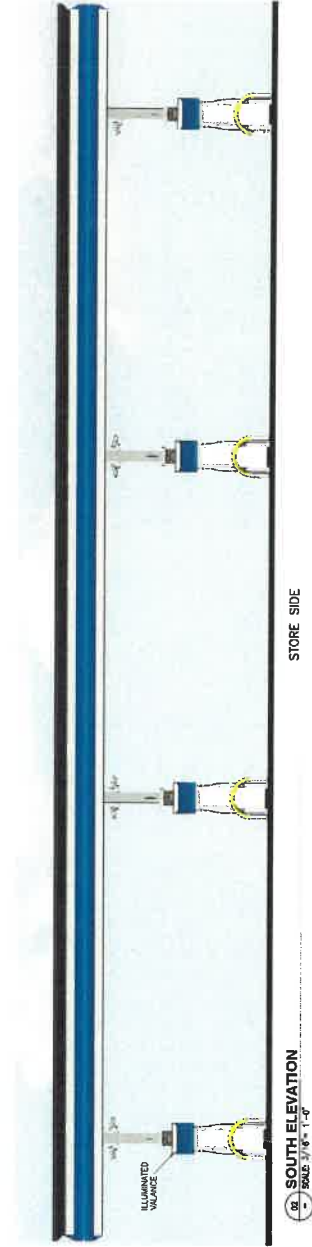
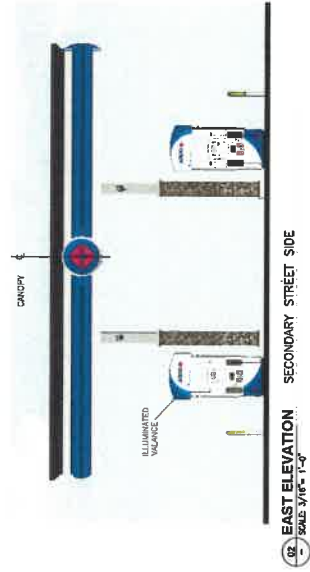
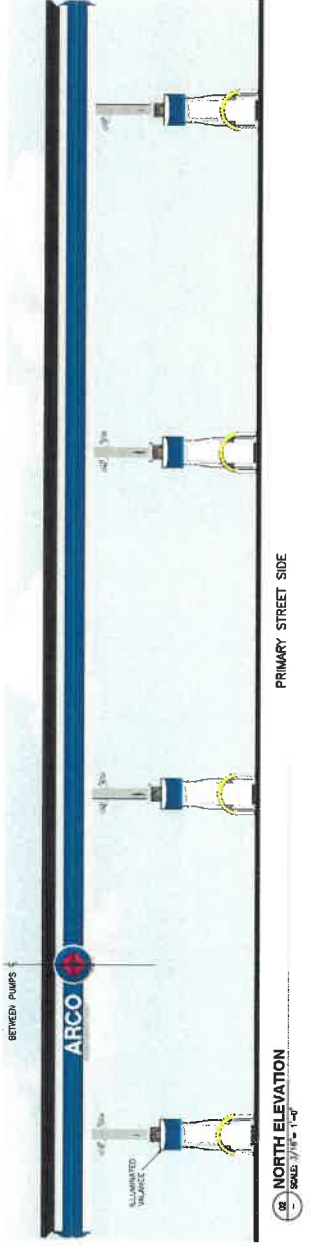
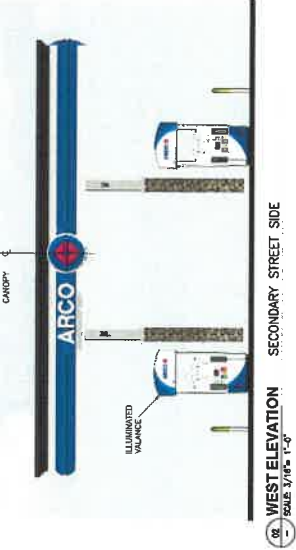


STONE: HERITAGE FIELD STONE

DOMENIGONI PLAZA, LP

224 SOUTH JOY STREET
CORONA, CA 92879-1958
P.O. BOX 1958
CORONA, CA 92878-1958
DIRECT (951) 280-3833
FAX (951) 280-3832

NOTE:
FINISHES AND PAINT COLOR - SEE KEYNOTES
ON BLACK AND WHITE ELEVATIONS AND
MATERIAL BOARD



139 RADIO ROAD
CORONA, CA 92679
P.O. BOX 1956
CORONA, CA 92678-1956
DIRECT (951) 280-3833
FAX (951) 280-3832



8 MPD CANOPY
EXTERIOR ELEVATIONS
DOMENGONI PLAZA LP
SMC DOMENGONI PKWY + WINCHESTER RD
COUNTY OF RIVERSIDE, CA

| | | | | | | | | | | | | | | | | | | | | |
|---------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|
| SECTION | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
|---------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|

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| DATE | JOB NO |
| 04/27/18 | 001000 |
| SCALE | DRAWN BY |
| AS SHOWN | IND |
| CUP 3770 | DRAWING NO. |

CA2-1

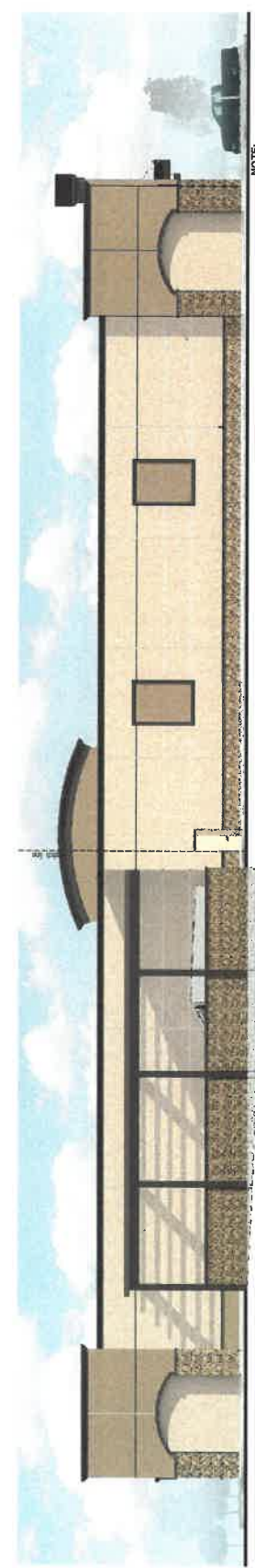
139 RADIO ROAD
CORONA, CA 92879
P.O. BOX 1958
CORONA, CA 92878-1958
DIRECT (951) 280-3833
FAX (951) 280-3832



RETAL
EXTERIOR ELEVATION
DOWNGON PLAZA, LP
SMC DOWNGON PKWY + WINCHESTER RD.
COUNTY OF RIVERSIDE, CA

| | |
|-------------|----------|
| DATE | JOB NO. |
| 04/27/18 | 300.000 |
| SCALE | DRAWN BY |
| AS SHOWN | AS SHOWN |
| DRAWING NO. | |
| CUP 3770 | |

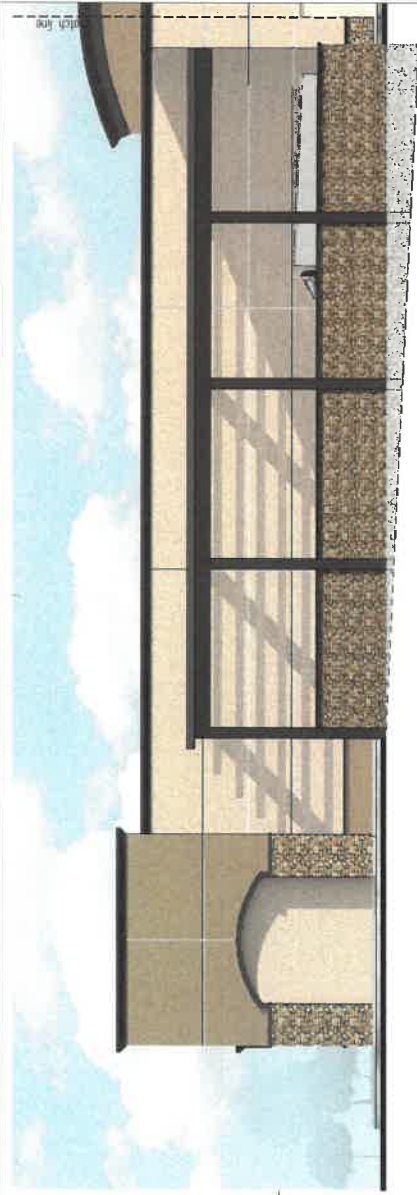
A2-9



NOTE:
FINISHES AND PAINT COLOR - SEE
KEYNOTES ON BLACK AND WHITE
ELEVATIONS AND MATERIAL BOARD

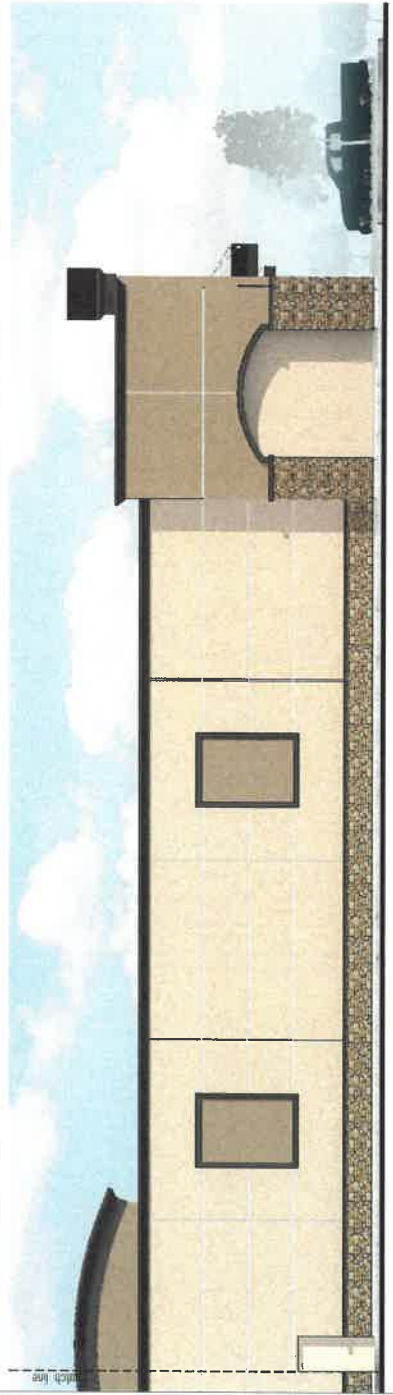
SCALE: 1/8" = 1'-0"

OVERALL PARTIAL EAST ELEVATION - RETAIL BUILDING



SCALE: 1/8" = 1'-0"

PARTIAL EAST ELEVATION - RETAIL BUILDING



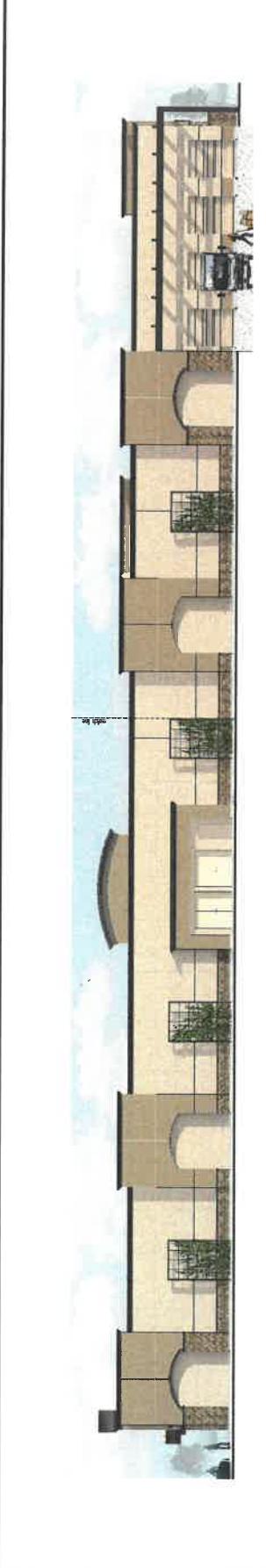
SCALE: 1/8" = 1'-0"

PARTIAL EAST ELEVATION - RETAIL BUILDING

| | |
|------------|----------|
| DATE | 04/27/18 |
| SCALE | AS SHOWN |
| DRAWN BY | |
| CHECKED BY | |
| NO. | |

| | |
|-------------|------|
| CUP | 3770 |
| DRAWING NO. | |

A2-8



NOTE:
FINISHES AND PAINT COLOR - SEE
KEYNOTES ON BLACK AND WHITE
ELEVATIONS AND MATERIAL BOARD

OVERALL SOUTH ELEVATION - RETAIL BUILDING



PARTIAL SOUTH ELEVATION - RETAIL BUILDING



PARTIAL SOUTH ELEVATION - RETAIL BUILDING

139 RADIO ROAD
CORONA, CA 92679
P.O. BOX 1958
CORONA, CA 92678-1958
DIRECT (951) 260-3933
FAX (951) 260-3932



OSR #2 WITH DRIVE - THRU
EXTERIOR ELEVATIONS
DOMENGINI PLAZA LP
SMC DOMENGINI PARKWAY + WINCHESTER RD
COUNTY OF RIVERSIDE, CA

| | |
|-------------|----------|
| DATE | JOB NO |
| 04/27/19 | 000603 |
| SCALE | DRAWN BY |
| AS SHOWN | NO |
| DRAWING NO. | |
| CUP 3770 | |

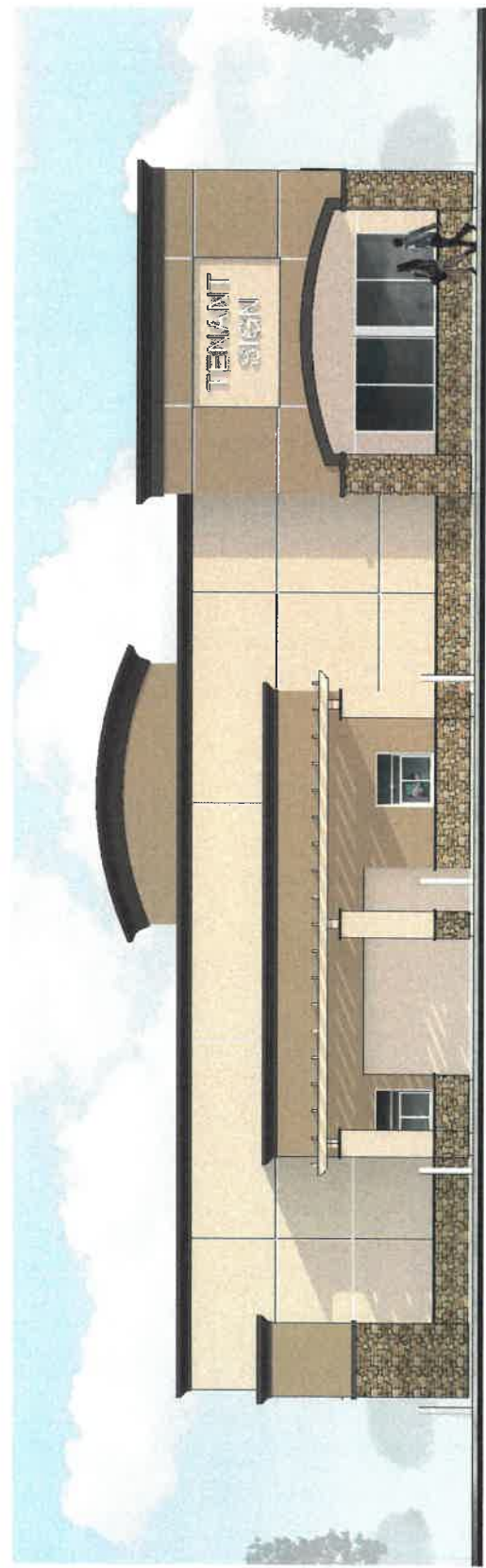
A2-6



NOTE:
FINISHES AND PAINT COLOR - SEE
KEYNOTES ON BLACK AND WHITE
ELEVATIONS AND MATERIAL BOARD

WEST ELEVATION - OSR BUILDING #2

SCALE 1/8" = 1'-0"



SOUTH ELEVATION - OSR BUILDING #2

SCALE 1/8" = 1'-0"



1

A1-8

DRAWING NO.

CUP 3770

DATE 05-09-11

SCALE AS SHOWN

DESIGNED BY

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

NO.

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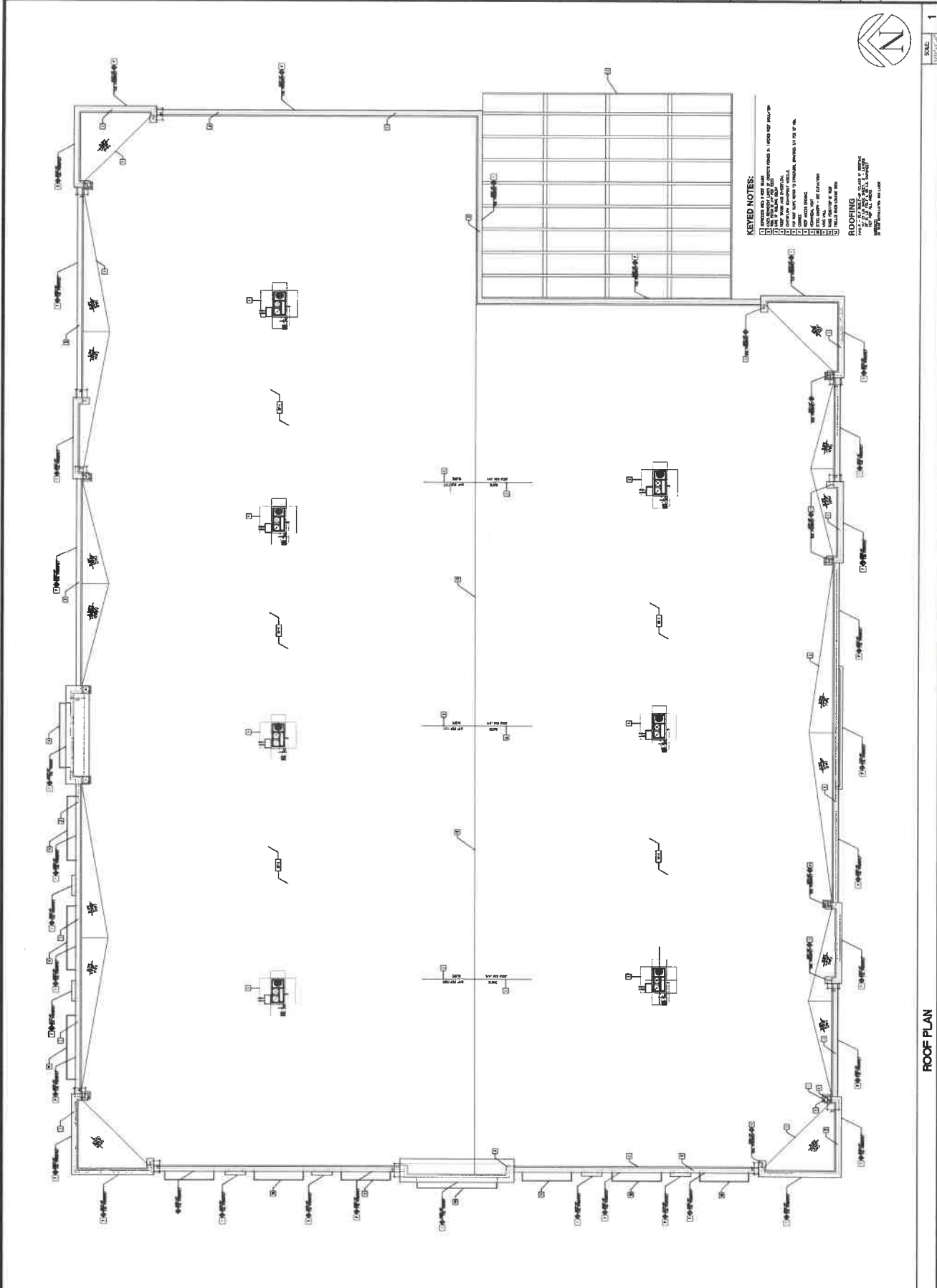
NO.

NO.

NO.

NO.

NO.



KEYED NOTES:

- 1. EXISTING ROOF TO REMAIN
- 2. NEW ROOF TO BE INSTALLED OVER EXISTING ROOF
- 3. ROOF TO BE REMOVED
- 4. ROOF TO BE REPAIRED
- 5. ROOF TO BE REPLACED
- 6. ROOF TO BE REINFORCED
- 7. ROOF TO BE INSULATED
- 8. ROOF TO BE VENTED
- 9. ROOF TO BE FLASHED
- 10. ROOF TO BE DRAINED
- 11. ROOF TO BE SEALED
- 12. ROOF TO BE COATED
- 13. ROOF TO BE PAINTED
- 14. ROOF TO BE CLEANED
- 15. ROOF TO BE MAINTAINED
- 16. ROOF TO BE INSPECTED
- 17. ROOF TO BE REPAIRS
- 18. ROOF TO BE REPLACED
- 19. ROOF TO BE REINFORCED
- 20. ROOF TO BE INSULATED
- 21. ROOF TO BE VENTED
- 22. ROOF TO BE FLASHED
- 23. ROOF TO BE DRAINED
- 24. ROOF TO BE SEALED
- 25. ROOF TO BE COATED
- 26. ROOF TO BE PAINTED
- 27. ROOF TO BE CLEANED
- 28. ROOF TO BE MAINTAINED
- 29. ROOF TO BE INSPECTED
- 30. ROOF TO BE REPAIRS

ROOFING

1. ROOF TO BE REMOVED

2. ROOF TO BE REPAIRED

3. ROOF TO BE REPLACED

4. ROOF TO BE REINFORCED

5. ROOF TO BE INSULATED

6. ROOF TO BE VENTED

7. ROOF TO BE FLASHED

8. ROOF TO BE DRAINED

9. ROOF TO BE SEALED

10. ROOF TO BE COATED

11. ROOF TO BE PAINTED

12. ROOF TO BE CLEANED

13. ROOF TO BE MAINTAINED

14. ROOF TO BE INSPECTED

15. ROOF TO BE REPAIRS

16. ROOF TO BE REPLACED

17. ROOF TO BE REINFORCED

18. ROOF TO BE INSULATED

19. ROOF TO BE VENTED

20. ROOF TO BE FLASHED

21. ROOF TO BE DRAINED

22. ROOF TO BE SEALED

23. ROOF TO BE COATED

24. ROOF TO BE PAINTED

25. ROOF TO BE CLEANED

26. ROOF TO BE MAINTAINED

27. ROOF TO BE INSPECTED

28. ROOF TO BE REPAIRS

29. ROOF TO BE REPLACED

30. ROOF TO BE REINFORCED

31. ROOF TO BE INSULATED

32. ROOF TO BE VENTED

33. ROOF TO BE FLASHED

34. ROOF TO BE DRAINED

35. ROOF TO BE SEALED

36. ROOF TO BE COATED

37. ROOF TO BE PAINTED

38. ROOF TO BE CLEANED

39. ROOF TO BE MAINTAINED

40. ROOF TO BE INSPECTED

41. ROOF TO BE REPAIRS

42. ROOF TO BE REPLACED

43. ROOF TO BE REINFORCED

44. ROOF TO BE INSULATED

45. ROOF TO BE VENTED

46. ROOF TO BE FLASHED

47. ROOF TO BE DRAINED

48. ROOF TO BE SEALED

49. ROOF TO BE COATED

50. ROOF TO BE PAINTED

139 RADIO ROAD
CORONA, CA 92679

P.O. BOX 1958
CORONA, CA 92678-1958

199 (951) 280-3833
DIRECT (951) 280-3833
FAX (951) 280-3832



RETAL
ROOF PLAN

DOMENGO PLAZA LP
SVC DOMENGO PARKWAY + WINCHESTER RD.
COUNTY OF RIVERSIDE, CA

139 RADIO ROAD
CORONA, CA 92779
P.O. BOX 1958
CORONA, CA 92778-1958
DIRECT (954) 280-3833
FAX (954) 280-3832

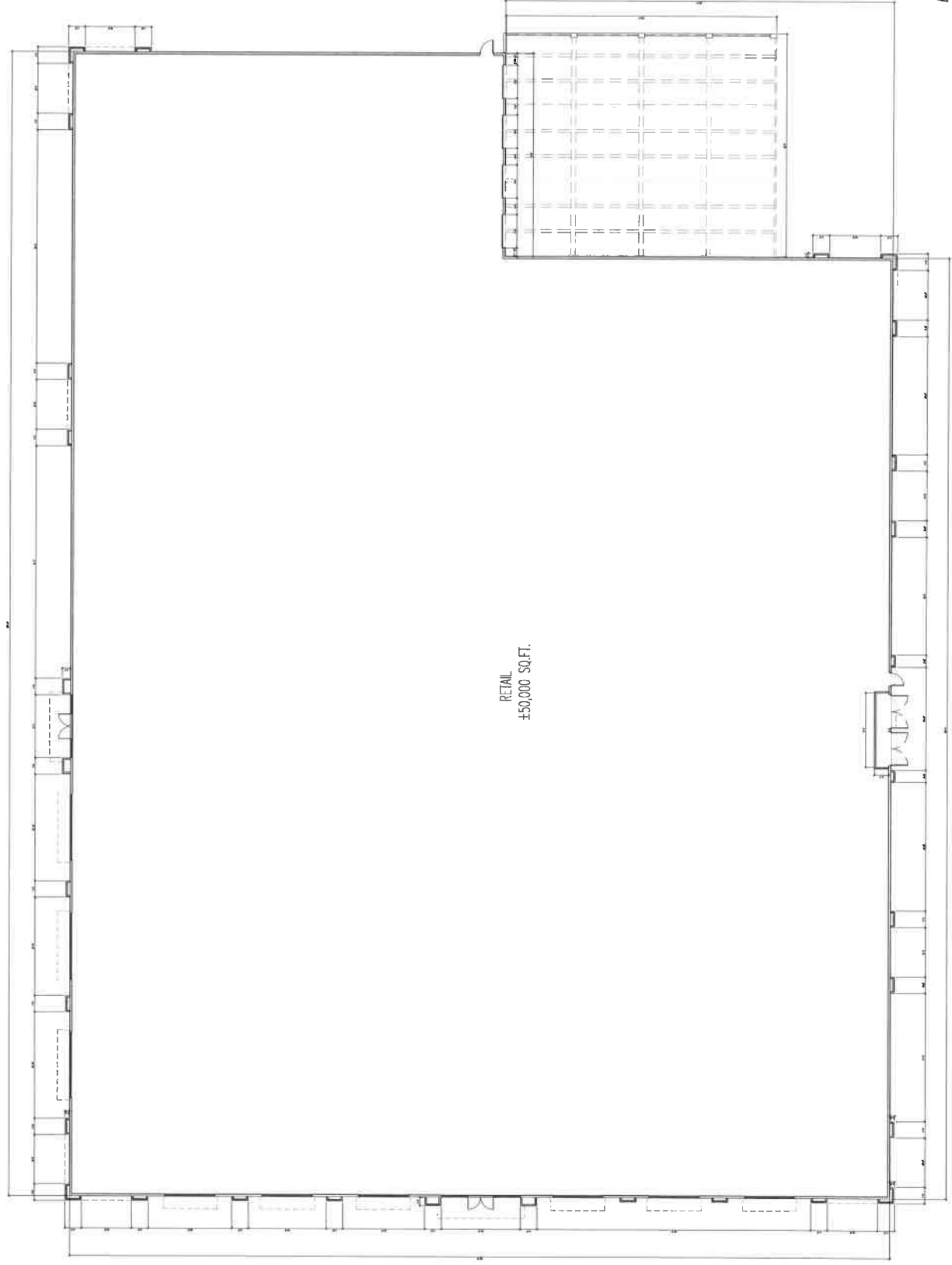


RETAIL FLOOR PLAN
DOMINGON PLAZA LP
SMC DOMINGON PRKWAY + WINCHESTER RD.
COUNTY OF RIVERSIDE CA

| | |
|----------|----------|
| DATE | JOB NO |
| 05-05-18 | 000.000 |
| AS SHOWN | DRAWN BY |
| | AS SHOWN |

CUP 3770
DRAWING NO.

A1-7



RETAIL
450,000 SQ. FT.

FLOOR PLAN

1



| | |
|----------|----------|
| DATE | 05/16 |
| DESIGNED | COLLIER |
| DRAWN | AS S/CM |
| CHECKED | AS S/CM |
| SCALE | AS SHOWN |

CUP 3770
DRAWING NO.

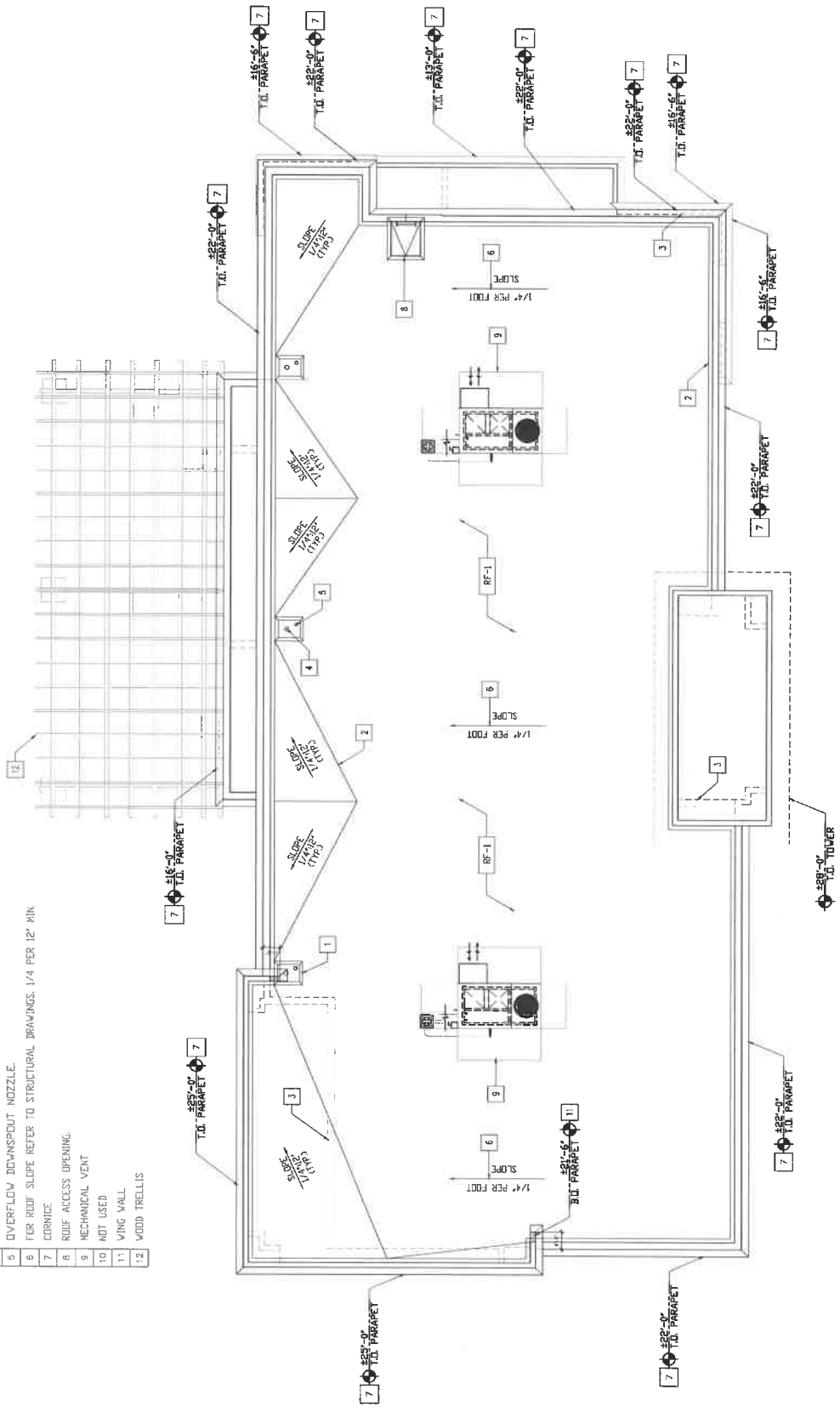
A1-6

ROOFING

TYPE 4 - PLY BUILT-UP CLASS A+ ROOFING
1" B. FELT - 2 LAYERS
OF 15 LB. FELT & 90 LB. CAPSHEET
HOT M/P ALL AREAS
WARRANTY
20 YEAR INSTALLATION AND LABOR

KEYNOTES:

- 1 DERESSED AREA @ ROOF DRAINS.
- 2 LINES REPRESENT LIMITS OF CRICKETS FORMED BY TAPERED ROOF INSULATION (MIN PITCH 1/4" PER FOOT)
- 3 LINE OF BUILDING BELOW
- 4 ROOF DRAIN AND OVERTFLOW.
- 5 OVERFLOW DOWNSPOUT NOZZLE.
- 6 FOR ROOF SLOPE REFER TO STRUCTURAL DRAWINGS. 1/4" PER 12" MIN.
- 7 CORNICE
- 8 ROOF ACCESS OPENING.
- 9 MECHANICAL VENT
- 10 NOT USED
- 11 WING WALL
- 12 WOOD TRELLIS



ROOF PLAN

1



1

FLOOR PLAN

A1-5

DRAWING NO.

CUP 3770

AS SHOWN

DATE 05-04-18

SCALE 1/8" = 1'-0"

DESIGNER

PROJECT NO.

DATE

SCALE

DESIGNER

PROJECT NO.

DATE

SCALE

DESIGNER

PROJECT NO.

DATE

SCALE

DESIGNER

PROJECT NO.

DATE

SCALE

DESIGNER

PROJECT NO.

DATE

SCALE

DESIGNER

PROJECT NO.

DATE

SCALE

DESIGNER

PROJECT NO.

DATE

SCALE

DESIGNER

PROJECT NO.

DATE

SCALE

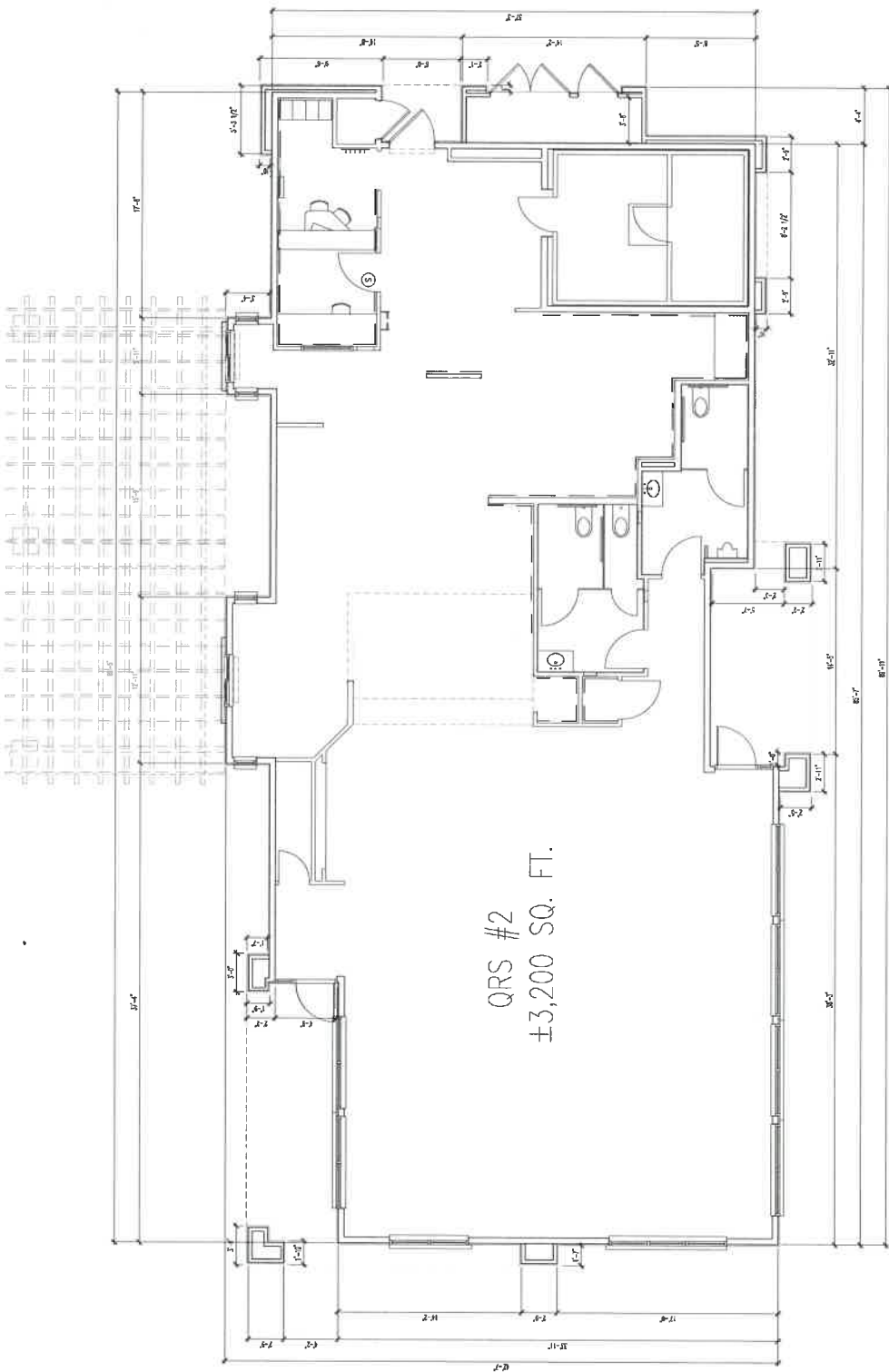
DESIGNER

PROJECT NO.

QSR #2 WITH DRIVE - THRU FLOOR PLAN

DOWNGON PLAZA LP
SVC DOWNGON PARKWAY + WINCHESTER RD.
COUNTY OF RIVERSIDE, CA

139 RADIO ROAD
CORONA, CA 92879
P.O. BOX 1958
CORONA, CA 92878-1958
DIRECT (951) 280-3833
FAX (951) 280-3832



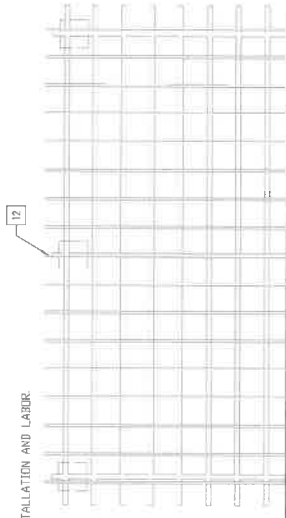
QSR #2
±3,200 SQ. FT.

| NO. | DATE | BY | CHKD. |
|-----|----------|----------|----------|
| 1 | 01-09-18 | AS SHOWN | AS SHOWN |



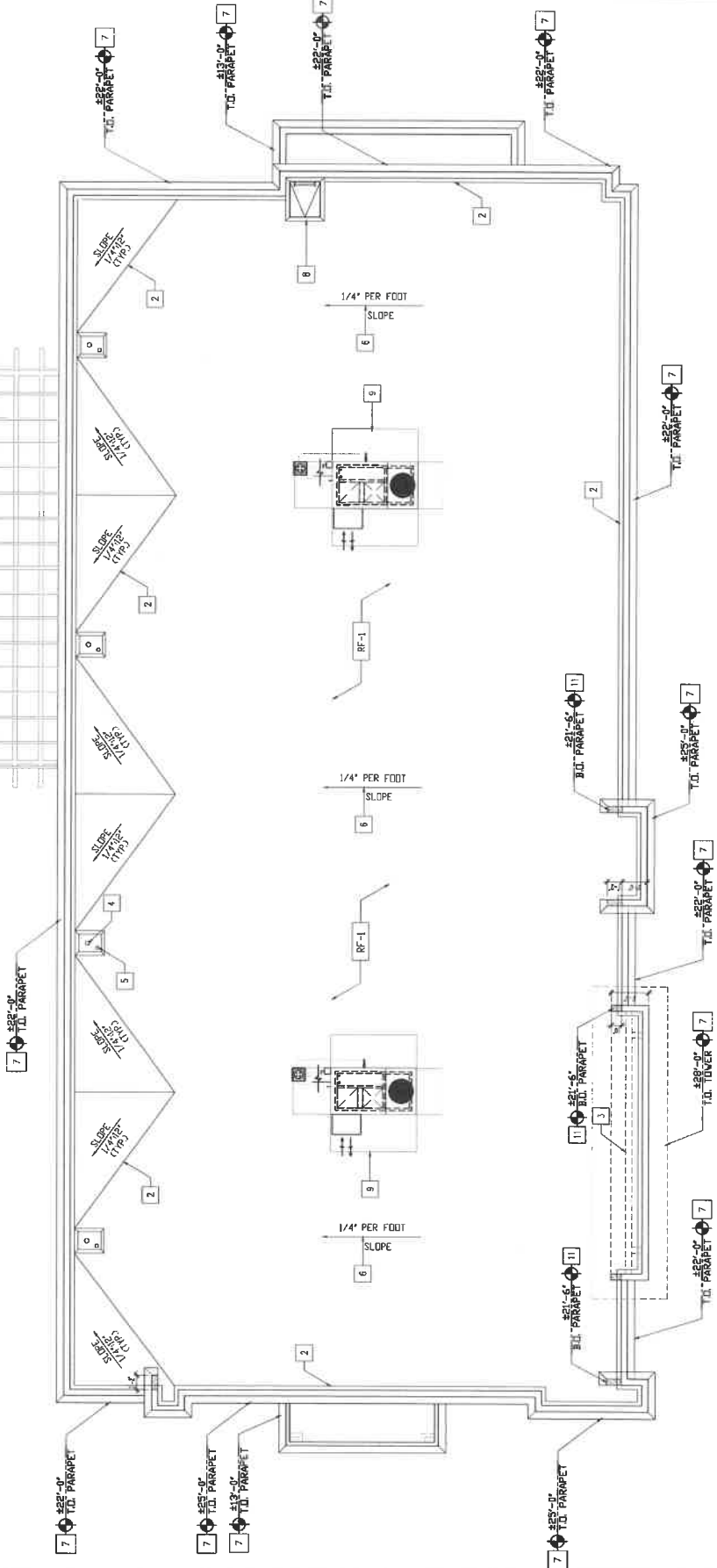
ROOFING

TYPE 4 - PLY BUILT-UP CLASS A ROOFING
BY 15 LB BASE SHEET, 2 LAYERS
OVER 1/2\"/>



KEYNOTES:

- 1 DEPRESSURE AREA @ ROOF DRAINS.
- 2 LINES REPRESENT LIMITS OF CRICKETS FORMED BY TAPERED ROOF INSULATION
ON; PITCH IS 1/4" PER FOOT
- 3 LINE OF BUILDING BELOW
- 4 ROOF DRAIN AND OVERFLOW.
- 5 OVERFLOW DOWNSPOUT NOZZLE.
- 6 FOR ROOF SLOPE REFER TO STRUCTURAL DRAWINGS. 1/4 PER 12" MIN.
- 7 CORNICE
- 8 ROOF ACCESS OPENING.
- 9 MECHANICAL VENT
- 10 CANOPY
- 11 WING WALL
- 12 TRELLIS



ROOF PLAN

NO: P:\Projects-Domenigon\OSR#1-SMC Bldg Section RMTT8-CR-18-10-18.DWG



1

FLOOR PLAN

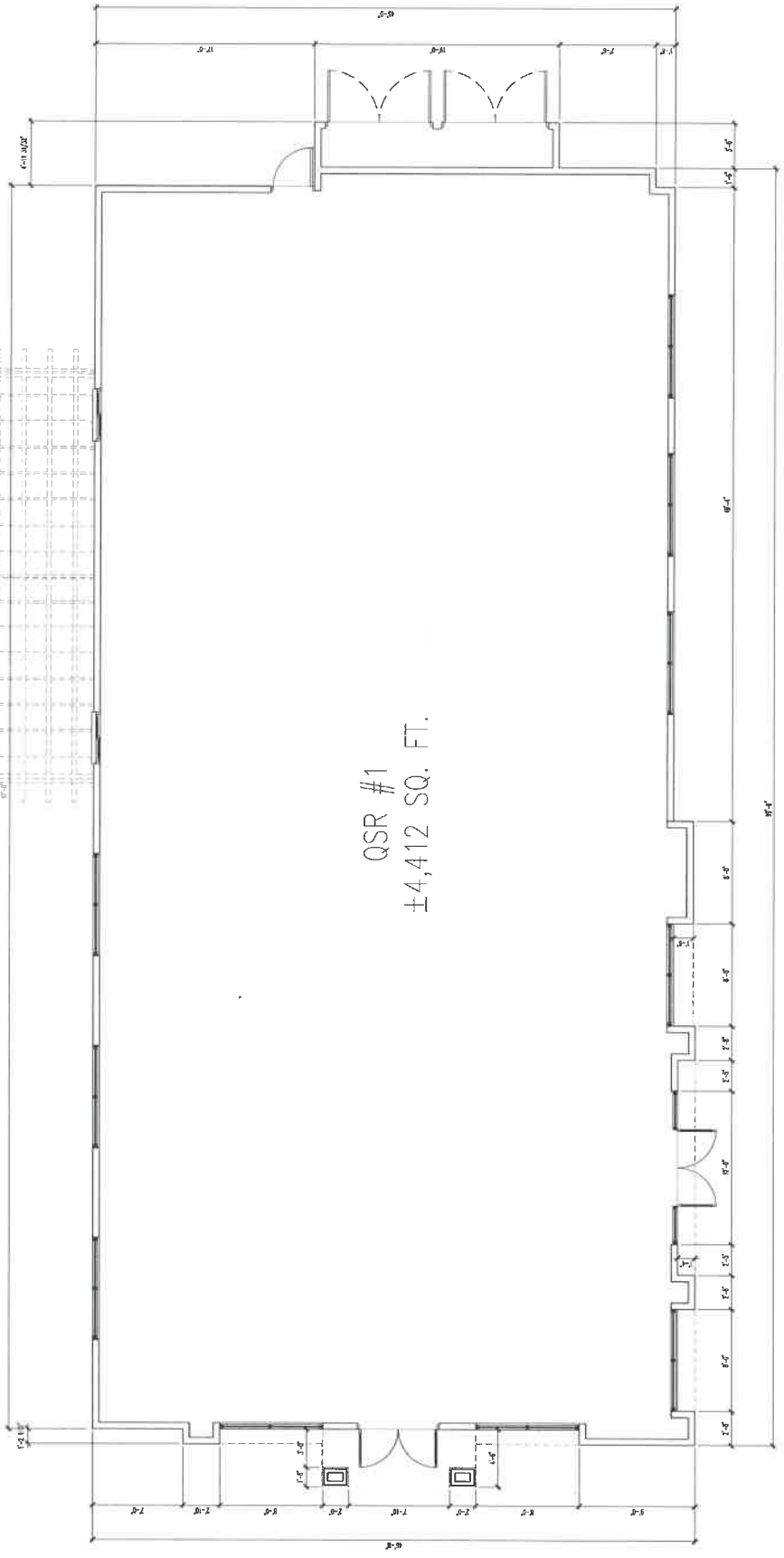
| | | | |
|----------|----------|-------------|---------|
| DATE | 05-05-18 | JOB NO. | 000.000 |
| SCALE | AS SHOWN | DRAWN BY | IND |
| CUP 3770 | | DRAWING NO. | |

A1-3

| | |
|----------|-----|
| REVISION | NO. |
| | |
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| | |
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| | |

CSR #1 WITH DRIVE - THRU
 FLOOR PLAN
 DOMENIGONI PLAZA LP
 SMC DOMENIGONI PKWY + WINCHESTER RD.
 COUNTY OF RIVERSIDE, CA

139 RADIO ROAD
 CORONA, CA 92879
 P.O. BOX 1958
 CORONA, CA 92878-1958
 DIRECT (951) 280-3833
 FAX (951) 280-3832



CSR #1
 ±4,412 SQ. FT.



139 RADIO ROAD
CORONA, CA 92729
P.O. BOX 1958
CORONA, CA 92726-1958
DIRECT (951) 280-2823
FAX (951) 280-2822

DOMERGON PLAZA LP
SMC DOMERGON PKWY + WINCKLER RD.
COUNTY OF RIVERSIDE, CA

CONVENIENCE STORE AND DELI
ROOF PLAN

| | |
|-------------|-----------|
| DATE | 05-20-18 |
| DESIGNED BY | AS S/D/CM |
| DRAWN BY | NO |
| CHECKED BY | |
| SCALE | |
| AS SHOWN | |

CUP 3770
DRAWING NO.

A1-2

KEYED NOTES

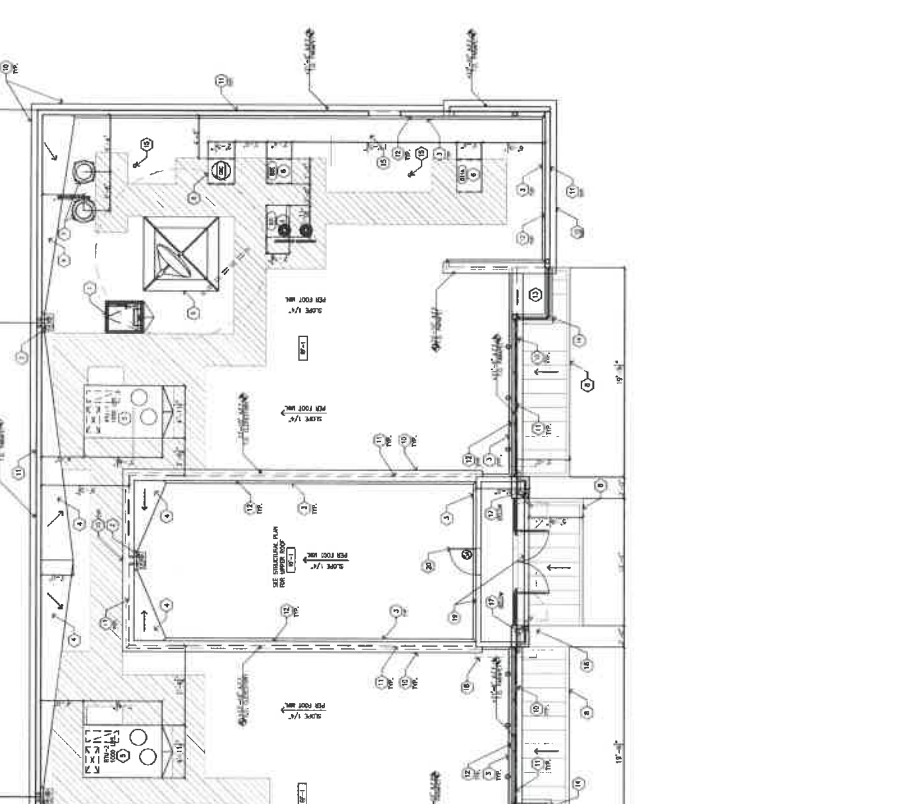
1. ROOF HATCH PER DETAIL 7/4A-1
2. ROOF DRAIN AND OVERFLOW
3. GANG STEP PER DETAIL 8/4A-1
4. HATCHED INDICATES ROCKET
5. ROOF/UP HATCH REFER TO MECHANICAL PLANS
6. EXHAUST FAN REFER TO EQUIPMENT AND ELECTRICAL PLAN
7. EXHAUST FAN REFER TO MECHANICAL PLANS
8. STEEL CANOPY BELOW
9. SKELITE ON BALLASTED CURB
10. SHOW FORMED PRE-FINISHED METAL CORING REFER TO DETAIL 1/4A-1
11. FACE OF EXTERIOR WALL BELOW
12. FACE OF PARAPET WALL
13. METAL UP FLASHING
14. STEEL CANOPY CUTTER
15. ROOF JACK REFER TO MECHANICAL PLANS
16. USE WATER TIGHTER FIVE REFER TO MECHANICAL PLANS
17. CONCEPT ZONING/OUT
18. LINE OF TOWER ROOF
19. TOWER WALL
20. 30"x48" ACCESS DOOR

GENERAL NOTES

- A. REFER TO SPECIFICATION SECTIONS 01.1 & 01.4 FOR ROOF SYSTEM, INCLUDING GUARANTEE, CARES, FLASHING, AND DETAIL NOTES.
- B. REFER TO SPECIFICATION SECTION 05.00 FOR MECHANICAL CONTRACTOR AND MECHANICAL CONTRACTOR'S WORKING PACKAGE PER MANUFACTURER'S RECOMMENDATIONS.
- C. ROOF ASSEMBLY SHALL COMPLY WITH ALL UFG AND FM CLASS "B" SYSTEMS INCLUDING CURING, TOWERING, PARAPET WALL, AND ROOF SYSTEMS. THE CONTRACTOR SHALL VERIFY THE MANUFACTURER'S STRUCTURAL UNLESS APPROVED IN WRITING BY THE ARCHITECT.
- D. FOR EXHAUST FAN CURB, THE CONTRACTOR SHALL VERIFY THE MANUFACTURER'S CURB DESIGN AND VERIFY THE CURB IS PROPERLY ANCHORED TO THE CONCRETE SLAB.
- E. PLAN OR SHEET CUTS AND CORNER CUTS SHALL BE SHOWN ON SHEET 02.1. THE CONTRACTOR SHALL VERIFY THE CURB DESIGN AND VERIFY THE CURB IS PROPERLY ANCHORED TO THE CONCRETE SLAB.
- F. PARAPET WALLS SHALL BE CONSTRUCTED TO COMPLY WITH CODE OF FEDERAL REGULATIONS (CFR) 101.65. THE CONTRACTOR SHALL VERIFY THE PARAPET WALL IS PROPERLY ANCHORED TO THE CONCRETE SLAB.
- G. CURB SHALL BE CONSTRUCTED TO COMPLY WITH CODE OF FEDERAL REGULATIONS (CFR) 101.65. THE CONTRACTOR SHALL VERIFY THE CURB IS PROPERLY ANCHORED TO THE CONCRETE SLAB.
- H. CURB SHALL BE CONSTRUCTED TO COMPLY WITH CODE OF FEDERAL REGULATIONS (CFR) 101.65. THE CONTRACTOR SHALL VERIFY THE CURB IS PROPERLY ANCHORED TO THE CONCRETE SLAB.
- I. CURB SHALL BE CONSTRUCTED TO COMPLY WITH CODE OF FEDERAL REGULATIONS (CFR) 101.65. THE CONTRACTOR SHALL VERIFY THE CURB IS PROPERLY ANCHORED TO THE CONCRETE SLAB.
- J. CURB SHALL BE CONSTRUCTED TO COMPLY WITH CODE OF FEDERAL REGULATIONS (CFR) 101.65. THE CONTRACTOR SHALL VERIFY THE CURB IS PROPERLY ANCHORED TO THE CONCRETE SLAB.
- K. CURB SHALL BE CONSTRUCTED TO COMPLY WITH CODE OF FEDERAL REGULATIONS (CFR) 101.65. THE CONTRACTOR SHALL VERIFY THE CURB IS PROPERLY ANCHORED TO THE CONCRETE SLAB.
- L. CURB SHALL BE CONSTRUCTED TO COMPLY WITH CODE OF FEDERAL REGULATIONS (CFR) 101.65. THE CONTRACTOR SHALL VERIFY THE CURB IS PROPERLY ANCHORED TO THE CONCRETE SLAB.
- M. CURB SHALL BE CONSTRUCTED TO COMPLY WITH CODE OF FEDERAL REGULATIONS (CFR) 101.65. THE CONTRACTOR SHALL VERIFY THE CURB IS PROPERLY ANCHORED TO THE CONCRETE SLAB.
- N. CURB SHALL BE CONSTRUCTED TO COMPLY WITH CODE OF FEDERAL REGULATIONS (CFR) 101.65. THE CONTRACTOR SHALL VERIFY THE CURB IS PROPERLY ANCHORED TO THE CONCRETE SLAB.
- O. CURB SHALL BE CONSTRUCTED TO COMPLY WITH CODE OF FEDERAL REGULATIONS (CFR) 101.65. THE CONTRACTOR SHALL VERIFY THE CURB IS PROPERLY ANCHORED TO THE CONCRETE SLAB.
- P. CURB SHALL BE CONSTRUCTED TO COMPLY WITH CODE OF FEDERAL REGULATIONS (CFR) 101.65. THE CONTRACTOR SHALL VERIFY THE CURB IS PROPERLY ANCHORED TO THE CONCRETE SLAB.
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- V. CURB SHALL BE CONSTRUCTED TO COMPLY WITH CODE OF FEDERAL REGULATIONS (CFR) 101.65. THE CONTRACTOR SHALL VERIFY THE CURB IS PROPERLY ANCHORED TO THE CONCRETE SLAB.
- W. CURB SHALL BE CONSTRUCTED TO COMPLY WITH CODE OF FEDERAL REGULATIONS (CFR) 101.65. THE CONTRACTOR SHALL VERIFY THE CURB IS PROPERLY ANCHORED TO THE CONCRETE SLAB.
- X. CURB SHALL BE CONSTRUCTED TO COMPLY WITH CODE OF FEDERAL REGULATIONS (CFR) 101.65. THE CONTRACTOR SHALL VERIFY THE CURB IS PROPERLY ANCHORED TO THE CONCRETE SLAB.
- Y. CURB SHALL BE CONSTRUCTED TO COMPLY WITH CODE OF FEDERAL REGULATIONS (CFR) 101.65. THE CONTRACTOR SHALL VERIFY THE CURB IS PROPERLY ANCHORED TO THE CONCRETE SLAB.
- Z. CURB SHALL BE CONSTRUCTED TO COMPLY WITH CODE OF FEDERAL REGULATIONS (CFR) 101.65. THE CONTRACTOR SHALL VERIFY THE CURB IS PROPERLY ANCHORED TO THE CONCRETE SLAB.

ROOFING

- 1. 2" MINIMUM MECHANICALLY FASTENED 48"x72"x1/2" THICK SHEET-PIPED EPDM WATERPROOFING SYSTEM OR APPROVED EQUIVALENT.
- 2. 1/2" MINIMUM MECHANICALLY FASTENED 48"x72"x1/2" THICK POLYURETHANE INSULATION OVER EPDM.
- 3. 1/2" MINIMUM MECHANICALLY FASTENED 48"x72"x1/2" THICK POLYURETHANE INSULATION OVER EPDM.
- 4. 1/2" MINIMUM MECHANICALLY FASTENED 48"x72"x1/2" THICK POLYURETHANE INSULATION OVER EPDM.
- 5. 1/2" MINIMUM MECHANICALLY FASTENED 48"x72"x1/2" THICK POLYURETHANE INSULATION OVER EPDM.
- 6. 1/2" MINIMUM MECHANICALLY FASTENED 48"x72"x1/2" THICK POLYURETHANE INSULATION OVER EPDM.
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- 8. 1/2" MINIMUM MECHANICALLY FASTENED 48"x72"x1/2" THICK POLYURETHANE INSULATION OVER EPDM.
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- 19. 1/2" MINIMUM MECHANICALLY FASTENED 48"x72"x1/2" THICK POLYURETHANE INSULATION OVER EPDM.
- 20. 1/2" MINIMUM MECHANICALLY FASTENED 48"x72"x1/2" THICK POLYURETHANE INSULATION OVER EPDM.



1/4" FOR DETAIL
1/4" FOR DETAIL

SCALE
1/4"=1'-0"

ROOF PLAN



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CEQ180061 CUP03782 PP26367 PM35671R1

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment/Initial Study and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Brett Dawson Title: Project Planner Date: April 25, 2019

Applicant/Project Sponsor: Danny Long, Rancon Date Submitted: November 17, 2017

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: *Brett Dawson* Date: *5/16/19*

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

For additional information, please contact Brett Dawson at 951-955-0972 or bdawson@rivco.org.

Revised: 02/14/19

Y:\Planning Case Files-Riverside office\TR37169\DH-PC-BOS Hearings\Cover_Sheet_Mitigated_Negative_Declaration.docx

Please charge deposit fee case#: ZEA

ZCFG

FOR COUNTY CLERK'S USE ONLY

INITIAL STUDY

for

“Winchester Ranch Marketplace”

Conditional Use Permit No. 3762

Plot Plan No. 26367

Parcel Map No. 35671R1

Lead Agency:

County of Riverside

4080 Lemon Street, 12th Floor

Riverside, CA 92502

951.955.6060

Point of Contact: Brett Dawson, Project Planner

BDawson@RIVCO.ORG

Project Proponent:

Rancon Winchester Valley 85 LLC

41391 Kalmia Street, Suite 200

Murrieta, CA 92562

Point of Contact: Dan Long

dlong@rancongroup.com

Prepared by:

Matthew Fagan Consulting Services, Inc.

42011 Avenida Vista Ladera

Temecula, CA 92591

951.265.5428

Point of Contact: Matthew Fagan, Owner

matthewfagan@roadrunner.com

May 2019

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Appendix I: *Winchester Ranch Marketplace Noise Impact Study*, prepared by RK Engineering Group, Inc., June 28, 2018.

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Commonly Used Abbreviations and Acronyms

| | |
|--------------|--|
| A-1-5 | Light Agriculture, 5-acre minimum |
| A-2 | Heavy Agriculture |
| A-2-10 | Heavy Agriculture, 10-Acre Minimum |
| A-P | Light Agriculture |
| AAQS | Ambient Air Quality Standards |
| AASHTO | American Association of State Highway and Transportation Officials |
| AB | Assembly Bill |
| AC | Acre |
| A.C. | Asphalt Concrete |
| ACM | Asbestos Containing Materials |
| ACOE | U.S. Army Corps of Engineers |
| ACS | US Census American Community Survey |
| Act | Alquist-Priolo Earthquake Fault Zoning Act |
| ADP | Area Drainage Plans |
| ADT | Average Daily Traffic |
| AEP | Association of Environmental Professionals |
| af | Acre-Feet |
| Afu | Undocumented Artificial Fill |
| AFY | Acre-Feet Per Year |
| AG | Agriculture |
| ALUC | Airport Land Use Commission |
| ALUCP | Airport Land Use Compatibility Plan |
| AM | Morning |
| AMSL | Above Mean Sea Level |
| AOC | Area of Concern |
| APE | Area of Potential Effect |
| APN | Assessor's Parcel Number |
| APs | Area Plans |
| APS | Alternative Planning Strategy |
| AQ/GHG | Air Quality/Green House Gas |
| AQIA | Air Quality Impact Analysis |
| AQMP | Air Quality Management Plans |
| ARB | Air Resources Board |
| ARB Handbook | ARB Air Quality and Land Use Handbook |
| AVC | automatic volume control |
| BAAQMD | Bay Area Air Quality Management District |
| BACMs | Best Available Control Measures |
| Basin | South Coast Air Basin |

| | |
|-----------|--|
| BAU | Business-As-Usual |
| BGS | Below Ground Surface |
| BMPs | Best Management Practices |
| BP | Business Park |
| BUOW | Burrowing Owl |
| C&D | Construction and Demolition |
| CAA | Clean Air Act |
| CAAQS | California Ambient Air Quality Standards |
| CalARP | California Accidental Release Prevention Program |
| CalEEMod™ | California Emissions Estimator Model™ |
| Cal/EPA | California Environmental Protection Agency |
| CalFire | Riverside County Fire Department |
| CALGreen | California Green Building Standards Code |
| Cal/OSHA | California Occupational Safety and Health Administration |
| Caltrans | California Department of Transportation |
| Calveno | California Vehicle Noise |
| CAO | Cleanup and Abatement Order |
| CAP | Climate Action Plan |
| CAPCOA | California Air Pollution Control Officers Association |
| CARB | California Air Resources Board |
| CBC | California Building Code |
| CBIA | California Building Industry Association |
| CCAR | California Climate Action Registry |
| CCR | California Code of Regulations |
| CD | Community Development |
| CDC | California Department of Conservation |
| CDF | California Department of Forestry |
| CDFW | California Department of Fish and Wildlife |
| CD: MDR | Community Development: Medium Density Residential |
| CDO | Cease and Desist Order |
| CDOGG | California Division of Oil, Gas and Geothermal Resources |
| CEC | California Energy Commission |
| CEQA | California Environmental Quality Act |
| CERCLA | Comprehensive Environmental Response Compensation and Liability Act |
| CERCLIS | Comprehensive Environmental Response, Compensation, and Liability Information System list |
| CESA | California Endangered Species Act |
| CETAP | Community Environmental Transportation Acceptability Program |
| CFR | Code of Federal Regulations |

| | |
|------------------|---|
| CH ₄ | Methane |
| CHHSLs | California Human Health Screening Levels |
| CHP | California Highway Patrol |
| CIP | Capital Improvement Program |
| CIWMP | Countywide Integrated Waste Management Plan |
| CLUP | Airport Land Use Compatibility Plan |
| CMA | Congestion Management Agency |
| CML&C | Concrete-Mortar Lined and Coated |
| CMP | Congestion Management Program |
| CNEL | Community Noise Equivalent Level |
| CO | Carbon Monoxide |
| CO ₂ | Carbon Dioxide |
| CO _{2e} | Carbon Dioxide Equivalent |
| COA | Conditions of Approval |
| CPTED | Crime Prevention through Environmental Design |
| CPUC | California Public Utilities Commission |
| CR | Commercial Retail |
| CRA | Cultural Resources Assessment |
| CRDEH | County of Riverside Department of Environmental Health |
| CRMP | Cultural Resources Management Plan |
| CSA | County Service Area |
| CUP | Conditional Use Permit |
| CUPA | Certified Unified Program Agency |
| CVC | California Vehicle Code |
| CWA | Federal Clean Water Act |
| CY | Cubic Yards |
| CZ | Change of Zone |
| dB | Decibel |
| dBA | A-Weighted Decibel |
| dBA CNEL | A-weighted decibel Community Noise Equivalent Level |
| dBA Leq | A-weighted decibel equivalent noise level |
| DBESP | Determination of Biologically Equivalent or Superior Preservation |
| DEIR | Draft Environmental Impact Report |
| DG | Decomposed Granite |
| DIF | Development Impact Fee |
| DMA | Drainage Management Area |
| DNL | Day/Night Average Sound Level |
| DOT | Department of Transportation |
| DPM | Diesel particulate matter |

| | |
|--------|--|
| Dt | Domino Fine Sandy Loam, Saline-Alkali |
| DTSC | Department of Toxic Substance Control |
| DU | Dwelling Units |
| DU/AC | Dwelling Units Per Acre |
| Dv | Domino Silt Loam, Saline-Alkali |
| EAP | Existing Plus Ambient Growth Plus Project |
| EAPC | Existing Plus Ambient Growth Plus Project Plus Cumulative |
| ECC | Emergency Command Center |
| EDR | Estate Residential |
| EDR/RR | Estate Density Residential and Rural Residential |
| EIR | Environmental Impact Report |
| EIS | Environmental Impact Statement |
| EMWD | Eastern Municipal Water District |
| EnA | Exeter Sandy Loam, 0 To 2 Percent Slopes |
| EO | Executive Order |
| EoB | Exeter Sandy Loam, Slightly Saline-Alkali, 0 To 5 Percent Slopes |
| EPA | Environmental Protection Agency |
| EpA | Exeter Sandy Loam, Deep, 0 To 2 Percent Slopes |
| EPD | Environmental Programs Department |
| EPS | Emission Performance Standard |
| ERCI | Emergency Responses, Complaints and Investigation |
| ERNS | Emergency Response Notification System |
| ESA | Environmental Site Assessment |
| EwB | Exeter Very Fine Sandy Loam, 0 To 5 Percent Slopes |
| EyB | Exeter Very Fine Sandy Loam, Deep, 0 To 5 Percent Slopes |
| °F | Fahrenheit |
| FBFMs | Flood Boundary & Floodway Maps |
| FEMA | Federal Emergency Management Act |
| FHBM | Flood Hazard Boundary Map |
| FHWA | Federal Highway Administration |
| FIA | Fiscal Impact Analysis |
| FIRM | Flood Insurance Rate Map |
| FMMP | Farmland Mapping & Monitoring Program |
| FPER | Fire Protection and Emergency Response Services |
| FPPA | Farmland Protection Policy Act |
| FTA | Federal Transit Administration |
| GHG | Greenhouse Gas |
| g/m3 | Micrograms Per Cubic Meter |
| GMZs | Groundwater Management Zones |

| | |
|--------|---|
| GP | General Plan |
| GPA | General Plan Amendment |
| gpd/ac | Gallons-Per-Day Per Acre |
| GPEIR | General Plan Environmental Impact Report |
| GWP | Global Warming Potential |
| HANS | Habitat Evaluation and Acquisition Negotiation Strategy |
| HAP | Hazardous Air Pollutants |
| HCD | Housing and Community Development |
| HCM | Highway Capacity Manual |
| HCOC | Hydrologic Conditions of Concern |
| HCP | Habitat Conservation Plan |
| HECW | High-Efficiency Clothes Washers |
| HETs | High-Efficiency Toilets |
| HFCs | Hydroflourocarbons |
| HPLV | High Pressure Low Volume |
| HOV | High-Occupancy Vehicle |
| HOA | Home Owners Association |
| HRA | Health Risk Assessment |
| HQTA | High Quality Transportation Area |
| HVAC | Heating, Ventilation, And Air Conditioning Units |
| HWCL | Hazardous Waste Control Law |
| Hz | Hertz |
| I-15 | Interstate 15 |
| I-215 | Interstate 215 |
| IA | Implementing Agreement |
| IBC | International Building Code |
| IC/EC | Institutional Controls / Engineering Controls registries |
| ICLEI | International Council for Local Environmental Initiatives |
| IGR | Inter-Governmental Review |
| I-P | Industrial Park |
| IPCC | Intergovernmental Panel on Climate Change |
| IRAs | Identified Resource Areas |
| IS | Initial Study |
| IS/EA | Initial Study/Environmental Assessment |
| IS/NOP | Initial Study/Notice of Preparation |
| ITE | Institute of Transportation Engineers |
| JD | Jurisdictional Delineation |
| kW | Kilowatt |
| KWh | Kilowatt Hours |

| | |
|--------------------|---|
| LAFCO | Local Agency Formation Commission |
| LBP | Lead Based Paint |
| LCA | Life-Cycle Analysis |
| LCC | Land Capability Classification |
| LE | Land Evaluation |
| LESA | Land Evaluation & Site Assessment |
| Leq | Equivalent Energy Level |
| LI | Light Industrial |
| LID | Low Impact Development |
| LOS | Level of Service |
| LST | Localized Significance Thresholds |
| MAC | Municipal Advisory Council |
| MBTA | Migratory Bird Treaty Act |
| MDR | Medium Density Residential |
| MFCS | Matthew Fagan Consulting Services, Inc. |
| MGD | Million Gallons Per Day |
| MLD | Most Likely Descendent |
| MM | Mitigation Measure |
| MMT | Million Metric Tons |
| MOU | Memorandum of Understanding |
| MPH | Miles Per Hour |
| MPOs | Metropolitan Planning Organizations |
| MRZ | Mineral Resources Zones |
| M-SC | Manufacturing-Service Commercial |
| MSHCP | Western Riverside County Multiple Species Habitat Conservation Plan |
| MSL | Mean Sea Level |
| MTCO _{2e} | Metric Tons of Carbon Dioxide Equivalent |
| MUTCD | Manual on Uniform Traffic Control Devices |
| MWD | Metropolitan Water District of Southern California |
| MWh | Megawatt-Hour |
| N ₂ O | Nitrous Oxide |
| NAAQS | National Ambient Air Quality Standards |
| NAHC | Native American Heritage Commission |
| NATDAM | National Inventory of Dams |
| NCHRP | National Cooperative Highway Research Program Report |
| NDIR | Non-Dispersive Infrared Photometry |
| NEPA | National Environmental Policy Act |
| NEPSSA | Narrow Endemic Plants Survey Area |
| NEV | Neighborhood Electric Vehicle |

| | |
|-------------------|---|
| NFIP | National Flood Insurance Program |
| NFRAP | No Further Assessment Planned Site List |
| NMTP | Non-Motorized Transportation Plan |
| NO ₂ | Nitrogen Dioxide |
| NOA | Naturally Occurring Asbestos |
| NOAA | National Oceanic and Atmospheric Administration |
| NOP | Notice of Preparation |
| NO _x | Oxides of Nitrogen |
| NPDES | National Pollution Discharge Elimination System |
| NPL | National Priority List |
| NR | Noise Reduction |
| NRCS | Natural Resources Conservation Service |
| NPMS | National Pipeline Mapping System |
| NPS | Non-Point Source |
| O ₃ | Ozone |
| OAL | Office of Administrative Law |
| OEHHA | Office of Environmental Health Hazard Assessment |
| OES | Office of Emergency Services |
| OFP | Ozone Forming Potential |
| OHP | Office of Historic Preservation |
| OHWM | Ordinary High Water Mark |
| OPR | Office of Planning and Research |
| OSC-70 | Open Space and Conservation Policy 70 |
| OSHA | Occupational Safety and Health Administration |
| OSHPD | Office of Statewide Health Planning and Development |
| OSMRE | U.S. Bureau of Mines and Office of Surface Mining and Reclamation Enforcement |
| OS-R | Open Space - Recreation |
| OS-W | Open Space - Water |
| Pb | Lead |
| P-C | Production-Consumption |
| pc/mi/ln | Passenger Cars Per Mile Per Lane |
| PEIR | Program EIR |
| PeMS | Performance Measurement System |
| PFCs | Perfluorocabons |
| PHS | Preliminary Hydrology Study |
| PM | Particulate Matter |
| PM _{2.5} | Fine Particulate Matter |
| PM ₁₀ | Respirable Particulate Matter |
| Ppb | Parts Per Billion |

| | |
|----------|--|
| Ppm | Parts Per Million |
| PPV | Peak Particle Velocity |
| PRC | Public Resources Code |
| PVC | Polyvinyl Chloride |
| PV | Photovoltaic |
| Qoal | Older Alluvium |
| R-1 | One Family Dwelling |
| R-4 | Planned Residential |
| R-A | Residential Agriculture |
| R-A-5 | Residential Agricultural - 5 Acre Minimum |
| RBBD | Southwest Road and Bridge Benefit District |
| RC | Rural Community |
| RCDEH | Riverside County Department of Environmental Health |
| RC: EDR | Rural Community: Estate Density Residential |
| RCFC&WCD | Riverside County Flood Control and Water Conservation District |
| RCFD | Riverside County Fire Department |
| RCHCA | Riverside County Habitat Conservation Agency |
| RCIP | Riverside County Integrated Project |
| RCIT | Riverside County Information Technology |
| RC-LDR | Low Density Residential |
| RCNM | Roadway Construction Noise Model |
| RCP | Reinforced Concrete Pipe |
| RCRA | Resource Conservation and Recovery Act |
| RCSD | Riverside County Sheriff's Department |
| RCTC | Riverside County Transportation Commission |
| RC-VLDR | Very Low Density Residential |
| RCWD | Rancho California Water District |
| REC | Recognized Environmental Condition |
| RHNA | Regional Housing Needs Assessment |
| RivTAM | Riverside County Transportation Analysis Model |
| RMS | Root Mean Squared |
| ROG | Reactive Organic Gases |
| ROW | Right-of-Way |
| R-R | Rural Residential |
| RDA | Redevelopment Agency |
| RTA | Riverside Transit Authority |
| RTP | Regional Transportation Plan |
| RTP/SCS | Regional Transportation Plan/Sustainable Communities Strategy |
| RV | Recreational Vehicle |

| | |
|-----------------|--|
| RWQCB | Regional Water Quality Control Board |
| RWRF | Regional Wastewater Reclamation Facility |
| SA | Site Assessment |
| SABER | Safeguard Artifacts Being Excavated in Riverside County |
| SARA | Superfund Amendments and Reauthorization Act |
| SARWQCB | Santa Ana Regional Water Quality Control Board |
| SB | Senate Bill |
| SCAB | South Coast Air Basin |
| SCAG | Southern California Association of Governments |
| SCAQMD | South Coast Air Quality Management District |
| SCE | Southern California Edison |
| SCG | Southern California Gas Company |
| SCH | State Clearinghouse |
| SCHWMA | Southern California Hazardous Waste Management Authority |
| SCS | Sustainable Communities Strategy |
| SF ₆ | Sulfur Hexafluoride |
| SFHA | Special Flood Hazard Area |
| SFP | School Facilities Program |
| SHMA | Seismic Hazard Mapping Act |
| SHS | State Highway System |
| SKR | Stephen's Kangaroo Rat |
| SIP | State Implementation Plan |
| SLIC | Spills, Leaks, Investigations and Cleanup |
| SO ₂ | Sulfur Dioxide |
| SO _x | Oxides of Sulfur |
| SMARA | The Surface Mining and Reclamation Act of 1975 |
| SMGB | State Mining and Geology Board |
| SO ₂ | Sulphur Dioxide |
| SO _x | Sulphur Oxides |
| SoCAB | South Coast Air Basin |
| SOP | Standard Operating Procedures |
| SP | Specific Plan |
| Sq. Ft. | Square Feet |
| SRA | Source Receptor Area |
| STC | Sound Transmission Class |
| s/v | Seconds Per Vehicle |
| SWFP | Solid Waste Facility Permit |
| SWP | State Water Project |
| SWPPP | Storm Water Pollution Prevention Plan |

| | |
|-------|---|
| SWRCB | State Water Resource Control Board |
| SZ | Scientific Resource Zone |
| TAC | Toxic Air Contaminant |
| TCP | Traffic Control Plan |
| TCR | Tribal Cultural Resource |
| TDS | Total Dissolved Solids |
| TIA | Traffic Impact Analysis |
| TIS | Traffic Impact Study |
| TLMA | Transportation Land Management Agency |
| Tpd | Tons per day |
| TSD | Treatment, Storage and Disposal facility list |
| TTCP | Traditional Tribal Cultural Places |
| TTM | Tentative Tract Map |
| TUMF | Transportation Uniform Mitigation Fee |
| UBC | Uniform Building Code |
| ULFT | Ultra-Low-Flush Toilets |
| U.S. | United States |
| USACE | U.S. Army Corps of Engineers |
| USBM | U.S. Bureau of Mines |
| USC | United States Code |
| USDA | United States Department of Agriculture |
| USEPA | U.S. Environmental Protection Agency |
| USFWS | United States Fish and Wildlife Service |
| USGS | U.S. Geological Survey |
| UST | Underground Storage Tank |
| UWMP | Urban Water Management Plan |
| V/C | Volume to Capacity |
| VCP | Vitrified Clay Pipe |
| VEC | Vapor Encroachment Condition |
| VES | Vapor Encroachment Screen |
| VLF | Vehicle License Fee |
| VMT | Vehicle Miles Traveled |
| VOC | Volatile Organic Compound |
| VPD | Vehicles Per Day |
| Wd | Waukena Loam, Saline-Alkali |
| WDL | Water Data Library |
| WDR | Waste Discharge Requirement |
| WMD | Waste Management Department |
| WMWD | Western Municipal Water District |

| | |
|-------|--|
| WQMP | Water Quality Management Plan |
| WRCOG | Western Riverside Council of Governments |
| WRP | Waste Recycling Plan |
| WSA | Water Service Agreement |
| WSA | Water Supply Assessment |
| WSCP | Water Shortage Contingency Plan |
| WSP | Water Supply Plan |

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 43069

Project Case Type (s) and Number(s): Conditional Use Permit No. 3762, Plot Plan No. 26367, and Parcel Map No. 35671R1

Lead Agency Name: Riverside County Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Brett Dawson, Project Planner

Telephone Number: 951-955.6060

Applicant's Name: Rancon Winchester Valley 85, LLC

Applicant's Address: 41391 Kalmia Street, Suite 200, Murrieta, CA 92562

I. PROJECT INFORMATION

Project Description:

Overview

The proposed Project includes Tentative Parcel Map No. 35671R1, Conditional Use Permit No. 03782, and Plot Plan No. 26367 on nine (9) parcels totaling approximately 17.56 acres gross (16.49 net) acres of land located north of Holland Road, west of Beeler Road, south of Domenigoni Parkway, and east of Leon Road, in the County of Riverside, State of California. Reference **Figure 1, Regional Location Map** and **Figure 2, Vicinity Map**.

Tentative Parcel Map No. 35671R1

Tentative Parcel Map (TPM) No. 35671 was originally approved by the Board of Supervisors on April 28, 2009, per Fast Track processing (FTA-2007-07). The purpose of the revision is due to the self-storage component being a different layout than the old TPM property lines. Other adjustments were also made to pads that required changes; the number of lots remains the same. Tentative Parcel Map No. 35671R1 (TPM 35671R1) proposes to subdivide 17.56 acres gross (16.49 net) acres of land in to nine (9) parcels ranging in size from 0.70 acres (net) to 5.78 acres (net). TPM 35671R1 is a Schedule "E" commercial subdivision. Reference **Figure 3, TPM 35671R1**.

Conditional Use Permit No. 03782

Conditional Use Permit No. 03782 (CUP 03782) proposes to allow for the gas station and convenience store, including the sale of beer and wine for off-premises consumption. Reference **Figure 4, CUP 03782**.

Plot Plan No. 26367

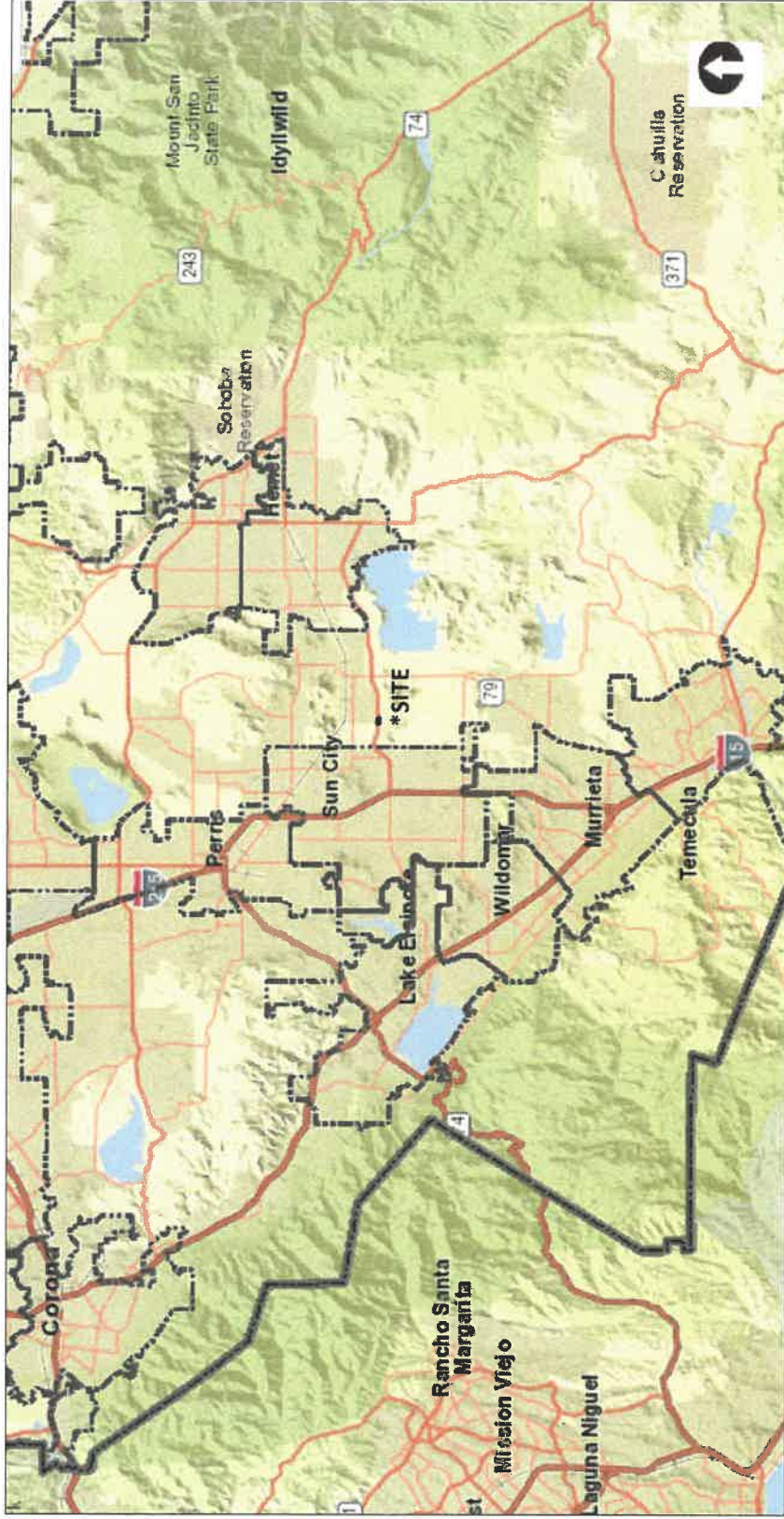
Plot Plan No. 26367 (PPT 26367) proposes a 77,300 square foot (sq. ft.) shopping center, 3,062 sq. ft. convenience store, and a 125,000 square feet (sq. ft.) storage facility as outlined below:

- Major - 40,000 sq. ft.;
- Shops – 29,900 sq. ft.;
- Pad 1 – 3,900 sq. ft. with a drive through;
- Pad 2 - 3,500 sq. ft. with a drive through;
- Convenience Store - 3,062 sq. ft. gas station and convenience store with six (6) fueling pumps; and

- Storage Facility -125,000 sq. ft.

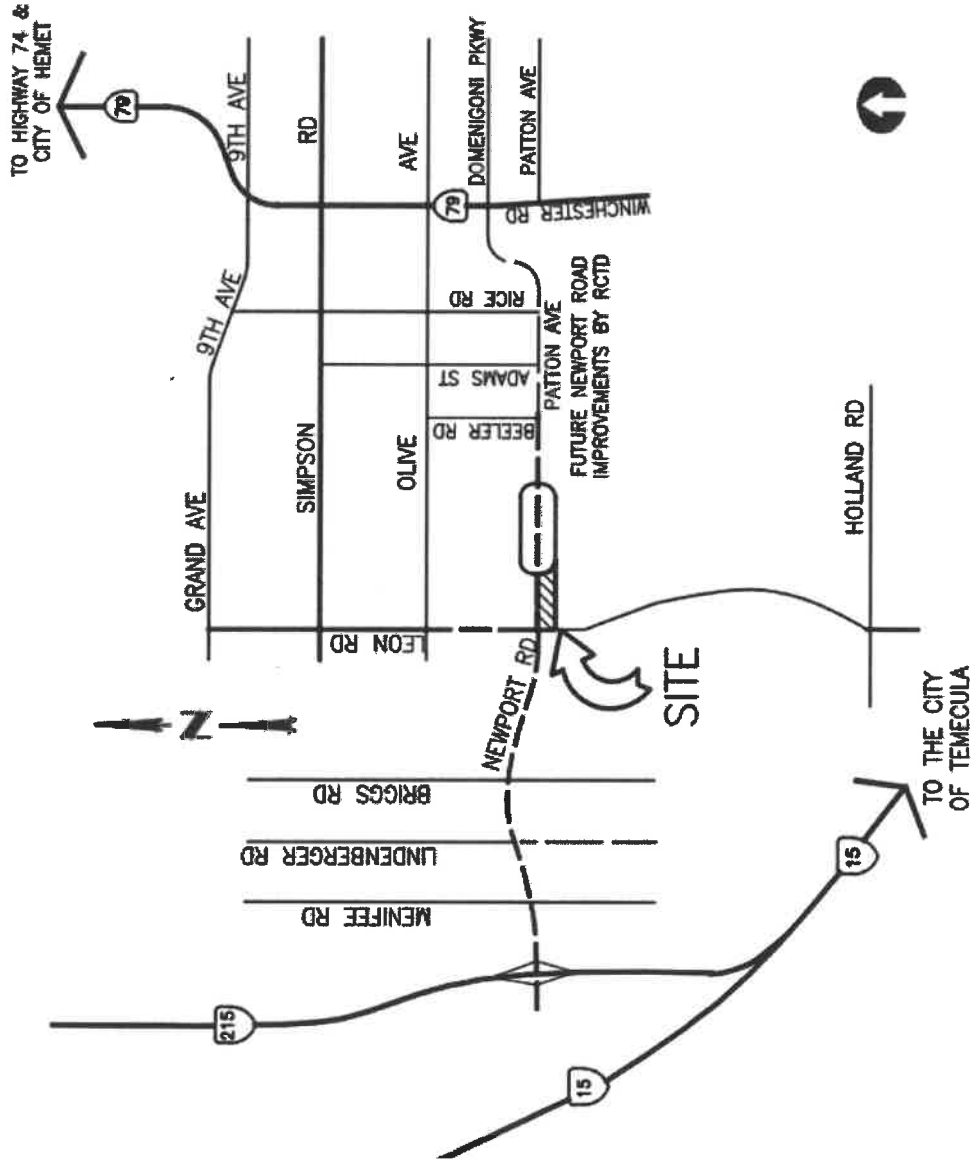
Reference **Figure 5, PPT 26367.**

Figure 1
Regional Location Map



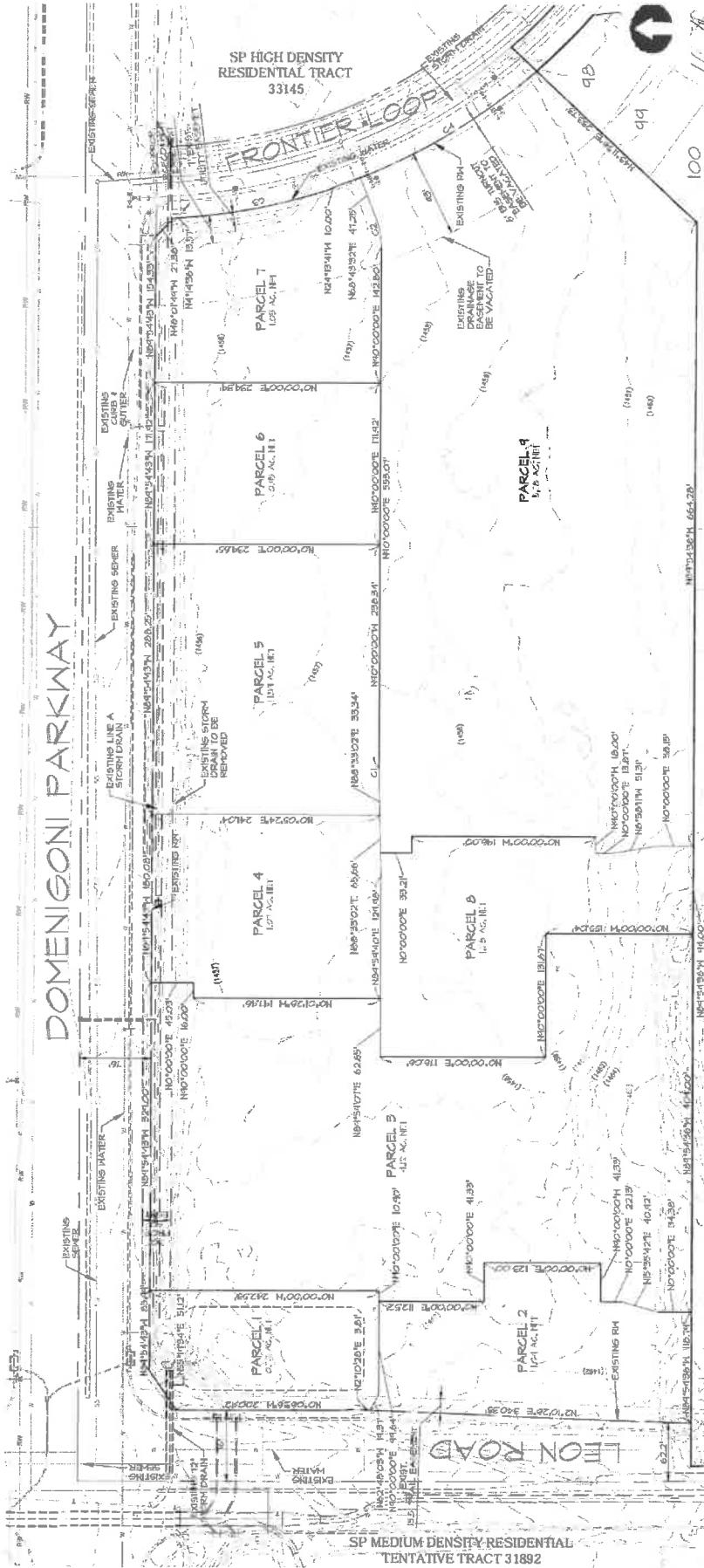
Source: Map My County https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

Figure 2
Vicinity Map



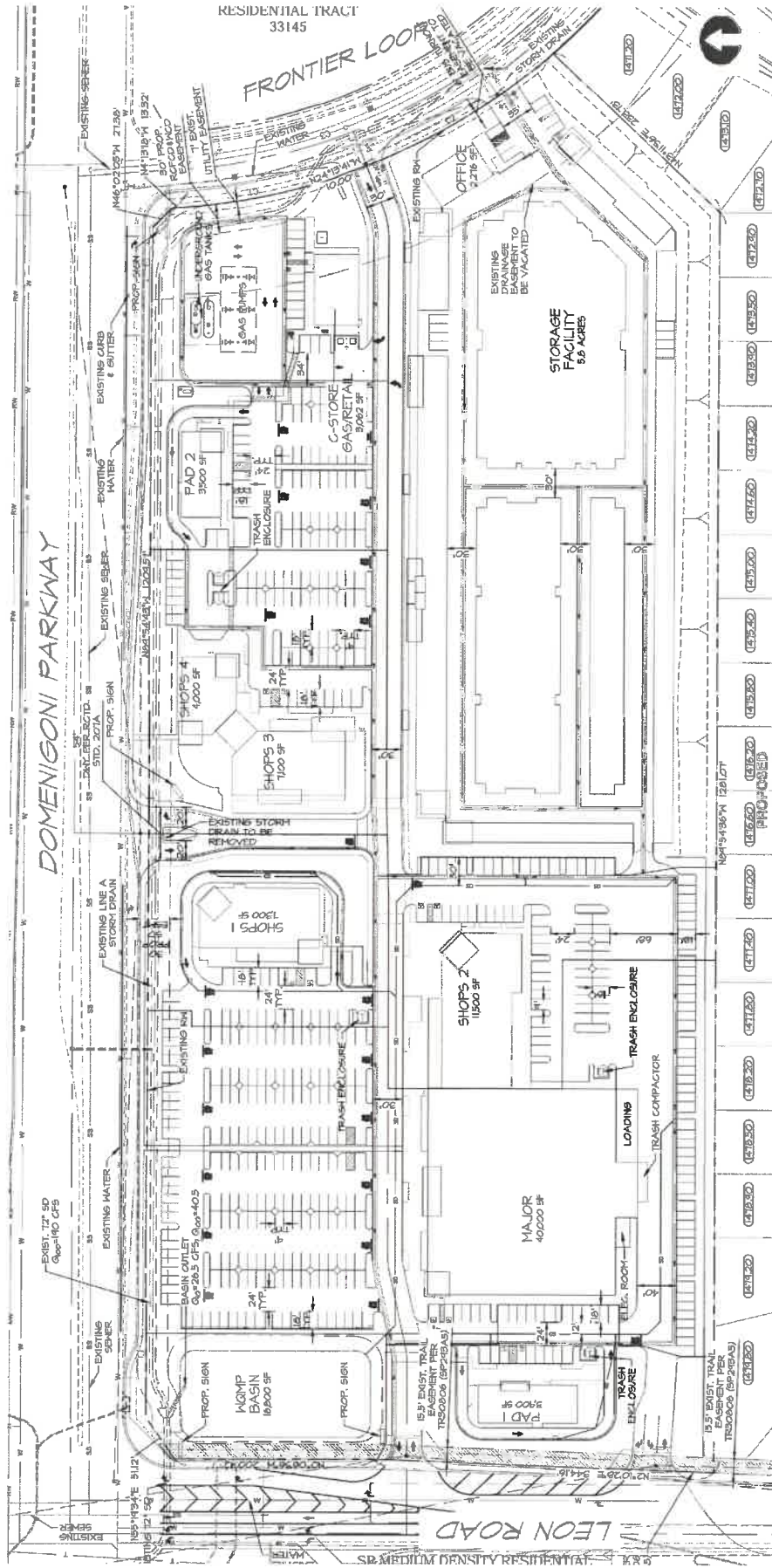
Source: Project Plans (Appendix L)

Figure 3
TPM 35671R1



Source: Project Plans (Appendix L)

Figure 4
CUP 03782



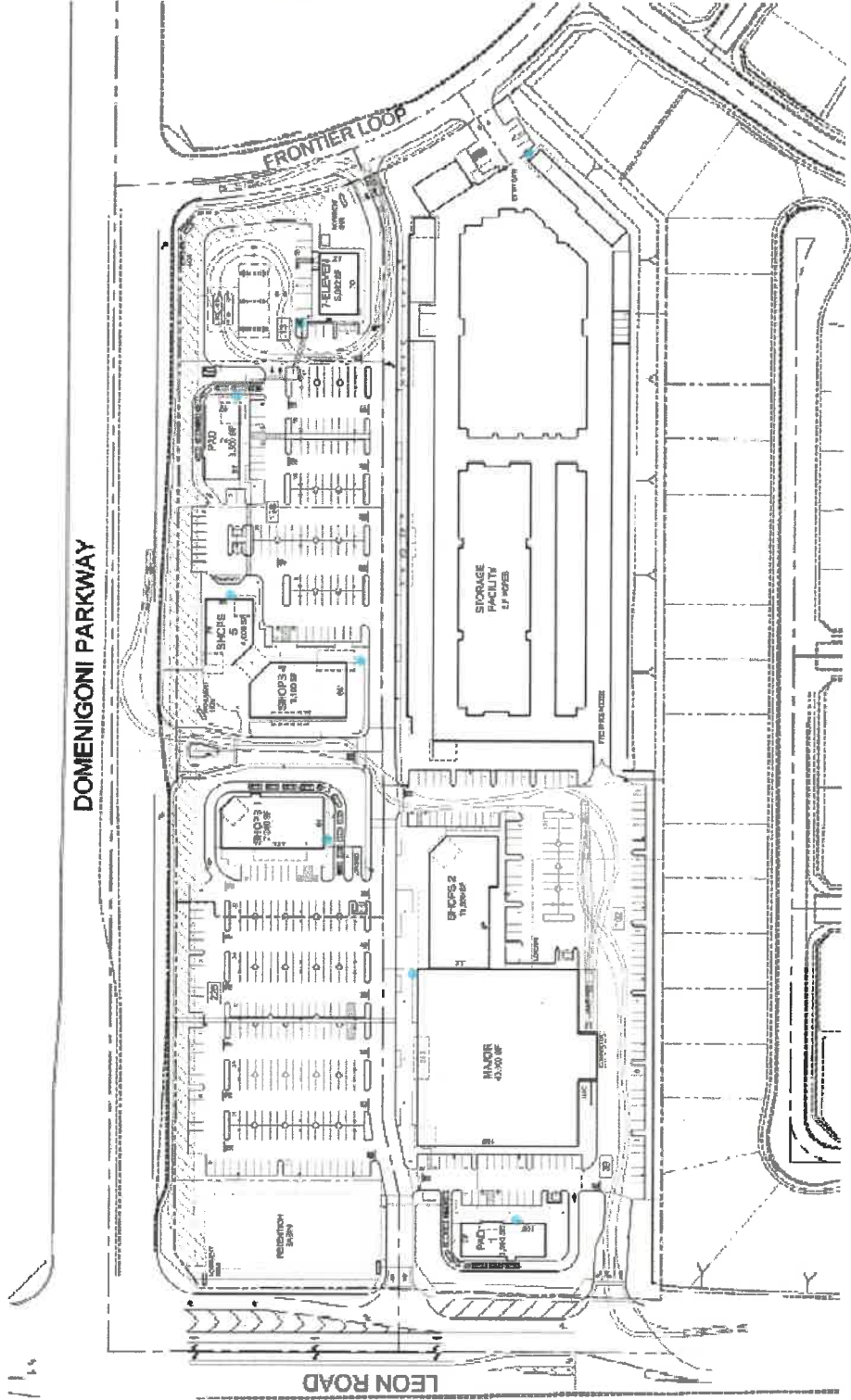
Source: Project Plans (Appendix L)

Figure 5
PPT 26367

PROJECT SUMMARY

| | |
|---------------------------------|--------------|
| RETAIL NET SITE AREA: | 10.9 ACRES |
| STORE NET SITE AREA: | 1.0 ACRES |
| STORAGE FACILITY NET SITE AREA: | 5.2 ACRES |
| TOTAL NET SITE AREA: | 17.3 ACRES |
| RETAIL PARKING PROVIDED: | 507 STALLS |
| RETAIL PARKING RATIO PROVIDED: | 6.5/1,000 SF |
| RETAIL BUILDING AREA: | 77,300 SF |
| RETAIL BUILDING COVERAGE: | 16.5% |
| STORE BUILDING AREA: | 3,062 SF |
| STORE BUILDING COVERAGE: | 6.8% |
| STORAGE FACILITY BUILDING AREA: | 129,000 SF |
| STORAGE FACILITY COVERAGE: | 50.3% |

LEGEND:
 BIKE RACK LOCATION



Source: Project Plans (Appendix L)

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Building Architecture and Materials

The Winchester Marketplace architectural design is established from the Harvest Valley/Winchester Area Plan design criteria. The overall Project design is consistent between the Majors, Shops, Pads, C-Store with Fuel Canopy, and Self-Storage Facility. This aesthetic reflects a rural residential context mixing both colors and material palettes.

Building entrances are identified by tall sloped roofs and enriched stone veneers. Shop buildings are articulated with both sloped roof towers and either covered walkways or covered trellised walkways to encourage a “walkable” retail center. Larger building masses provide additional building articulation to provide visual interest as well as planted green screen wall treatments.

Facades also introduce additional interest with sloped awnings, grillwork, and architectural beams and supports to further link the architecture to the adjacent future residential developments. An active plaza connection located at the Domenigoni Parkway entrance between Shops 3 and 4 will provide a strong pedestrian connection into Winchester Marketplace and, combined with Project entrance monumentation, will create a unique retail experience for the growing community in Harvest Valley. Reference **Figures 6a-6f, PP 26367 Elevations** and Project Plans (**Appendix L**).

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Figure 6a
PPT 26367 Elevations



Major 1 & Shops 2

Source: Project Plans (Appendix L)

Figure 6b
PPT 26367 Elevations



Shops 3 & 4

Source: Project Plans (Appendix L)

Figure 6c
PPT 26367 Elevations



Shops 1

Source: Project Plans (Appendix L)

Figure 6d
PPT 26367 Elevations



1. NORTH ELEVATION



2. WEST ELEVATION



3. SOUTH ELEVATION

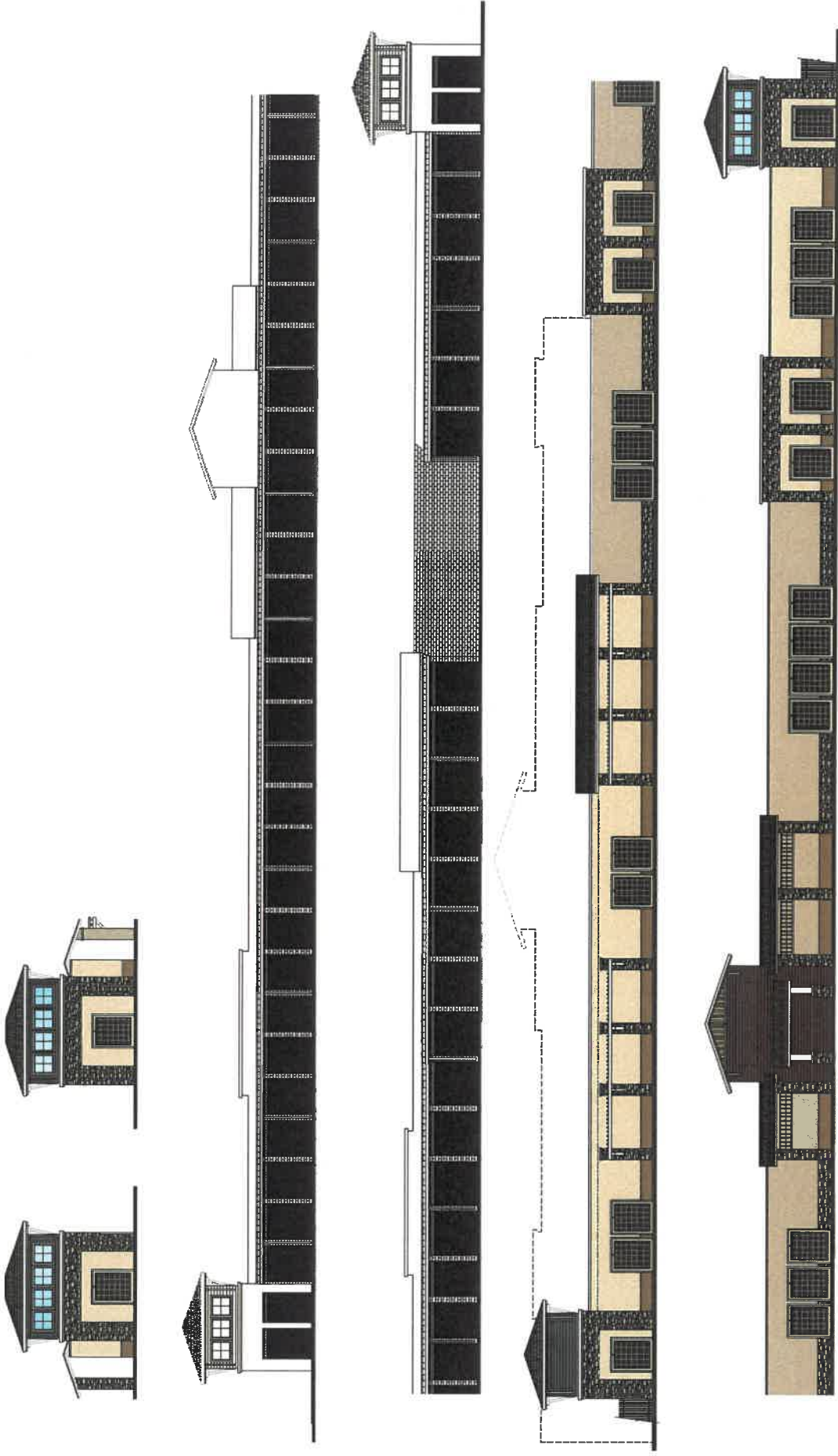


4. EAST ELEVATION

C Store

Source: Project Plans (Appendix L)

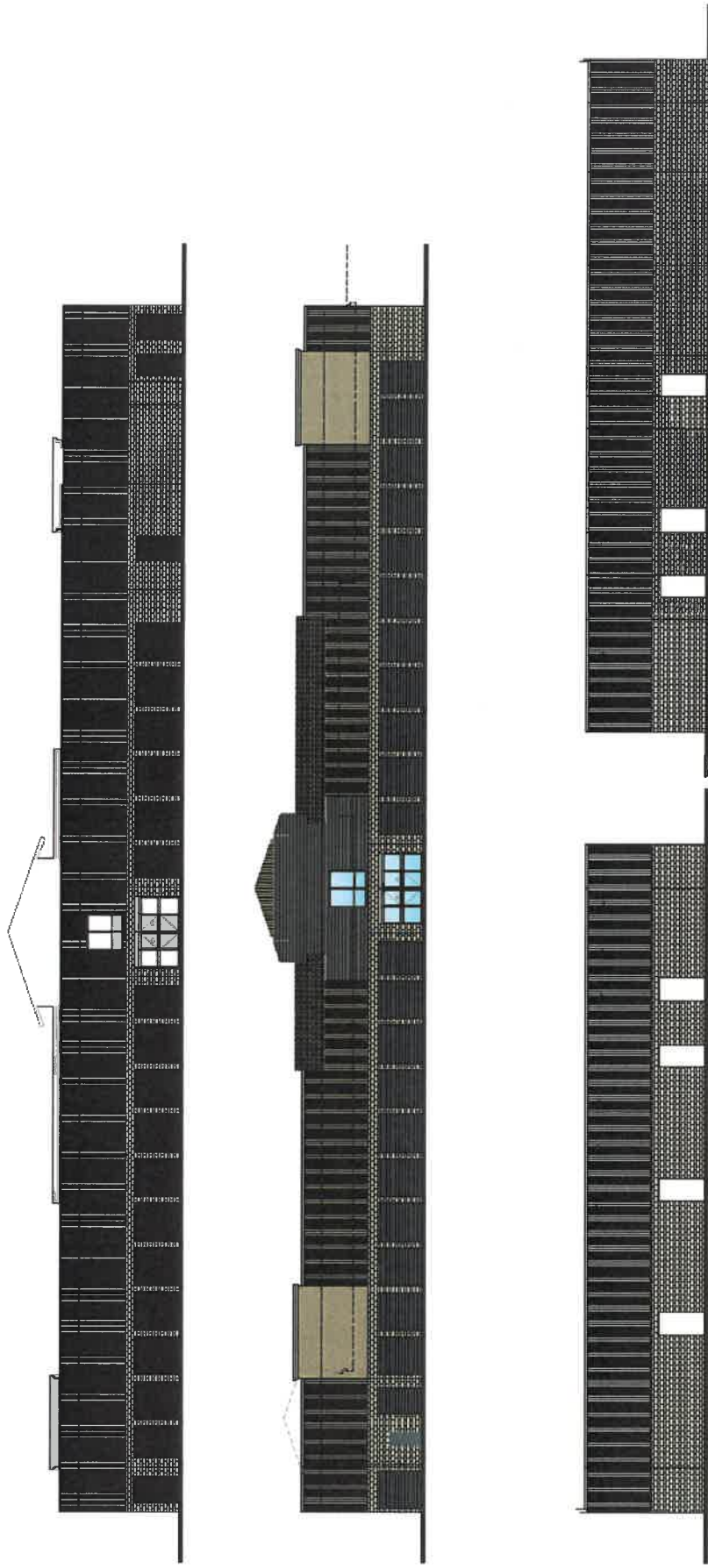
Figure 6e
PPT 26367 Elevations



Self-Storage

Source: Project Plans (Appendix L)

Figure 6f
PPT 26367 Elevations



Source: Project Plans (Appendix L)

Landscaping

Project landscaping includes drought tolerant plant species. Trees are of the evergreen and deciduous varieties. Landscape is provided along the Project perimeters, roadway parkways, and between buildings. Landscaping is also provided within the Project private recreation areas and water quality basins. Approximately 77,300 square feet, or 22% of the Project is landscaped. Reference **Figure 7, PPT 26367 Landscape Plan**.

Circulation

The proposed Project will take access off Domenigoni Parkway with secondary access from Leon Road. Domenigoni Parkway has an existing 36' of paving within a 110' right-of-way (ROW). The Project will construct an approximately 8' wide acceleration/deceleration lane at the Project entry. The road widening extends about 195' north of the driveway, plus an additional 185' transition back to the existing edge of pavement. The storage facility will take access from Frontier Loop. Refer to **Figure 8, Project Roadway Sections**.

Vehicular access to the site will be served by the following five (5) access driveways:

- Project Access Driveway 1 (Southern Driveway on Leon Road): right-in, right-out, left-out unsignalized intersection;
- Project Access Driveway 2 (Northern Driveway on Leon Road): right-in only unsignalized intersection;
- Project Access Driveway 3 (Driveway on Domenigoni Parkway): right-in, right-out only unsignalized intersection;
- Project Access Driveway 4 (Driveway just south of convenience market on future Frontier Loop): full-access unsignalized intersection; and
- Project Access Driveway 5 (Driveway serving proposed storage facility on future Frontier Loop): full-access unsignalized intersection.

Pedestrian access is provided between the parking area and the buildings via concrete walkways. These walkways comply with ADA requirements.

Drainage / Hydrology / Water Quality

The Project site consists of approximately 17.6 gross acres of undeveloped land located at the southeast corner of Leon Road and Domenigoni Parkway in the unincorporated Winchester Hills area of the County of Riverside. The Project site is situated within an expanding suburban growth corridor straddling the 6-lane Domenigoni Parkway, one mile east of the City of Menifee, and adjacent to pending residential master planned development within the Winchester Hills Specific Plan.

The Project site is one of six commercial planning areas within the Winchester Hills Specific Plan. Grading has commenced on the adjacent residential Planning Area 27 (Tract 38192) located directly west of the Project site across Leon Road, and residential development of the raw acreage contiguous south of the Project site is pending (Tract 30806).

During 2006 and 2007, the Project site was utilized for rock crushing and batching operations in conjunction with construction of Domenigoni Parkway.

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Figure 7
PPT 26367 Landscape Plan

DOMENIGONI PARKWAY



- NOTES:**
- LANDSCAPE AND IRRIGATION SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH DEVELOPMENT STANDARDS.
 - ALL LANDSCAPING DESIGN FOR THE ROADWAYS, ENTRIES, AND PUBLIC AREAS WILL INCLUDE TREES, SHRUBS AND GROUND COVER WHICH ARE DROUGHT TOLERANT. COMPATIBLE WITH NATURAL VEGETATION ON-SITE AND SUCH AREA WILL BE FITTED WITH A RECLAIMED WATER SYSTEM.
 - REFER TO SECTION IV FOR SPECIFIC DESIGN GUIDELINES AND REL TO DESIGN OFFICE PLANT MATERIAL WITHIN SIGHT DISTANCE RESTRICTED ZONES (AT LEAST GROWN TO 12' IN HEIGHT PER DIRECTIVE OF ENGINEERING DEPARTMENT. IT IS NOT APPROVED IF MAINTENANCE IS REQUIRED TO MAINTAIN AT 12' OR LESS, TYPICAL).

"Prior to project construction, I agree to submit a complete Landscape Construction Document Package that complies with the requirements of applicable ordinances, including but not necessarily limited to Ordinance No. 859.3, Ordinance 849, Ordinance 487, project Conditions of Approval; and in substantial conformance with the approved Landscape Concept Plan. Should the ordinance be revised, plans may be subject to change."



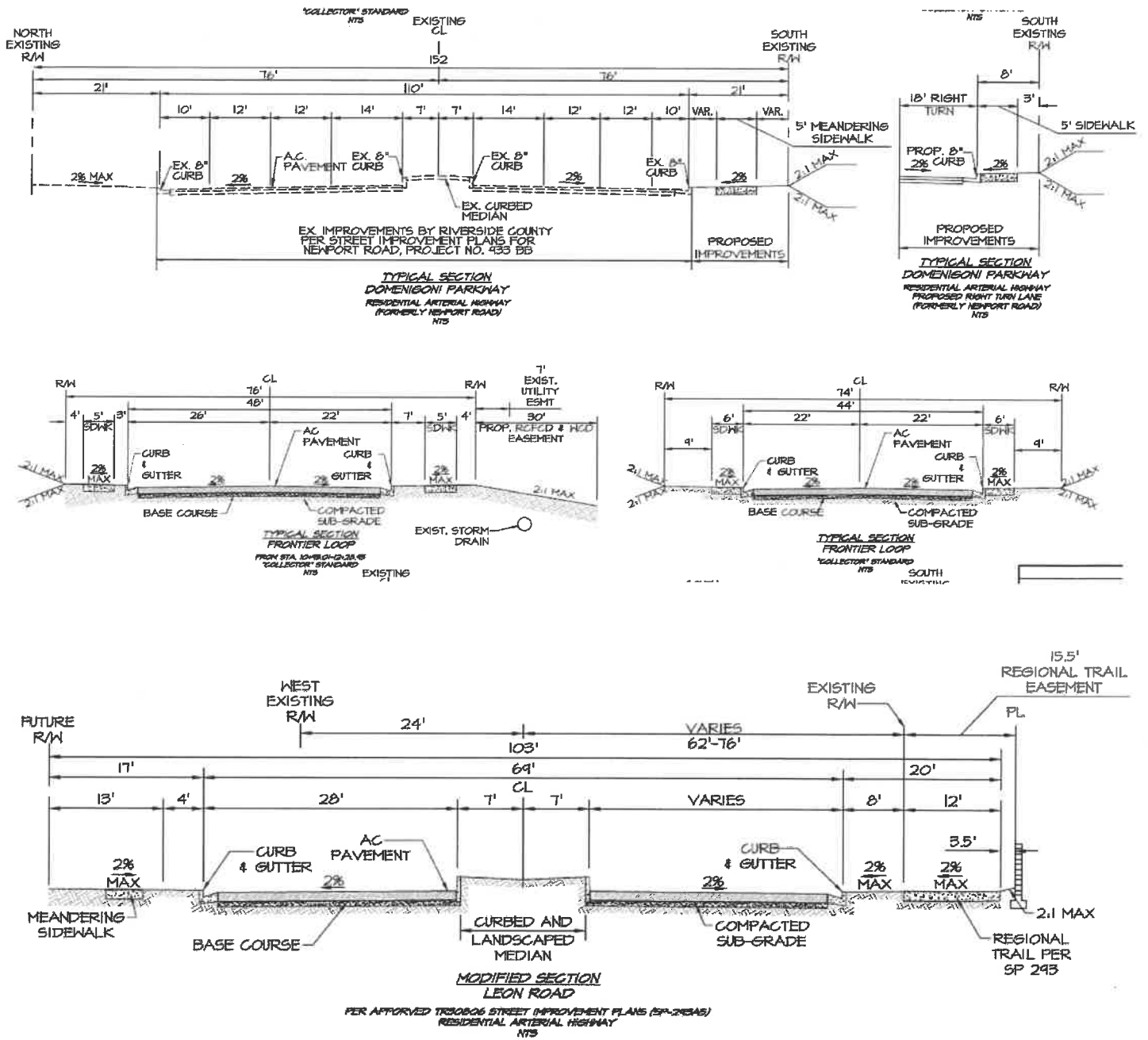
PROPOSED PLANT PALETTE

| TREE | SYMBOL | SCIENTIFIC NAME | COMMON NAME | SIZE | PLANTING NOTES |
|------|----------|---------------------|-------------------|---------|----------------|
| 1 | (Symbol) | CAESALPINIA BICOLOR | BLUE PALM WEDGE | 30' B&B | 1 |
| 2 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 3 | (Symbol) | QUERCUS VITIFOLIA | SOUTHERN LIVE OAK | 30' B&B | 1 |
| 4 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 5 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 6 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 7 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 8 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 9 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 10 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 11 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 12 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 13 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 14 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 15 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 16 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 17 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 18 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 19 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 20 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 21 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 22 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 23 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 24 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 25 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 26 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 27 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 28 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 29 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 30 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 31 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 32 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 33 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 34 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
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| 36 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
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| 39 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 40 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 41 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 42 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 43 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 44 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 45 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 46 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 47 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 48 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 49 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |
| 50 | (Symbol) | FRAX LANCEA | AFRICAN BIRCH | 30' B&B | 1 |



Source: Project Plans (Appendix L)

Figure 8
Project Roadway Sections



Source: Project Plans (Appendix L)

Currently, most all of the Project site is generally flat and at or slightly above street grade along both Leon Road and Domenigoni Parkway. The Project site was left in a rough graded condition post 2006-2007 batching operations.

Project site elevations range from approximately 1,455 to 1,470 feet above mean sea level (AMSL) with localized granitic outcrops present within the southern edge of the site.

The site generally drains from south to north to an existing swale along Domenigoni Parkway that drains from east to west. Off-site flows from Tract 30806 also drain to this existing swale. The swale collects runoff and conveys flows to a culvert located at the northwestern corner of the Project site. The culvert conveys flows north through Line 1 in Leon Road and ultimately into the Salt Creek Channel.

The Project site will be developed as a commercial center accommodating eleven (11) retail structures with associated utility, parking, and flatwork improvements. The Project development plan provides for approximately 80% of the Project site area to be impervious surfaces (sidewalks, paving, rooftops etc.). The remaining 20% of the Project site will consist of landscaping and a Bio-retention Water Quality Basin to help preserve natural infiltration. The Bio-retention Water Quality Basin will be constructed along the northwest side of the site and will serve the Project development only.

The Project development plan proposes to drain to the Salt Creek Channel located approximately 1,600 feet north of the Project site.

All onsite runoff will sheet flow to a ribbon gutter that runs from east to west along the middle of the main drive aisle. The on-site runoff will be collected in a catch basin at the southeastern corner of the water quality basin. The proposed bio-retention Water Quality Basin has been designed to meet Water Quality Management Plan (WQMP) treatment requirements for the on-site runoff based on the Riverside County Flood Control & Water Conservation District (RCFC&WCD) Low Impact Design (LID) Handbook.

An outlet structure in the basin will allow the water quality volume of water to be treated before allowing larger storms to bypass. The flows exiting the site will enter a storm drain (Lateral 1) proposed per RCFC&WCD Drawing 4-897. Lateral 1 will be modified in order to preserve the connection to Storm Drain Line 1 that drains directly into Salt Creek. A map of the proposed storm drain lines within the Winchester Hills Specific Plan is included as Appendix F – References of the *Drainage Study*.

The existing pattern is preserved under proposed conditions. All proposed onsite runoff will Surface flow to a catch basin at the southeast corner of the basin. The catch basin shall direct runoff to the water quality basin where after treatment, the runoff will be discharged to the Salt Creek Channel via a Storm drain system in Domenigoni Parkway and Leon Road. Offsite flows which traverse the site under existing conditions will be re-routed with the development of the surrounding tracts. Those flows will be mitigated with water quality features as proposed by each tract's own WQMP. In the event that the surrounding tracts are not constructed before the development of the commercial marketplace, a temporary channel shall be constructed to divert any flows along the southern boundary away from the Project and into the ultimate storm drain within Frontier Loop Road and Domenigoni Parkway.

After development the drainage pattern will remain essentially the same with the inclusion of more inlets on the existing storm drain system and a single Harvest and Use Best Management Practices (BMPs) Bio-retention Water Quality Basin. The inclusion of the BMP will limit the runoff from the developed portions of the Project to no more than 110% of the runoff from the Project site in its natural condition for all storms up to the 10-year storm event.

BMP-1: The Project site development plan consists of a single Drainage Management Area (DMA-1) which will be served by a series of on-site catch basins and a single Bio-retention Water Quality Basin (BMP-1) located at the northwest corner of the Project site (Reference **Figure 9, TPM 35671R1 Conceptual Water Quality Exhibit**). DMA-1 consists of 190,377 square feet of roof area, 406,851 square feet of asphalt/concrete, and 167,527 square feet of ornamental landscaping areas. BMP-1 is a proposed 16,800 square foot earthen basin that is approximately 220' long by 76' wide (located within the 0.70 net acre Parcel 1). The bottom of the basin will be at an elevation of 1453.50 feet AMSL with surrounding 4:1 (V:H) earthen slopes and a 28,939.7 cubic foot Design Capture Volume.

Grading

It is noted, prior to the proposed commercial development, a soil stockpile will be placed on the Project site. The stockpile is planned to store 65,000 cubic yards (cy) of soil across the Project site. The stockpile will be removed prior to grading and development of the Project site.

The Project site will be developed as a commercial center accommodating eleven (11) retail structures with associated utility, parking, and flatwork improvements. A retaining wall is proposed immediately south of the Major 1 retail building. Based on existing grades, the anticipated cut and fills on the order of ten (10) feet will be required to reach planned finished grades. It is anticipated that retail structures will be typical slab-on-grade with spread footings and constructed of either wood frame and stucco or concrete tilt-up walls. Due to the preliminary nature of the design at this time, wall and column loads were not available. It is anticipated that column loads for the proposed structure will be up to 50 kips (a kip equals roughly 1000 pounds of force), and wall loads will be up to 5 kips per linear foot. Once the design phase and foundation loading configuration proceeds to a more finalized plan, the recommendations within the *Geo Investigation* should be reviewed and revised, if necessary. Reference **Figure 10, PPT 06367 Grading Plan**.

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

B. Total Project Area:

| | | | |
|------------------------|---------|-----------------------------------|-------------------------------|
| Residential Acres: 0 | Lots: 0 | Units: 0 | Projected No. of Residents: 0 |
| Commercial Acres: 17.5 | Lots: 7 | Sq. Ft. of Bldg. Area: 205,362 | Est. No. of Employees: TBD |
| Industrial Acres: 0 | Lots: 0 | Sq. Ft. of Bldg. Area: 0 | Est. No. of Employees: 0 |
| Other: 0 | | | |

C. Assessor's Parcel No(s): 461-190-085.

D. Street References: North of Holland Road, west of Beeler Road, south of Domenigoni Parkway, and east of Leon Road.

E. Section, Township & Range Description or reference/attach a Legal Description: Section 32SW Township 5S Range 2W.

F. Brief description of the existing environmental setting of the Project site and its surroundings:

Regionally, the Project site is located in the unincorporated Winchester Hills area of southwest Riverside County, between the City of Menifee to the west and Diamond Valley Lake to the east.

The Project site is situated within an expanding suburban growth corridor straddling the 6-lane Domenigoni Parkway (completed in 2007/08), which extends approximately 11½ miles east from its junction with Newport Avenue and Interstate 215 to State Street in south Hemet. Domenigoni Parkway is the primary east-west transportation corridor connecting south Hemet, Diamond Valley Lake, Winchester, Winchester Hills, and northeast Menifee to the north-south interstate freeway system which provides access north to employment centers in the City of Riverside, and south to the cities of Temecula and Murrieta.

The Project site consists of approximately 17.6 gross acres of undeveloped land located at the southeast corner of Leon Road and Domenigoni Parkway, in the Winchester Hills Specific Plan. The Project site has good visibility/identity along Domenigoni Parkway and is generally flat and at or slightly above street grade along both Leon Road and Domenigoni Parkway.

Project site elevations range from approximately 1455 to 1470 feet above mean sea level (MSL) with localized granitic outcrops present within the southern edge of the site.

The Project site is identified as Planning Area 42 (P.A. 42) of the Winchester Hills Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 7 (SP 293, SC7). The Project site is one of six commercial planning areas within the 2,840.7-acre Winchester Hills Specific Plan. The development in the Specific Plan area, including the Project site, has already been evaluated in the Winchester Hills Specific Plan No. 293. This Project is an implementing project that is tiering off that prior SP and its related EIR. EIR No. 380, prepared for SP 293 (October 2, 1997) is a programmatic level environmental document and that through the rules of tiering (State CEQA Guidelines Section 15152), many of these impacts have already been addressed. This EA/MND does not alter those impact determinations.

The Project proposes development of a commercial retail center and self-storage facility:

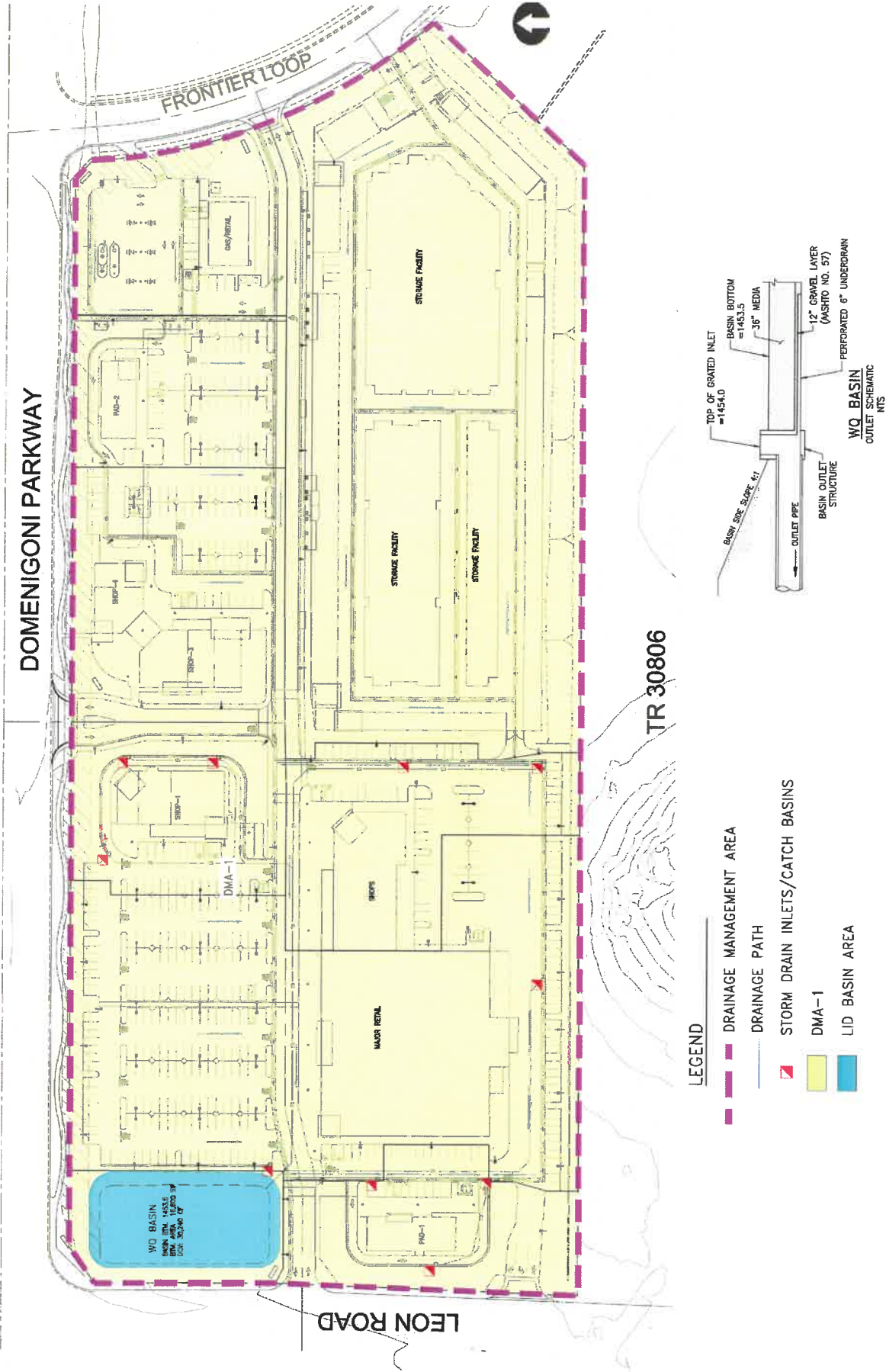
- The commercial retail component includes a 40,000 square foot anchor space (supermarket/pharmacy), four (4) shop buildings (general retail space), two satellite retail pads for fast food use, and a gas station/convenience store.
- The self-storage facility will be located at the southeast quadrant of the Project site, accessed via construction of Frontier Loop Road extending south from Domenigoni Parkway.

Similar to the Project site, adjacent lands are mostly vacant, undeveloped parcels in various stages of entitlements and land development.

- G. Adjacent and surrounding parcels are also located within the Winchester Hills SP 293 with land use designations varying from Medium Density Residential (MDR; P.A.s 27 and 47A, adjacent west and contiguous south), High Density Residential (HDR; P.A.s 40 and 43 adjacent north and east), and Commercial (P.A. 22 adjacent northwest). The sloping hillsides southeast of the site will be preserved as designated Open Space. Reference **Figure 11, Aerial Photo**.

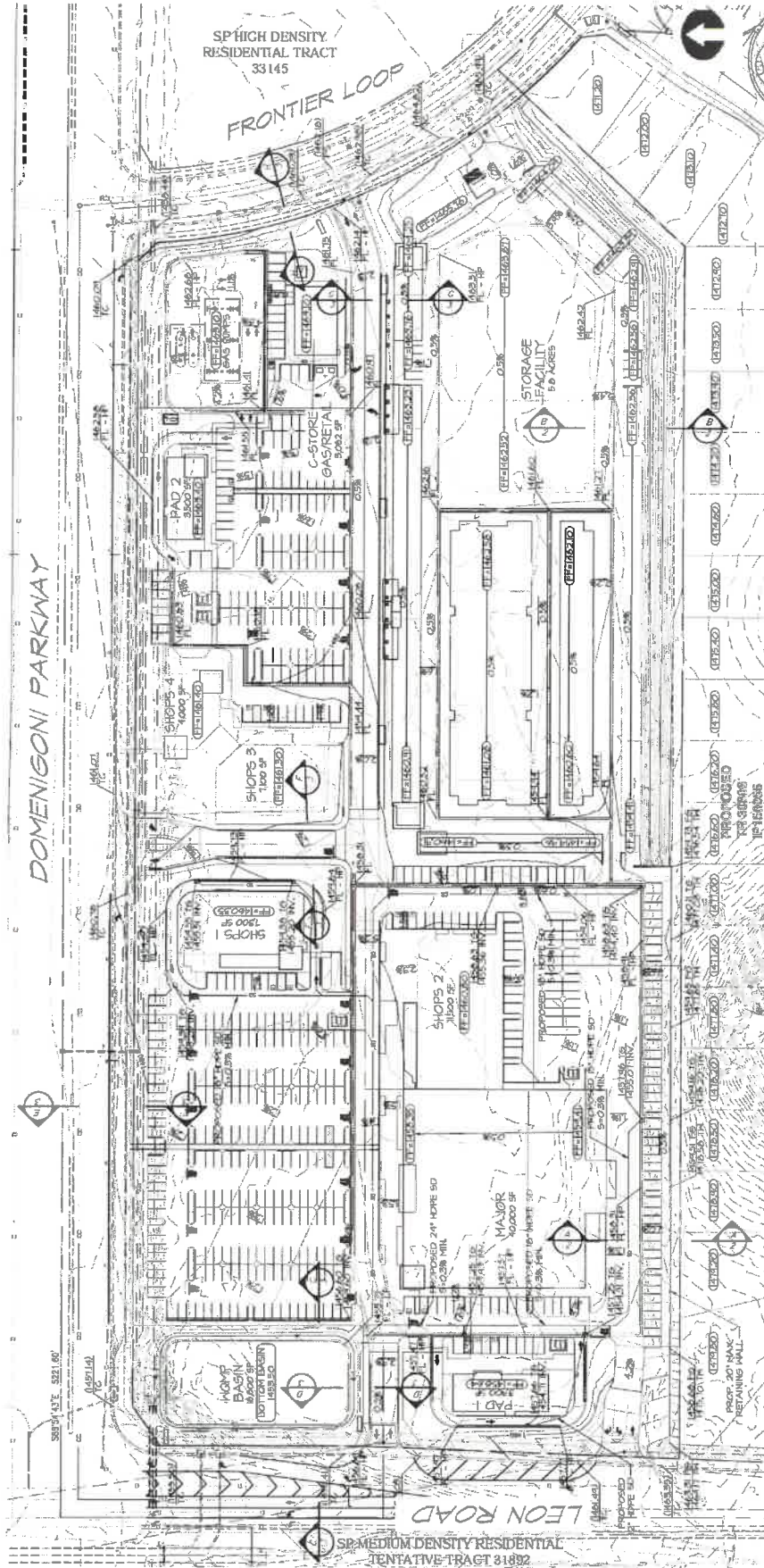
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Figure 9
 TPM 35671R1 Conceptual Water Quality Exhibit



Source: WQMP (Appendix H1)

Figure 10
PPT 06367 Grading Plan



Source: Project Plans (Appendix L)

Figure 11
Aerial Photo



Source: https://gis.countyoriverside.us/Html5Viewer/?viewer=MMC_Public

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II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the Community Development: Commercial Retail (CD: CR) County of Riverside General Plan land use designation within the Harvest Valley / Winchester Area Plan (HV/WAP), and all other applicable land use policies within the General Plan.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the Project. The proposed Project meets with all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this Project. The proposed Project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed Project is not located within a flood plain, but is within a subsidence susceptible area. The proposed Project is not located within any other special hazard zone (including fault zone, dam inundation zone, area with moderate liquefaction potential, etc.). The proposed Project has allowed for sufficient provision of emergency response services to the Project through the project design and payment of development impact fees. The proposed Project meets with 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 meets all other applicable Noise Element Policies.
6. **Housing:** No housing is proposed with the Project. The Project will not conflict with the policies of the Housing Element of the General Plan.
7. **Air Quality:** The proposed Project has been conditioned to control any fugitive dust during grading and construction activities. The proposed Project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The proposed Project's commercial use is part of the larger Winchester Hills Specific Plan No. 293 which includes a significant Open Space component proximate southeast of the Project site inclusive of trails along the perimeter of Planning Areas 48A and 49A and meets all other applicable Healthy Community element policies.

B. **General Plan Area Plan(s):** Harvest Valley / Winchester (HV/WAP).

C. **Foundation Component(s):** Community Development.

D. **Land Use Designation(s):** Commercial Retail (CR). Reference **Figure 12, General Plan Land Use**.

E. **Overlay(s), if any:** Highway 79 Policy Area.

F. **Policy Area(s), if any:** Not in a General Plan Policy Area.

G. Adjacent and Surrounding:

1. **Area Plan(s):** Harvest Valley / Winchester (HV/WAP).

2. **Foundation Component(s):** Community Development.
3. **Land Use Designation(s):** Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR).
4. **Overlay(s), if any:** Highway 79 Policy Area.
5. **Policy Area(s), if any:** Not in a General Plan Policy Area.

H. Adopted Specific Plan Information

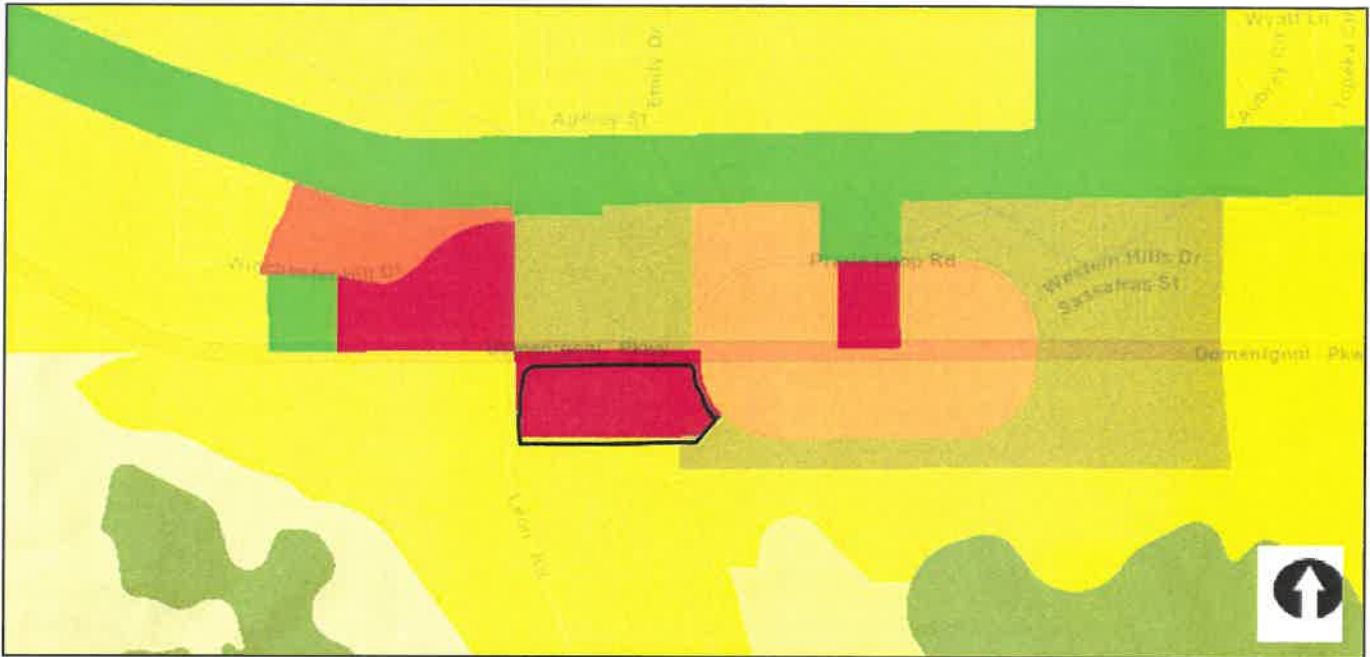
1. **Name and Number of Specific Plan, if any:** Winchester Hills Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 7 (SP293, SC7), May 2016.
2. **Specific Plan Planning Area, and Policies, if any:** Planning Area 42, Commercial.

I. Existing Zoning: Specific Plan (SP) Zone – Commercial. Reference **Figure 13, Zoning Map.**

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Adjacent and surrounding parcels are also located within the Winchester Hills SP 293 with land use designations varying from Medium Density Residential (MDR), High Density Residential (HDR), and Commercial. Further southeast of the site, the sloping hillside areas are designated as Open Space.

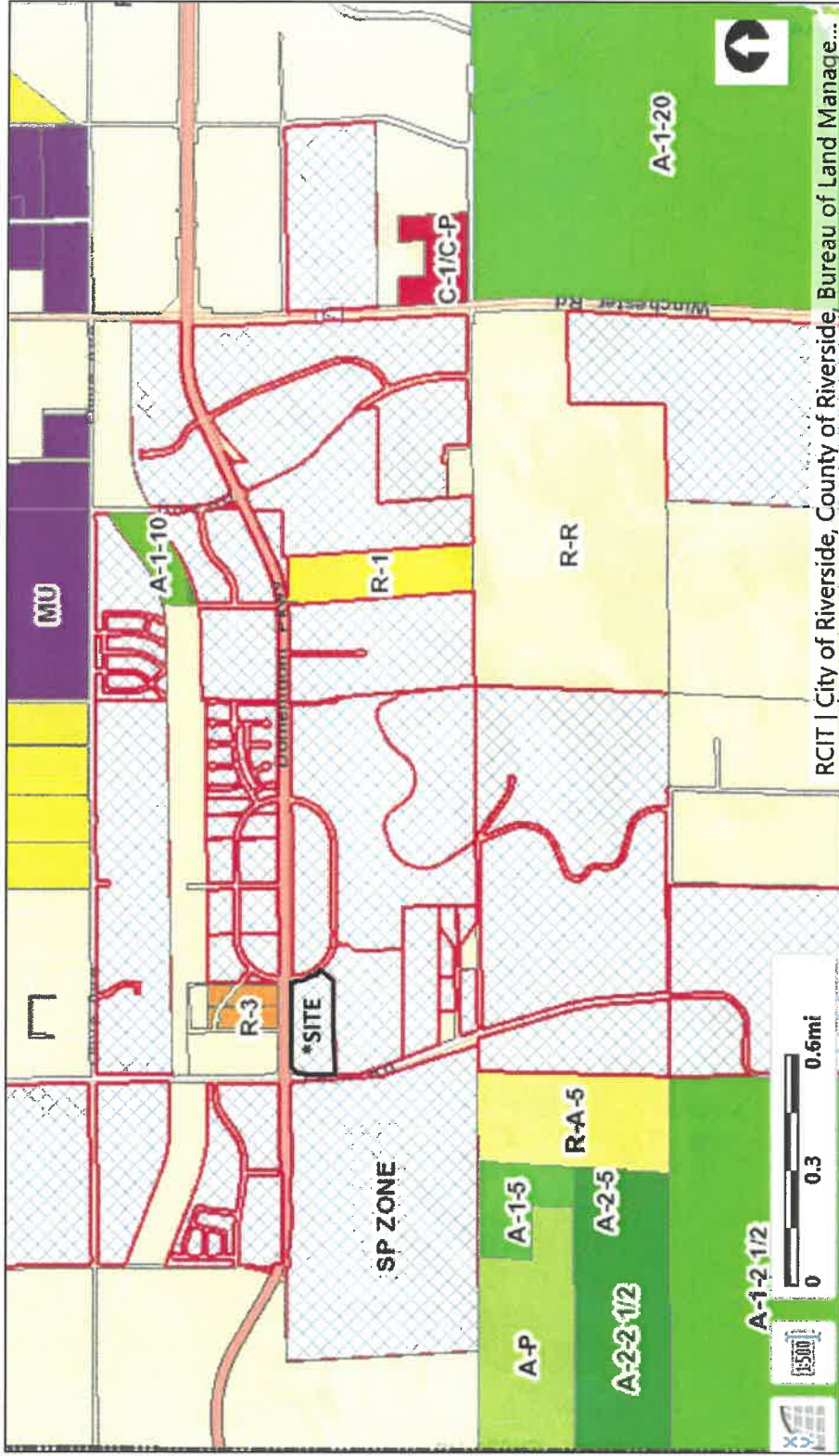
**Figure 12
General Plan Land Use**



Source: Map My County https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public





| LEGEND | | | | | |
|--------|---------------------------------|--|--------------------|--|-----------------------|
| | Estate Density Residential | | Commercial Tourist | | Rural Mountainous |
| | Very Low Density Residential | | Commercial Office | | Rural Desert |
| | Low Density Residential | | Community Center | | Agriculture |
| | Medium Density Residential | | Light Industrial | | Conservation |
| | Medium High Density Residential | | Heavy Industrial | | Conservation Habitat |
| | High Density Residential | | Business Park | | Open Space Recreation |
| | Very High Density Residential | | Public Facilities | | Open Space Rural |
| | Highest Density Residential | | Mixed Use Area | | Water |
| | Commercial Retail | | Rural Residential | | Mineral Resources |
| | | | Rural Mountainous | | Indian Lands |
| | | | Rural Desert | | City |

Figure 13
Zoning Map



Source: Map My County (https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

LEGEND

-  SP ZONE
-  R-3 General Residential
-  R-1 Rural Residential
-  R-R Rural Residential

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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


IV. DETERMINATION

On the basis of this initial evaluation:

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

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

Brett Dawson, Project Planner

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

Printed Name

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

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.

| AESTHETICS Would the Project: | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 1. Scenic Resources | | | | |
| a) Have a substantial effect upon a scenic highway corridor within which it is located? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): *Harvest Valley/Winchester Area Plan (HVWAP), Figure 9, Southwest Area Plan Scenic Highways; Riverside County General Plan (General Plan); Winchester Hills Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 7; Map My County (Appendix A); Site Photos, prepared October 24, 2018 (Appendix B); Revised Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis, Tentative Parcel Map 35671R1, Conditional Use Permit 3782, Plot Plan 26367 prepared by Principe and Associates, June 6, 2018 (Appendix D1); and Figure 12, General Plan Land Use Map, in Section II. of this Initial Study.*

Findings of Fact:

a) *Would the Project have a substantial effect upon a scenic highway corridor within which it is located?*

No Impact

Per the HVWAP, State Route 74 (SR 74) from the Orange County border to the western edge of the San Bernardino National Forest has been designated as an Eligible State Scenic Highway. SR 74 passes through Homeland, Romoland, and Green Acres. SR 74 continues east out of the HVWAP to the Palms to Pines Highway, an official State Scenic Highway. Menifee Road/McCall Road is a County Eligible Scenic Highway that runs from SR 74 south out of the HVWAP, into the SCMVAP, and eventually connects with Interstate 215 (I-215).

At its closest point, the Project is located approximately 3.9 miles south of SR 74, 1.9 miles easterly of Menifee Road/McCall Road, and approximately 3.1 miles east of I-215.

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

Based on the Project's distance from these scenic highways/scenic highway corridors, implementation of the proposed Project will not have a substantial effect upon a scenic highway corridor within which it is located. No impacts will occur.

- b) *Would the Project 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?*

Less Than Significant Impact

The site is currently vacant and undeveloped with structures. An aerial photograph from 1996 shows that the majority of the site was an active/in-use agricultural field. A few natural inclusions of native Coastal sage scrub vegetation remained on the low-lying hills present in the northern and western portions of the site. These areas were very rocky and rock-strewn and were surrounded by flat-lying and featureless agricultural lands.

Those same conditions remained at the site until the end of 2005. An aerial photograph from 2006 shows that the hills remaining on the site were graded, and the rocks were being crushed. It appears that a batch plant was present on the site that turned these earth materials into aggregate base for the final construction of Domenigoni Parkway and Leon Road. By early 2007, Domenigoni Parkway and portions of Leon Road were paved, and the remaining aggregate was stockpiled on the site. Drainage ditches and storm drain facilities were constructed in the easement located adjacent to the north property line along Domenigoni Parkway and at the intersection of Domenigoni Parkway and Leon Road. An aerial photograph from 2009 shows that all evidence of the batch plant and stockpiling was removed from the site. Those same conditions remained at the site until early 2016. Weed abatement and agricultural plowing were the only activities occurring on the site for almost eight years. An aerial photograph from late 2016 shows that a small area located in the western portion of the site was fenced and was used as a staging area. Stockpiles of crushed rock and dirt were also present in the southeast corner of the site, through – April 2018.

Topography on the site is flat-lying and featureless. It slopes downward in an east-to-west direction. The change in elevation between the east and west property lines is only six feet (1463 feet to 1457 feet). The only remnants of the natural topography previously present on the site are still evident in a narrow strip of land located along this portion of the site's south property line. Natural topography includes the base of slope of a larger hillside landform that extends off the site. Localized granitic outcrops are present within the southern edge of the site. These rock outcroppings will be removed as part of the Project development.

The Project site does not contain scenic resources, including, but not limited to, trees, unique or landmark features, as these features do not exist on the Project site.

The Project has been designed to comply with the Development Standards and Design Guidelines contained in Winchester Hills Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 7. EIR No. 380 for SP 293 (previous CEQA documents for the Winchester Hills Specific Plan) already evaluated the changes to aesthetics that would occur as part of the development process. In addition, according to the Site Photos (Appendix B), the area is primarily agricultural in nature, and there are no unique landforms on the Project site or the immediate environs. Long term views to surrounding hills and mountains will not be obscured by the Project.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Due to the location of the proposed Project site, and with compliance to the Development Standards and Design Guidelines contained in Winchester Hills Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 7, the proposed Project will not obstruct any prominent vistas, or result in the creation of an aesthetically offensive site open to public view.

Therefore, implementation of the proposed Project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

2. Mt. Palomar Observatory.

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

Source(s): *HVWAP, Figure 7, HVWAP Mt. Palomar Nighttime Lighting Policy Area; Map My County, (Appendix A); and Ordinance No. 655.*

Findings of Fact:

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

Less Than Significant Impact

According to *HVWAP, Figure 7, HVWAP Mt. Palomar Nighttime Lighting Policy Area*; the Project site is located within Zone B of the designated Special Lighting Area that surrounds the Mt. Palomar Observatory.

The following Policy is contained in the *HVWAP*:

- **HVWAP 9.1:** Adhere to the lighting requirements specified in Riverside County Ordinance No. 655 for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Mount Palomar Observatory.

Ordinance No. 655 was adopted by the County Board of Supervisors on June 7, 1988 and went into effect on July 7, 1988. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research at the Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definitions, general design requirements, requirements for lamp source and shielding, prohibitions and exceptions.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Adherence to Ordinance No. 655 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Outdoor lighting sources include: parking lot lights, wall mounted lights and illuminated signage. With conformance with Ordinance No. 655, any impacts will be less than significant from implementation of the Project.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

| 3. Other Lighting Issues | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Expose residential property to unacceptable light levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): HWWAP, Figure 7, HWWAP Mt. Palomar Nighttime Lighting Policy Area; Map My County, (**Appendix A**); Ordinance No. 655; Ordinance No. 915; and **Figure 11, Aerial Photo**, in Section I. of this Initial Study.

Findings of Fact:

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

Less Than Significant Impact

Currently, there are no light sources at the Project site. New lighting sources will be created from light and glare associated with construction activities. These additional artificial light sources are typically associated with security lighting since all exterior construction activities are limited to daylight hours in the City. In addition, workers, either arriving to the site before dawn, or leaving the site after dusk, will generate additional construction light sources. The amount and intensity of light anticipated from these construction sources would generally be similar to the lighting of adjacent developed residential areas. Additionally, these impacts will be temporary, of short-duration, and will cease when Project construction is completed.

The Project will result in new sources of light and glare from the proposed retail shops and storage facility, as well as vehicular lighting from cars traveling on adjacent roadways under the proposed Project. Once operational, the Project will be required to comply with Ordinance No. 655 and Ordinance No. 915, which restricts lighting hours, types, and techniques of lighting. Outdoor lighting sources will be typical of those included with operation of commercial uses and include streetlights, parking lot lights, gas station canopy lights, and wall mounted lights. Ordinance No. 655 requires the use of low-pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare, and has been discussed in detail in Section 2.a, above.

Ordinance No. 915 requires all outdoor luminaires to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions. The Project will be required to comply with the County of Riverside conditions of approval that requires

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

lighting restrictions. These are typically standard conditions of approval and are not considered unique mitigation pursuant to CEQA. With conformance with Ordinance No. 655 and Ordinance No. 915, any impacts will be less than significant from implementation of the Project.

b) *Would the Project expose residential property to unacceptable light levels?*

Less Than Significant Impact

The closest existing residences are located approximately 500 feet (150 meters) to the north of the Project site. Future adjacent land uses may include residential homes to the south and west of the Project site. As discussed in Threshold 2.a., above, construction impacts will be temporary, of short-duration, and will cease when Project construction is completed. Once inhabited, lighting will be required to be in conformance with Ordinance No. 655, and Ordinance No. 915. With required compliance as part of those ordinances, significant impacts on existing residences would not be substantial. Any impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

| AGRICULTURE & FOREST RESOURCES Would the Project: | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| 4. Agriculture | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): *Map My County (Appendix A); Figure 11, Aerial Photo*, in Section I. of this Initial Study; Assembly Bill 2881; Ordinance No. 348; Winchester Hills Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 7; and Ordinance No. 625.

Findings of Fact:

a) *Would the Project 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?*

Less Than Significant Impact

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

The California Department of Conservation’s (CDC) Farmland Mapping and Monitoring Program (FMMP) was established in 1982 to track changes in agricultural land use and to help preserve areas of Important Farmland. It divides the state’s land into eight categories based on soil quality and existing agricultural uses to produce maps and statistical data. These are used to help preserve productive farmland and to analyze impacts on farmland. Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance are all Important Farmland and are collectively referred to as Important Farmland in this Initial Study. The highest rated Important Farmland is Prime Farmland. Farmland maps are updated and released every two years.

Map My County utilizes the FMMP for its data. According to *Map My County* the proposed Project site is designated as Farmland of Local Importance.

The Project will convert these lands to non-agricultural use. The existing General Plan Land Use designation is Community Development: Commercial Retail (CD: CR). This is not an agricultural General Plan Land Use designation. The Project is located within Planning Area 42 of Winchester Hills Specific Plan No. 293 (up through Amendment No. 5, Substantial Conformance No. 7). Winchester Hills Specific Plan No. 293 was originally approved by the County in October 1997. It was at that time (21 years ago) that the non-agricultural designation was placed on the Project site. This issue was adequately analyzed as part of the approval of SP293; and the Project is consistent with the previous determination of less than significant.

- b) *Would the Project conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?*

No Impact

According to *Map My County*, the proposed Project site is not subject to a Williamson Act contract and is not within a Riverside County Agriculture Preserve and would the Project would not interfere with any existing Williamson Act contracts in the area. No impacts will occur.

- c) *Would the Project cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 “Right-to-Farm”)?*

No Impact

Land zoned for “primarily agricultural purposes” means any land lying within any one of the following zone classifications established by the Riverside County Land Use Ordinance, Ordinance No. 348:

- A-1 Zone (Light Agriculture);
- A-P Zone (Light Agriculture with Poultry);
- A-2 Zone (Heavy Agriculture);
- A-D Zone (Agriculture-Dairy); or
- C/V Zone (Citrus/Vineyard).

Based on a review of Figure II-1, Specific Plan Land Use plan of Winchester Hills Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 7, there are no properties that have any of the aforementioned land zoned for “primarily agricultural purposes.” Therefore, the Project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

(Ordinance No. 625 “Right-to-Farm”). Furthermore, there are no active areas being farmed within 300 feet of the Project site;. No impacts will occur.

d) *Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?*

No Impact

Implementation of the proposed Project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 5. Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): *Map My County, (Appendix A); Figure 11, Aerial Photo*, in Section I. of this Initial Study; and Project Site Visit – October 25, 2018 by Matthew Fagan.

Findings of Fact:

a) *Would the Project 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))?*

No Impact

The proposed Project is located on one parcel with a Specific Plan (Winchester Hills #293) zoning classification. There is no proposal to change this zoning classification. Public Resources Code Section 12220(g) identifies forest land as:

“Land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.”

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

The Project site and surrounding properties are not currently being defined, zoned, managed, or used as forest land as identified in Public Resources Code Section 12220(g). There will be no impacts.

b) *Would the Project result in the loss of forest land or conversion of forest land to non-forest use?*

No Impact

As discussed in Section 5.a, above, there is no forest land on the Project site or surrounding properties. Therefore, there will be no loss of forest land or conversion of forest land to non-forest use as a result of the Project. There will be no impacts.

c) *Would the Project 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 Impact

There are no other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use (other than those discussed in Sections 5.a and 5.b). There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

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

Source(s): *Winchester Ranch Marketplace Air Quality and Greenhouse Gas Impact Analysis, prepared by RK Engineering Group, Inc., February 11, 2019 (AQ/GHG Analysis, Appendix C).*

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

Note: Any tables or figures in this section are from the *AQ/GHG Analysis*, unless otherwise noted.

Findings of Fact:

a) *Would the Project conflict with or obstruct implementation of the applicable air quality plan?*

Less Than Significant Impact

The Project site is located in the South Coast Air Basin (SCAB), in the South Coast Air Quality Management District (SCAQMD) Hemet/Elsinore General Forecast Area, and the Perris Valley Air Monitoring Area 24. The SCAQMD has established air quality emissions thresholds for criteria air pollutants for the purposes of determining whether a project may have a significant effect on the environment. By complying with the thresholds of significance, the proposed Project would be in compliance with the SCAQMD 2016 Air Quality Management Plan (AQMP) and with federal and state air quality standards.

CEQA requires a discussion of any inconsistencies between a proposed Project and applicable General Plans and Regional Plans. The AQMP is the Regional Plan that applies to the proposed Project.

The purpose of this discussion is to set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether the proposed Project would interfere with the region's ability to comply with Federal and State air quality standards.

The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant Projects must be analyzed for consistency with the AQMP". Strict consistency with all aspects of the AQMP is usually not required. A project should be considered consistent with the AQMP if it furthers one or more policies and does not obstruct other policies.

The SCAQMD CEQA Handbook identifies two key indicators of consistency:

1. Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
2. Whether the project will exceed the assumptions in the AQMP in 2016 or increments based on the year of project buildout and phase.

- Criterion 1 - Increase in the Frequency or Severity of Violations

The results of the analysis of short-term construction emission levels and long term operational emission levels show that the Project would not result in significant impacts based on the SCAQMD regional and local thresholds of significance. Therefore, the proposed Project would not contribute to the exceedance of an air pollutant concentration standard. The proposed Project is found to be consistent with the AQMP for the first criterion.

- Criterion 2 - Exceed Assumptions in the AQMP

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Consistency with the AQMP is determined by comparing the proposed Project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analysis conducted for the proposed Project is based on the same forecasts as the AQMP.

The 2016-2040 Regional Transportation/Sustainable Communities Strategy, prepared by SCAG in 2016, includes chapters on the following issues: challenges in a changing region, creating a plan for our future, and the road to greater mobility and sustainable growth. These issues respond directly to federal and state requirements placed on the Southern California Association of Governments (SCAG). CEQA requires local governments to use these issues to determine consistency with applicable regional plans. For the County, the General Plan defines the assumptions represented in the AQMP.

The proposed Project does not require a General Plan amendment because it is consistent with the County land use designation. Therefore, the proposed Project is found to be consistent with the AQMP for the second criterion.

Based on the analysis above, the Project will not conflict with, or obstruct implementation of the applicable air quality plan. Any impacts will be less than significant.

- b) *Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

Less Than Significant with Mitigation Incorporated

As discussed above, the Project site is located in the SCAB. State and federal air quality standards are often exceeded in many parts of the SCAB. A discussion of the Project’s potential short-term construction impacts and long-term operational impacts is provided below.

Construction Emissions

The following provides a discussion of the methodology used to calculate regional construction air emissions and an analysis of the proposed Project’s short-term construction emissions for the criteria pollutants.

Methodology

Construction of the Project is assumed to begin in the year 2019 and last approximately 18 months. Construction activity will consist of site preparation, grading, building construction, paving, and architectural coating. Construction phases are not expected to overlap. It is expected that approximately 55,951 cubic yards of material will be imported to the site during the grading phase (8 CY per trip, maximum 80 trips per day). For purposes of the *AQ/GHG Analysis*, the import site will be located within a 5-mile radius of the Project site.

The CalEEMod default construction equipment list is based on survey data and the size of the site. The parameters used to estimate construction emissions, such as the worker and vendor trips and trip lengths, utilize the CalEEMod defaults. Reference **Table 6-1, Construction Equipment Assumptions Phase**.

**Table 6-1
Construction Equipment Assumptions Phase**

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

| Phase ¹ | Equipment ¹ | Amount ¹ | Hours Per Day ¹ | Soil Disturbance Rate (Acres/8hr-Day) ² | Equipment Daily Disturbance Footprint (Acres) | Total Phase Daily Disturbance Footprint (Acres) |
|-----------------------|---------------------------|---------------------|----------------------------|--|---|---|
| Site Preparation | Rubber Tired Dozers | 3 | 8 | 0.5 | 1.5 | 3.5 |
| | Tractors/Loaders/Backhoes | 4 | 8 | 0.5 | 2.0 | |
| Grading | Excavators | 2 | 8 | 0.0 | 0.0 | 4.0 |
| | Graders | 1 | 8 | 0.5 | 0.5 | |
| | Rubber Tired Dozers | 1 | 8 | 0.5 | 0.5 | |
| | Scrapers | 2 | 8 | 1.0 | 2.0 | |
| | Tractors/Loaders/Backhoes | 2 | 8 | 0.5 | 1.0 | |
| Building Construction | Cranes | 1 | 7 | 0.0 | 0.0 | 1.3 |
| | Forklifts | 3 | 8 | 0.0 | 0.0 | |
| | Generator Sets | 1 | 8 | 0.0 | 0.0 | |
| | Tractors/Loaders/Backhoes | 3 | 7 | 0.5 | 1.3 | |
| | Welders | 1 | 8 | 0.0 | 0.0 | |
| Paving | Pavers | 2 | 8 | 0.0 | 0.0 | 0.0 |
| | Paving Equipment | 2 | 8 | 0.0 | 0.0 | |
| | Rollers | 2 | 8 | 0.0 | 0.0 | |
| Architectural Coating | Air Compressors | 1 | 6 | 0.0 | 0.0 | 0.0 |

¹ CalEEMod Defaults

² Soil disturbance rate is based on the SCAQMD Fact Sheet for Applying CalEEMod to Localized Significance Thresholds.

The quantity of fugitive dust estimated by CalEEMod is based on the pieces of equipment used during and grading. CalEEMod estimates the worst-case fugitive dust impacts will occur during the grading phase. The maximum daily disturbance footprint would be 4.0 acres per 8-hour day with all equipment in use.

The following Project design features for construction (standard requirements by SCAQMD (Rules 402 and 403 require implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off site) and the State of California Green Building Code) have been included in the analysis below:

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

- The Project must follow SCAQMD rules and requirements with regards to fugitive dust control, which include but are not limited to the following:
 - All active construction areas shall be watered two (2) times daily.
 - All haul trucks shall be covered or shall maintain at least two (2) feet of freeboard.
 - All unpaved parking or staging areas shall be paved or watered a minimum of two (2) times daily.
 - Speed on unpaved roads shall be reduced to less than 15 mph.
 - Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.
 - Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.
 - All operations on any unpaved surface shall be suspended if winds exceed 25 mph.
- Construction equipment shall be maintained in proper tune.
- Gasoline or electricity-powered equipment shall be utilized instead of diesel equipment whenever possible.
- The use of heavy construction equipment shall be suspended during first stage smog alerts.
- All construction vehicles shall be prohibited from excessive idling. Excessive idling is defined as five minutes or longer.
- “Clean diesel” equipment shall be used when modified engines (catalyst equipped or newer Moyer Program retrofit) are available at a reasonable cost. Carpooling shall be encouraged for construction workers.
- Any dirt hauled off-site shall be wet down or covered.
- Access points shall be washed or swept daily.
- Construction sites shall be sandbagged for erosion control.
- The Project shall comply with current California Title 24 standards.

Air Quality Regional Significance Thresholds

The SCAQMD has established air quality emissions thresholds for criteria air pollutants for the purposes of determining whether a project may have a significant effect on the environment per Section 15002(g) of the CEQA Guidelines. By complying with the thresholds of significance, the Project would be in compliance with the SCAQMD Air Quality Management Plan (AQMP) and the federal and state air quality standards.

Table 6-2, SCAQMD Regional Significance Thresholds, lists the air quality significance thresholds for the six criteria air pollutants analyzed in this report. Lead is not included as part of this analysis as the Project is not expected to emit lead in any significant measurable quantity.

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|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

**Table 6-2
SCAQMD Regional Significance Thresholds**

| Pollutant | Construction (lbs./day) | Operation (lbs./day) |
|-------------------|-------------------------|----------------------|
| NO _x | 100 | 55 |
| VOC | 75 | 55 |
| PM ₁₀ | 150 | 150 |
| PM _{2.5} | 55 | 55 |
| SO _x | 150 | 150 |
| CO | 550 | 550 |

Regional Air Quality Impacts from Construction

Regional air quality emissions include both on-site and off-site emissions associated with construction of the Project. Construction traffic is also included in this analysis. Construction traffic is expected to be heaviest during the grading phase when approximately 55,951 cubic yards of material will be imported to the site. Approximately 6,994 hauling trips will be required to import the earthwork material.

Regional daily emissions of criteria pollutants are compared to the SCAQMD regional thresholds of significance. The Project must follow all standard SCAQMD rules and requirements with regards to fugitive dust control, as described below. Compliance with the dust control is considered a standard requirement and included as part of the Project's design features (listed above), not mitigation, as this is a regulatory requirement.

The estimated maximum daily construction emissions without mitigation are summarized in **Table 6-3, Regional Construction Emissions - Unmitigated.**

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

**Table 6-3
Regional Construction Emissions - Unmitigated**

| Maximum Daily Emissions (lbs./day) ¹ | | | | | | |
|---|------------|-----------------|-----------|-----------------|------------------|-------------------|
| Activity | VOC | NO _x | CO | SO ₂ | PM ₁₀ | PM _{2.5} |
| Site Preparation | 4.43 | 45.64 | 22.86 | 0.04 | 9.50 | 6.05 |
| Grading | 6.22 | 114.14 | 42.52 | 0.24 | 5.74 | 2.50 |
| Building Construction | 4.51 | 36.38 | 33.82 | 0.10 | 5.74 | 2.50 |
| Paving | 3.00 | 14.11 | 15.26 | 0.02 | 0.92 | 0.74 |
| Architectural Coating | 113.27 | 1.88 | 42.52 | 0.01 | 0.82 | 6.50 |
| Maximum ¹ | 113.27 | 114.14 | 42.52 | 0.24 | 10.31 | 6.05 |
| SCAQMD Threshold | 75 | 100 | 550 | 150 | 150 | 55 |
| Exceeds Threshold (?) | Yes | Yes | No | No | No | No |

¹ Maximum daily emissions during summer or winter.

As shown in **Table 6-3**, regional daily emissions of criteria pollutants are expected to be below the allowable thresholds of significance for all criteria pollutants, with the exception of VOC and NO_x.

The estimated maximum daily construction emissions with mitigation are summarized in **Table 6-4, Regional Construction Emissions - Mitigated**.

**Table 6-4
Regional Construction Emissions - Mitigated**

| Maximum Daily Emissions (lbs./day) ¹ | | | | | | |
|---|-----------|-----------------|-----------|-----------------|------------------|-------------------|
| Activity | VOC | NO _x | CO | SO ₂ | PM ₁₀ | PM _{2.5} |
| Site Preparation | 4.43 | 45.64 | 22.86 | 0.04 | 9.50 | 6.05 |
| Grading | 5.76 | 94.69 | 39.71 | 0.18 | 5.74 | 4.52 |
| Building Construction | 4.51 | 36.38 | 33.82 | 0.10 | 5.74 | 2.50 |
| Paving | 3.00 | 14.11 | 15.26 | 0.02 | 0.92 | 0.74 |
| Architectural Coating | 50.66 | 1.88 | 4.37 | 0.01 | 0.82 | 0.30 |
| Maximum ¹ | 50.66 | 94.69 | 39.71 | 0.18 | 9.50 | 6.05 |
| SCAQMD Threshold | 75 | 100 | 550 | 150 | 150 | 55 |
| Exceeds Threshold (?) | No | NO | No | No | No | No |

¹ Maximum daily emissions during summer or winter.

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

Regional emissions would not exceed the applicable SCAQMD standards for all criteria pollutants with the implementation of **Mitigation Measures MM-AQ-1** through **Mitigation Measure MM-AQ-3**, which limits the number of truck hauling trips to eighty (80) truckloads per day, or less; limits the amount of painting, spraying and architectural coating application to 10,000 square feet of building surface area per day, or less, and limits the amount of heavy earth moving and diesel construction equipment operating on-site during the site preparation and grading phases to eight (8) pieces of construction equipment per day or less, respectively.

The Project's short-term construction impact on regional air resources will be reduced to a less than significant level with compliance with Project design features, and implementation of **Mitigation Measures MM-AQ-1** through **Mitigation Measure MM-AQ-3**.

Localized Construction Emissions

CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. The *AQ/GHG Analysis* identifies the following parameters in the Project design or applicable mitigation measures in order to compare CalEEMod reported emissions against the localized significance threshold lookup tables:

- The off-road equipment list (including type of equipment, horsepower, and hours of operation) assumed for the day of construction activity with maximum emissions.
- The maximum number of acres disturbed on the peak day.
- Any emission control devices added onto off-road equipment.
- Specific dust suppression techniques used on the day of construction activity with maximum emissions.

Air quality emissions were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold (LST) Look-up Tables. **Table 6-5, SCAQMD Localized Significance Thresholds (LST)**, lists the Localized Significance Thresholds (LST) used to determine whether a project may generate significant adverse localized air quality impacts. LSTs represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard. LSTs are developed based on the ambient concentrations of four applicable air pollutants for source receptor area (SRA) 24 – Perris Valley.

The nearest existing sensitive receptors (residential homes) is located approximately 500 feet (150 meters) to the north of the Project site. Future adjacent land uses may include residential homes to the south and west. Construction LST's are based on sensitive receptors at 100 meters and operational LST's are based on receptors at 25 meters from property line. According to LST Methodology, any receptor located closer than 25 meters shall be based on the 25 meter thresholds. The daily disturbance area is 5 acres (the actual calculated disturbance area is 4 acres which is rounded to 5 acres per LST analysis methodology).

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

**Table 6-5
SCAQMD Localized Significance Thresholds (LST)**

| Pollutant | Construction (lbs./day) | Operational (lbs./day) |
|-------------------|-------------------------|------------------------|
| NO _x | 378 | 270 |
| CO | 3,437 | 1,577 |
| PM ₁₀ | 59 | 4 |
| PM _{2.5} | 16 | 2 |

Table 6-6, Localized Construction Emissions, illustrates the construction related localized emissions and compares the results to SCAQMD LST thresholds.

**Table 6-6
Localized Construction Emissions**

| Maximum Daily Emissions (lbs./day) ¹ | | | | |
|---|-----------------|-------|------------------|-------------------|
| Activity | NO _x | CO | PM ₁₀ | PM _{2.5} |
| On-site Emissions | 54.52 | 33.38 | 9.30 | 5.998 |
| SCAQMD Construction Threshold ² | 378 | 3,437 | 59 | 16 |
| Exceeds Threshold (?) | No | No | No | No |

¹ Maximum daily emissions during summer or winter.

² Reference LST thresholds are from 2006-2008 SCAQMD Mass rate Localized Significant Thresholds for construction and operation Tables C-1 through C-6 for a disturbance area of 5 acres and at a receptor distance of 100 meters. Source Receptor Area 24 (Perris Valley) Thresholds.

As shown in **Table 6-6**, the emissions will be below the SCAQMD thresholds of significance for localized construction emissions. Construction LST impacts will be less than significant with the incorporation of Project design features as standard conditions of approval, and implementation of **Mitigation Measures MM-AQ-1** through **Mitigation Measure MM-AQ-3**.

Diesel Particulate Matter – Construction

The greatest potential for toxic air contaminant emissions from the Project would be related to diesel particulate matter (DPM) emissions associated with heavy diesel equipment used during construction. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of “individual cancer risk”. “Individual Cancer Risk” is the likelihood that a person exposed to concentrations of toxic air contaminants over a 30-year lifetime will contract cancer, based on the use of standard risk-assessment methodology.

As shown in **Table 6-4, Regional Construction Emissions**, and in **Table 6-6, Localized Construction Emissions**, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed regional or local thresholds. Given the short-term construction schedule, the proposed Project’s construction activity is not expected to be a long-term (i.e., 30 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk and a health risk assessment is not warranted.

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

In September 2000, the CARB adopted the Diesel Risk Reduction Plan, which recommends several control measures to reduce the risks associated with diesel particulate matter (DPM). The key elements of the Plan are to clean up existing engines through engine retrofit emission control devices, to adopt stringent standards for new diesel engines, to lower the sulfur content of diesel fuel, and implement advanced technology emission control devices on diesel engines.

To ensure the level of DPM exposure is reduced as much as possible, the Project shall implement the best available pollution control strategies to minimize potential health risks. These are reflected in SCAQMD requirements, as stated above. Impacts from DPM are considered less than significant.

Asbestos - Construction

Asbestos is a mineral fiber that has been used commonly in a variety of building construction materials for insulation and as a fire-retardant. When asbestos-containing materials are damaged or disturbed by repair, remodeling or demolition activities, microscopic fibers become airborne and can be inhaled into the lungs, where they can cause significant health problems.

Based on the California Division of Mines and Geology General Location Guide for Ultramafic Rocks in California - Areas More Likely to Contain Naturally Occurring Asbestos, naturally occurring asbestos, found in serpentine and ultramafic rock, has not been shown to occur within in the vicinity of the Project site. Therefore, the potential risk for naturally occurring asbestos (NOA) during Project construction is small. However, in the event NOA is found on the site, the Project will be required to comply with the NESHAP standards. An Asbestos NESHAP Notification Form shall be completed and submitted to the CARB immediately upon discovery of the contaminant.

The Project will be required to follow NESHAP standards for emissions control during site renovation, waste transport and waste disposal. A person certified in asbestos removal procedures will be required to supervise on-site activities. By following the required asbestos abatement protocols, the Project impacts will be less than significant.

Construction Traffic

Construction traffic is evaluated with regards to air quality and greenhouse gas related emissions. Construction traffic is expected to be heaviest during the grading phase when approximately 55,951 cubic yards of material will be imported to the site. Approximately 6,994 hauling trips will be required to import the earthwork material. CalEEMod estimates emission levels during all phases of construction related to both on-road and off-road mobile sources. As shown in **Table 6-4**, with compliance with Project design features, and implementation of **Mitigation Measures MM-AQ-1** through **Mitigation Measure MM-AQ-3**, emission levels associated with on-site and off-site construction traffic will be below the applicable thresholds set forth by the State of California and the SCAQMD.

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

Operational Emissions

Operational Assumptions

Operational emissions occur over the life of the Project and are considered “long-term” sources of emissions. Operational emissions include both direct and indirect sources (mobile source emissions, energy source emissions, areas source emissions and other source emissions).

Regional Operational Emissions

Long-term operational air pollutant impacts from the Project are shown in **Table 6-7, Regional Operational Emissions**.

**Table 6-7
Regional Operational Emissions**

| Maximum Daily Emissions (lbs./day) ¹ | | | | | | |
|---|-----------|-----------------|-----------|-----------------|------------------|-------------------|
| Activity | VOC | NO _x | CO | SO ₂ | PM ₁₀ | PM _{2.5} |
| Mobile Sources | 39.19 | 35.53 | 213.51 | 0.43 | 36.67 | 10.03 |
| Energy Sources | 0.19 | 1.77 | 1.49 | 0.01 | 0.13 | 0.13 |
| Area Sources | 5.31 | 0.00 | 0.03 | 0.00 | 0.00 | 0.00 |
| Total¹ | 44.69 | 37.30 | 215.02 | 0.44 | 36.80 | 10.16 |
| SCAQMD Threshold ² | 55 | 55 | 550 | 150 | 150 | 55 |
| Exceeds Threshold (?) | No | No | No | No | No | No |

¹ Maximum daily emissions during summer or winter.

The maximum daily emissions analyzed in **Table 6-7**, include both on-site and off-site Project emissions.

The Project’s daily operational emissions will be below the applicable SCAQMD regional air quality standards and thresholds of significance, and the Project would not contribute substantially to an existing or projected air quality violation.

Localized Operational Emissions

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, on-site usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin. The nearest sensitive receptor that may be impacted by the proposed Project are future multi-family residential dwelling units located approximately to the south and west of the Project site.

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the project includes stationary sources, or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site; such as industrial warehouse/transfer facilities. The proposed Project is a retail use and does not include such on-site emissions sources, and due the lack of stationary source emissions, a long-term localized significance threshold analysis is not typically required for this type of development.

Table 6-8, Localized Operational Emissions, shows the localized operational emissions and compares the results to SCAQMD LST thresholds of significance.

**Table 6-8
Localized Operational Emissions**

| Maximum Daily Emissions (lbs./day) ¹ | | | | |
|---|-------------------|------------------|--------------------------------|---------------------------------|
| LST Pollutants | NOx (lbs./day) | CO (lbs./day) | PM ₁₀ (lbs./day) | PM _{2.5} (lbs./day) |
| On-site Emissions (mobile source) ¹ | 3.58 | 12.19 | 1.97 | 0.64 |
| SCAQMD Operation Threshold ² | 270 | 1,577 | 4 | 2 |
| Exceeds Threshold (?) | No | No | No | No |

¹ Maximum daily emissions during summer or winter.

² Per LST methodology, mobile source emissions included on-site vehicle emissions only. It is estimated that approximately 5% of mobile emissions will occur on the Project site.

As shown in **Table 6-8**, emissions will be below the SCAQMD thresholds of significance for localized operational emissions. The Project will result in less than significant localized operational emissions impacts.

Toxic Air Contaminants – Operations

A toxic air contaminant (TAC) is defined as air pollutants that may cause or contribute to an increase in mortality or serious illness, or which may pose a hazard to human health, and for which there is no concentration that does not present some risk. Typically, the primary source of TAC emissions for commercial land uses would be from on-site operations of diesel trucks. Diesel trucks emit diesel particulate matter (DPM) which is a known source of TACs.

The Project includes a gas station which would emit benzene, a known human carcinogen. The gas station is subject to SCAQMD Rule 461 - Gasoline Transfer and Dispensing and the use will require a Permit to Operate by SCAQMD. Gasoline dispensing facilities are required to use Phase I/II EVR (enhanced vapor recovery) systems. Phase II EVR have an average efficiency of 95.1 percent and Phase I EVR have an average efficiency of 98 percent. Therefore, potential for fugitive VOC or TAC emissions from the gasoline pumps is negligible.

Furthermore, the Table 2 of the California Air Pollution Control Officers Association (CAPCOA) Guidance Document, Health Risk Assessment for Proposed Land Use Projects recommends to "avoid siting new sensitive land uses within 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater). A 50 foot separation is recommended for typical gas dispensing facilities." The proposed Project includes the construction and operation of

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

a "typical" gas station on the eastern portion of the site, and the closest sensitive receptor (existing or planned) is located at a distance greater than 50 feet from the project boundary. As such, the project will not be a significant source of toxic air contaminants and sensitive receptors would not be exposed to toxic sources of air pollution.

Any impacts from TACs during operations will be less than significant.

Local CO Emission Impacts from Project-Generated Vehicular Trips

A CO hot spot is a localized concentration of carbon monoxide (CO) that is above the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm. At the time of the publishing of the 1993 CEQA Air Quality Handbook, the SCAB was designated nonattainment, and projects were required to perform hot spot analyses to ensure they did not exacerbate an existing problem. Since this time, the SCAB has achieved attainment status and the potential for hot spots caused by vehicular traffic congestion has been greatly reduced.

The Federal Attainment Plan for Carbon Monoxide for the 2003 SCAQMD AQMP found that, at four of the busiest intersections in the SCAB, with ADT up to 100,000 vehicles per day, there were no CO hot spots concentrations. In fact, the reported maximum concentration of CO at the busiest intersection was 4.6 ppm, which is well below the 35-ppm 1-hr CO Federal standard. Furthermore, historical data indicates that the maximum concentration of CO recorded over the last three years at the nearest air monitoring station to the site is about 90% below the State 1-hour standard and 85% below the 8-hour standard.

Winchester Ranch Marketplace Traffic Impact Analysis, prepared by RK Engineering Group, Inc., May 21, 2018 (*TIA, Appendix K*), all study area intersections will operate at an acceptable level of service D or better with the implementation of **Mitigation Measures MM-TR-1** through **MM-TR-4**. Therefore, the Project would not significantly contribute to increased traffic congestion or the formation of CO hot spots. Additionally, based on the County's circulation plan, the largest intersections within the study area--intersections of two arterial highways with future buildout ADT of approximately 130,000 vehicles per day, would still be below the expected ADT to generate CO exceedances. The Project impact to CO Hot Spots will be less than significant.

- c) *Would the Project 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)?*

Less Than Significant Impact with Mitigation Incorporated

"Cumulatively considerable" means that the incremental effects of a 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. Implementation of the proposed Project will not 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). As shown in the analysis in response to Section 6.b, local and regional Project construction and operational impacts are less than significant with adherence to SCAQMD Rules, Project design features and incorporation of **Mitigation Measures MM-AQ-1** through **Mitigation Measure MM-AQ-3**.

| | | | |
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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

- d) *Would the Project expose sensitive receptors which are located within 1 mile of the Project site to Project substantial point source emissions?*

Less Than Significant Impact with Mitigation Incorporated

Sensitive receptors are considered land uses or other types of population groups that are more sensitive to air pollution exposure. Sensitive population groups include children, the elderly, the acutely and chronically ill, and those with cardio-respiratory diseases. For CEQA purposes, the SCAQMD considers a sensitive receptor to be a location where a sensitive individual could remain for 24-hours or longer, such as residencies, hospitals, and schools.

The nearest existing sensitive receptors (residential homes) is located approximately 500 feet (150 meters) to the north of the Project site. Future adjacent land uses may include residential homes to the south and west. Construction LST's are based on sensitive receptors at 100 meters and operational LST's are based on receptors at 25 meters from property line. Impacts were analyzed at a distance of 25 meters in order to demonstrate that the Project will comply with the most stringent localized thresholds.

As shown in the analysis in response to Section 6.b, above, local and regional Project construction and operational impacts are less than significant with adherence to SCAQMD Rules, Project design features and incorporation of **Mitigation Measures MM-AQ-1** through **Mitigation Measure MM-AQ-3**. Therefore, implementation of the proposed Project will not expose sensitive receptors which are located within 1 mile of the Project site to substantial point source emissions resulting from the Project. Impacts will be less than significant.

- e) *Would the Project involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?*

No Impact

Sensitive receptors and the facilities that house them in proximity to localized CO sources, toxic air contaminants, or odors are point source emitters of particular concern. High levels of CO are associated with major traffic sources such as freeways and major intersections and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long term health care facilities rehabilitation centers convalescent centers retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The Project is not a sensitive receptor and is not located within one mile of an existing substantial point source emitter. As discussed in 6.b, above, there are no CO hot spots located in proximity to the Project site. There will be no impacts.

- f) *Would the Project create objectionable odors affecting a substantial number of people?*

Less Than Significant Impact

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

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills.

Rule 461 applies to the transfer of gasoline from any tank truck, trailer, or railroad tank car into any stationary storage tank or mobile fueler, and from any stationary storage tank or mobile fueler into any mobile fueler or motor vehicle fuel tank. Rule 461 shall be implemented as a standard condition and is not considered unique mitigation under CEQA.

Heavy-duty equipment in the Project area during construction will emit odors; however, the construction activity would cease to occur after individual construction is completed. The Project is required to comply with Rule 402 during construction, which states that a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

Rule 402 shall be implemented as a standard condition and is not considered unique mitigation under CEQA. Any construction odors will be less than significant.

On-site restaurant uses may emit odors; however, these are not typically considered offensive and several standard control measures will be implemented to reduce food odors. The Project will also be required to comply with Rule 402 as described above. Project related odors are not expected to meet the criteria of being a nuisance. Any operational impacts will be less than significant.

Mitigation:

- MM-AQ-1:** During grading operations, the Project developer shall limit the number of truck hauling trips to eighty (80) truckloads per day, or less.
- MM-AQ-2:** During the application of architectural coatings, the Project developer shall limit the amount of painting, spraying and architectural coating application to 10,000 square feet of building surface area per day, or less.
- MM-AQ-3:** During the site preparation and grading phases the Project shall limit the amount of heavy earth moving and diesel construction equipment (heavy equipment would include vehicles such as excavators, graders, dozers, scrapers, tractors and backhoes) operating on-site to eight (8) pieces of construction equipment per day or less.

Monitoring: Monitoring shall be performed by the Building and Safety Department during the grading and architectural coating phases of the Project.

| BIOLOGICAL RESOURCES Would the Project: | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 7. Wildlife & Vegetation | | | | |
| a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)? | | | | |
| c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): *Map My County (Appendix A); Revised Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Tentative Parcel Map 35671r1 Conditional Use Permit 3782 Plot Plan 26367, Prepared by Principe And Associates, June 6, 2018 (MSHCP Consistency Analysis, Appendix D1); Nesting Season Survey for the Burrowing Owl (Athene cunicularia hypugaea), Tentative Parcel Map 35671R1 Conditional Use Permit 3782 Plot Plan 26367, Prepared by Principe And Associates, May 4, 2018 (NSSBUOW, Appendix D2); Geotechnical Investigation – Winchester Ranch Marketplace, Southeast of Leon Road and Domenigoni Parkway, prepared by Geocon West, Inc., June 29, 2016 (Geo Investigation, Appendix F); Ordinance No. 810.2; Ordinance No. 633; and Ordinance No. 559.*

Findings of Fact:

- a) *Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?*

Less Than Significant Impact with Mitigation Incorporated

The proposed Project is located approximately 3.3 miles north of the closest land with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) cell criteria (Cell #5073) of Cell Group U of the French Valley/Lower Sedco Hills Sub Unit (5) of the Southwest Area Plan.

The Project site is not located within a designated criteria Cell, Cell Group or Sub Unit of the Southwest Area Plan.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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The Project site is currently vacant and undeveloped with structures. An aerial photograph from 1996 shows that the majority of the site was an active/in-use agricultural field. A few natural inclusions of native Coastal sage scrub vegetation remained on the low-lying hills present in the northern and western portions of the Project site. These areas were very rocky and rock-strewn, and were surrounded by flat-lying and featureless agricultural lands. Those same conditions remained at the site until the end of 2005. An aerial photograph from 2006 shows that the hills remaining on the site were graded, and the rocks were being crushed. It appears that a batch plant was present on the site that turned these earth materials into aggregate base for the final construction of Domenigoni Parkway and Leon Road. By early 2007, Domenigoni Parkway and portions of Leon Road were paved, and the remaining aggregate was stockpiled on the site. Drainage ditches and storm drain facilities were constructed in the easement located adjacent to the north property line along Domenigoni Parkway and at the intersection of Domenigoni Parkway and Leon Road. An aerial photograph from 2009 shows that the all evidence of the batch plant and stockpiling was removed from the Project site. Those same conditions remained at the Project site until early 2016. It appears that weed abatement and agricultural plowing were the only activities occurring on the Project site for almost eight years. An aerial photograph from late 2016 shows that a small area located in the western portion of the Project site was fenced, and appeared to be used as a staging area. Stockpiles of crushed rock and dirt were also present in the southeast corner of the Project site, and remain there in April 2018. In summary, according to the *Geo Investigation (Appendix F)*, the upper ±1½ feet of the surficial soils was previously disturbed as a result of plowing and rock crushing operations performed on-site during 2006-2007 in conjunction with the construction of Domenigoni Parkway

The discussions below provide a summary demonstrating how the proposed Project is consistent with Multiple Species Habitat Conservation Plan (MSHCP) requirements for each of the above-listed issue areas.

MSHCP Reserve Assembly Requirements

The Project site is located approximately 3.4 miles northwest of the eastern portion of Cell Group U where conservation will contribute to the assembly of Proposed Constrained Linkage 17. The Project site does not have a relationship to MSHCP Reserve Assembly.

MSHCP Section 6.1.1 - Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy (HANS)

As stated above, the Project site is not located within an area that has been identified in the MSHCP as an area where conservation potentially needs to occur. Therefore, the MSHCP and the General Plan do not require a HANS Application subject to review by Environmental Programs Division.

The Project is consistent with Section 6.1.1 of the MSHCP.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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MSHCP Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

Natural watercourses or riparian vegetation and habitat of any kind are not present on the proposed Project site. Therefore, based on the MSHCP definition of Riparian/Riverine Areas: “lands which contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year”, the biological functions and values of Riparian/Riverine Areas do not exist on the Project site. Suitable habitats for the species listed under ‘Purpose’ in Volume 1, Section 6.1.2 of the MSHCP such as least Bell’s vireo, southwestern willow flycatcher and yellow-billed cuckoo are not present there.

Kinds of natural-occurring or manmade aquatic features that could provide suitable habitats for endangered and threatened species of fairy shrimp are not present on the Project site (e.g., wetlands, vernal pools, vernal pool-like ephemeral ponds, stock ponds, other human-modified depressions, tire ruts, etc.).

The Project site does not have a relationship to existing wetland regulations.

The Project is consistent with Section 6.1.2 of the MSHCP.

MSHCP Section 6.1.3 - Protection of Narrow Endemic Plant Species

Based on the MSHCP INFORMATION APP Conservation Description, the Survey Areas in MSHCP Rough Step Unit 6 (Rough Step Unit 6) include Narrow Endemic Plants.

The six Narrow Endemic Plant Species listed for Rough Step Unit 6 include:

- Munz’s onion (*Allium munzii*);
- San Diego ambrosia (*Ambrosia pumila*);
- many-stemmed dudleya (*Dudleya multicaulis*);
- spreading navarretia (*Navarretia fossalis*);
- California Orcutt grass (*Orcuttia californica*); and
- Wright’s trichocoronis (*Trichocoronis wrightii* var. *wrightii*).

As required growing habitats for any of the following listed narrow endemic plant species are not present on the Project site, focused surveys do not need to be conducted.

- Mesic exposures or seasonally moist microsites in grassy openings in coastal sage scrub, chaparral, juniper woodland, valley and foothill grasslands on clay soils for Munz’s onion. This species is known from Estelle Mountain and the Gavilan Plateau at Harford Springs Park southeast through the hills north of Lake Elsinore, to the Paloma Valley, Skunk Hollow, and Lake Skinner areas. It is restricted to clay soils with the exception of one population documented to occur in association with pyroxenite outcrops (Bachelor Mountain). Clay soils or pyroxenite outcrops are not present on the Project site.
- Open floodplain terraces or in the watershed margins of vernal pools for the San Diego ambrosia. This species occurs in a variety of associations that are dominated by sparse non-native grasslands or ruderal habitat in association with river terraces, vernal pools, and alkali playas. Required soils include Garretson gravelly fine sandy loams when in association with

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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floodplains, and Las Posas loam in close proximity to silty, alkaline soils of the Willows Series. Larger populations occur both north and south of Nichols Road, west of Interstate 15 and Alberhill Creek; east of Lake Street, immediately south of Interstate 15; and, at Skunk Hollow, south of Tualota Creek and east of San Diego Aqueduct 1, near Murrieta Hot Springs. Open floodplain terraces or the watershed margins of vernal pools are not present on the Project site.

- Clay soils in barrens, rocky places and ridgelines, as well as thinly vegetated openings in chaparral, coastal sage scrub and southern needlegrass grasslands on clay and cobbly soils of the Altamont, Auld, Bosanko Claypit, and Porterville series from Estelle Mountain, Alberhill, Temescal Canyon, Gavilan Hills and Santa Ana Mountains for the many-stemmed dudleya. Clay soil or clay and cobbly soils of the Altamont, Auld, Bosanko, Claypit, and Porterville Series are not present on the Project site.
- Low-lying alkali floodplains, vernal pools and vernal moist depressions and ditches of the San Jacinto River, Mystic Lake and Salt Creek, and alkali playas dominated by annual alkali grassland that is associated with the highly saline/alkaline silty clay soils belonging to the Traver-Domino-Willows Association for the spreading navarretia. Low-lying alkali floodplains, vernal pools, vernal moist depressions or alkali playas dominated by annual alkali grassland are not present on the Project site.
- Primarily restricted to the southern basaltic claypan vernal pools at the Santa Rosa Plateau and the alkaline vernal pools at Skunk Hollow and Salt Creek west of Hemet for the California Orcutt grass. All known occurrences are associated with vernal pools. It is primarily associated with basaltic claypan soils and alkaline soils of the Traver-Domino-Willows Association. Southern basaltic claypan vernal pools or alkaline vernal pools are not present on the Project site.
- Alkali vernal plains and associated alkali playa, alkali annual grassland and alkali vernal pools with Traver, Domino and Willows soils along the San Jacinto River from the vicinity of the Ramona Expressway and San Jacinto Wildlife Area for Wright's trichocoronis. Alkali vernal plains and associated alkali playa, alkali annual grassland or alkali vernal pools are not present on the Project site.

The Project site is consistent with Section 6.1.3 of the MSHCP.

MSHCP Section 6.1.4 - Guidelines Pertaining to the Urban/Wildlands Interface

The Project will not result in Edge Effects that will adversely affect the Linkage from providing Habitat and the movement of species. The Project site is not located within the 250- foot buffer used in the MSHCP to complete an edge analysis for indirect effects of land uses located adjacent to a MSHCP Conservation Area. The Project is not subject to MSHCP Guidelines Pertaining to the Urban/Wildlands Interface (Guidelines) for the treatment and management of edge conditions along this Linkage that are necessary to ensure that it provides Habitat and movement functions for species using the Linkage (such as lighting, urban runoff, toxics, and domestic predators) as presented in *Section 6.1.4 of the MSHCP, Volume 1, The Plan*.

Where applicable, the Guidelines are intended to address indirect effects associated with locating development in proximity to the MSHCP Conservation Area. Prior to the approval of any project, the County will issue a list of conditions that must be satisfied. Existing local regulations are also generally in place that address the issues presented in the Guidelines. Specifically, the County has an approved General Plan, Building Codes, Zoning Ordinances, and other land use policies that include mechanisms to regulate land development. In addition, project review and impact mitigation currently provided through the CEQA process also address these same issues. Therefore, a project will not be approved that would result in indirect effects to a MSHCP Conservation Area.

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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The Project is consistent with Section 6.1.4 of the MSHCP.

MSHCP Section 6.3.2 – Additional Survey Needs and Procedures

Based on the Conservation Description in the MSHCP INFORMATION APP, the Survey Areas in Rough Step Unit 6 include Burrowing Owl (survey results discussed in this section) and Narrow Endemic Plants (discussed in Section 6.1.3 of the MSHCP, above). The Project site is not located in an Amphibian Survey Area, a Criteria Area Species Survey Area or a Mammal Survey Area.

The Project site is located within the Burrowing Owl Survey Area. As such, a Nesting Season Survey (*NSSBUOW*, **Appendix D2**) was completed, in order to document the MSHCP Consistency Analysis. Following is a summary of the *NSSBUOW*:

Based on the Burrowing Owl Survey Instructions for the MSHCP, an independent assessment was made of the presence or absence of burrowing owl habitats on the Project site and in the 150-meter buffer zone around the Project boundary. The assessment determined that portions of the Project site and the buffer zone provide suitable burrowing owl habitat consisting of relatively large open expanses of annual grassland and lowland scrub on gentle rolling and level terrain with active small mammal burrows. Required habitat features capable of being used for nesting and roosting were also present and include abundant natural California ground squirrel burrows and burrow complexes. The Field Croplands do not provide suitable burrowing owl habitats and were not surveyed.

A Nesting Season Survey following the survey instructions was prepared. Four surveys were conducted between April 9 and 30, 2018. During the Nesting Season Survey, burrowing owls were not observed. Required burrowing owl habitats capable of being used for nesting and roosting were not being used. Also, animal signs diagnostic of burrowing owls were not discovered anywhere on the Project site or in the buffer zone. There was also no evidence of either active habitats presently being used by burrowing owls, or habitats abandoned within the last year.

With completion of this Nesting Season Survey, the Project is consistent with Species Conservation Objective 5 of the MSHCP that was developed for the burrowing owl. To ensure direct mortality of burrowing owls is avoided, a 30-day pre-construction survey is required by the MSHCP prior to any Project-related ground disturbance activities. Pre-construction take avoidance surveys are included as **Mitigation Measure MM BIO-1** and **Mitigation Measure MM BIO-2**. Impacts will be reduced to a less than significant level with the incorporation of mitigation.

The Project is consistent with Section 6.3.2 of the MSHCP.

MSHCP Section 6.4 - Fuels Management

Fuels management focuses on hazard reduction for humans and their property. Fuels management for human safety must continue in a manner that is compatible with public safety and conservation of biological resources. Fuels management for human hazard reduction involves reducing fuel loads in areas where fire may threaten human safety or property, suppressing fires once they have started, and providing access for fire suppression equipment and personnel. Brush management to reduce fuel loads and protect urban uses and public health and safety shall occur where development is adjacent to the MSHCP Conservation Area.

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

The Project site is not located adjacent to a MSHCP Conservation Area. Based on existing fuels management policies, fuels management will be required for the development of the Project site. The Non-Native Grasslands are not a threat to humans and property during a wildfire but will nevertheless be removed.

The Project is consistent with Section 6.4 of the MSHCP.

As outlined in Section 6 of the MSHCP, "Payment of the mitigation fee and compliance with the requirements of Section 6.0 are intended to provide full mitigation under CEQA, the National Environmental Policy Act (NEPA), Federal Endangered Species Act, and California Endangered Species Act for impacts to the species and habitats covered by the MSHCP pursuant to agreements with the U.S. Fish and Wildlife Service, the California Department of Fish and Wildlife and/or any other appropriate participating regulatory agencies and as set forth in the Implementing Agreement for the MSHCP."

The Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee has been established to provide mitigation for biological impacts from projects within the MSHCP area. All building permit applicants may pay their Western Riverside County MSHCP mitigation fees at any time after having an approved land development permit for the City of Menifee Planning Division (ex: conditional use permit, public use permit, plot plan) and have also paid for building permit plan review or permit fees. This is not considered unique mitigation under CEQA.

The proposed Project is located within the boundary of the adopted Habitat Conservation Plan (HCP) for the endangered Stephens' kangaroo rat (SKR) implemented by the Riverside County Habitat Conservation Agency (RCHCA). The SKR HCP mitigates impacts from development on the SKR by establishing a network of preserves and a system for managing and monitoring them. The proposed Project is located within the SKR HCP area and will be required to comply with applicable provisions of this plan, specifically, payment of fees. Payment of this fee is not considered unique mitigation under CEQA.

In conclusion, the proposed Project is consistent with all applicable sections of the MSHCP. Adherence to standard conditions and implementation of **Mitigation Measures MM BIO-1** and **MM BIO-2**, ensure consistency with the MSHCP. Thus, the proposed Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, impacts are less than significant with adherence to standard conditions and mitigation measures.

- b) *Would the Project 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)?*

Less Than Significant with Mitigation Incorporated

Discussion is referenced in Section 7.a., above, and Section 7.d, below. With the implementation of **Mitigation Measure MM-BIO-1** and **Mitigation Measure MM BIO-2**, any impacts from the Project would 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), will be reduced to a less than significant level.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- c) *Would the Project 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?*

Less than Significant with Mitigation Incorporated

Discussion is referenced in Section 7.a. and Section 7.d. With the implementation of **Mitigation Measure MM-BIO-1** and **Mitigation Measure MM BIO-2**, any impacts from the Project would have an 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, will be reduced to a less than significant level.

- d) *Would the Project 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?*

Less than Significant with Mitigation Incorporated

Nesting bird species are protected by California Fish and Game Code Sections 3503 and 3503.5 and by the MBTA of 1918 (16 USC 703-711), which makes it unlawful to take, possess, or needlessly destroy the nest or eggs of any migratory bird or bird of prey.

Areas in the immediate vicinity of the Project contain trees, shrubs, and grasslands that provide potential suitable nesting habitat for migratory bird species.

Impacts to nesting bird species must be avoided at all times. The period from approximately 15 February to 31 August is the expected breeding season for bird species occurring in the Project area. Under **Mitigation Measure MM-BIO-1** and **Mitigation Measure MM-BIO-2**, if Project activity or vegetation removal must be initiated during the breeding season, a qualified biologist should check for nesting birds within three days prior to such activity. If active bird nests are found, avoidance buffers of 1,000 feet for large birds of prey, 500 feet for small birds of prey, and 250 feet for songbirds, decided by CDFW on a case-by-case basis, will need to be observed and implemented. With the implementation of **Mitigation Measure MM-BIO-1** and **Mitigation Measure MM-BIO-2**, impacts to nesting birds will be less than significant.

- e) *Would the Project 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?*

No Impact

Natural watercourses or riparian vegetation and habitat of any kind are not present on the proposed Project site. Suitable habitats for the species listed under 'Purpose' in Volume 1, Section 6.1.2 of the MSHCP such as least Bell's vireo, southwestern willow flycatcher and yellow-billed cuckoo are not present there.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Kinds of natural-occurring or manmade aquatic features that could provide suitable habitats for endangered and threatened species of fairy shrimp are not present on the Project site (e.g., wetlands, vernal pools, vernal pool-like ephemeral ponds, stock ponds, other human-modified depressions, tire ruts, etc.).

No impact to riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service will occur.

- f) *Would the Project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

No Impact

Discussion is referenced in Section 7.e. Based on this data, implementation of the Project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means. No impacts will occur.

- g) *Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

No Impact

The Project site does not contain native or naturalized tree species. Therefore, the County's Oak Tree Management Guidelines would not be applicable. The provisions of Ordinance No. 559 would also not apply since the Project site is not above 5,000 feet in elevation. No other tree preservation policy or ordinance apply.

Therefore, the proposed Project shall not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impacts will occur.

Mitigation:

MM-BIO-1 If grading is to occur during the nesting season (February 1 – August 31), a nesting bird survey shall be conducted within ten (10) days prior to grading permit issuance. This survey shall be conducted by a qualified biologist holding a Memorandum of Understanding (MOU) with Riverside County. The findings shall be submitted to the County of Riverside Planning Department for review and approval.

MM-BIO-2 Preconstruction survey for burrowing owl. A 30-day preconstruction survey for burrowing owl is required by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) to confirm the continued presence of burrowing owl within the survey area. The survey shall be conducted by a qualified biologist no more than 30 days prior to ground disturbance in accordance with MSHCP survey requirements to avoid direct take of burrowing owl. If burrowing owl are determined to occupy the Project site or immediate vicinity, the County will be notified, and avoidance measures will be implemented, as appropriate, pursuant to the MSHCP,

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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the California Fish and Game Code, the MBTA, and the mitigation guidelines prepared by the CDFW (2012).

The following measures are recommended in the CDFW guidelines to avoid impacts on an active burrow:

- No disturbance shall occur within 50 meters (approximately 160 feet) of occupied burrows during the non-breeding season.
- No disturbance shall occur within 75 meters (approximately 250 feet) of occupied burrows during the breeding season.

To prevent unavoidable impacts, passive or active relocation of burrowing owls shall be implemented by a qualified biologist outside the breeding season, in accordance with procedures set by the MSHCP and in coordination with the CDFW.

Monitoring: Provide reports to County of Riverside for review and approval.

CULTURAL RESOURCES Would the Project:

| 8. Historic Resources | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| a) Alter or destroy an historic site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Project Site Visit – October 25, 2018 by Matthew Fagan; Project Plans (**Appendix L**); *Inspection of the Archaeological Sites Within and Near the Winchester Ranch Marketplace Project, PP 26367, CUP 03782, WV Marketplace Near Winchester, Riverside County, California* prepared by CRM TECH, April 23, 2018 (*Archaeo Inspection, Appendix E*).

Findings of Fact:

a) *Would the Project alter or destroy an historic site?*

No Impact

No “historic resources” exist on the Project site at this time. Two historic sites were previously recorded on the Project site. Site 33-04008 was recorded on the Project site in 2003, and Site 33-01149 was recorded on the Project site in 2002. However, the Project Archaeologist did not find Site 33-04008 or Site 33-01149 during the field survey conducted in 2018 (Field Survey).

In 2003, Site 33-02008 was recorded as a small historic refuse scatter of domestic household items. It was tested for significance but did not meet the criteria for listing in the California Register of Historic Places. Site 33-02008 was not found on the Project site in 2012. Aerial photos from 2006, indicate that Site 33-04008 was located in an area used for equipment staging during the construction of Domenigoni Parkway.

In 2002, Site 33-011449 was recorded as an historic and a prehistoric site containing historic-period refuse scatter and two pre-historic bedrock milling features containing nine milling slicks. In 2003, Site 33-011449 was tested for significance. The historic artifacts recovered exhibited characteristics

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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that defined the Site as a possible day-camp for the workers who constructed the San Jacinto and Pleasant Valley earthen canal. Based on this historic association, Site 33-011449 was eligible for listing in the California Register of Historic Places as an “historic resource”. In 2012, Site 33-011449 was field-surveyed and no historic or prehistoric elements were found. The Project Archaeologist also did not observe any remnants of Site 33-011449 in the Field Survey. Aerial images from 2006 indicate Site 33-011449 was destroyed during the construction of Domenigoni Parkway.

As no historic resources currently exist on the Project site, the Project will not alter or destroy an historic site. There will be no impacts.

- b) *Would the Project cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?*

No Impact

Public Resources Code (PRC) §5020.1(k), defines a “historical resource” as including but not limited to “any object, building, structure, site, area, place, record, or manuscript that the lead agency, here the County, determines based on substantial evidence to be historically significant, or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.”

The *CEQA Guidelines* at *Section 15064.5*, further explains that generally, a resource shall be considered “historically significant” if it meets the criteria for listing in the California Register of Historic Resources. (*14 Cal. Code Regs. §15064.5(a)(1)-(3)*). The criteria for listing a resource in the California Register follow:

1. It (the resource) is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
2. It is associated with the lives of persons important in our past.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. It has yielded, or may be likely to yield, information important in prehistory or history. (*Public Resources Code §5024.1(c)*.)

The *State CEQA Guidelines* define a “substantial adverse change in the significance of an historical resource” as physical demolition, destruction, relocation, or alteration of the resource or its immediate surrounding such that the significance of an historical resource would be materially impaired. (*14 Cal. Code Regs. § 15064.5(b)1.*)

Site 33-011449 exhibited characteristics that defined it as a possible day-camp for the workers who constructed the San Jacinto and Pleasant Valley earthen canal. Construction of the canal made a significant contribution to the broad patterns of California’s history and cultural heritage, qualifying Site 33-01149 for listing in the California Register. However, the Project Archaeologist did not find Site 33-01449 on the Project site in the Field Survey. As discussed prior, it appears that based upon aerial photos from 2006, the site was likely destroyed during the construction of Domenigoni Parkway

Site 33-01149 is absent from the Project site. Therefore, the Project will not cause an adverse change in the significance of an historical resource as defined in *14 Cal. Code Regs. § 15064.5*. There will be no impacts.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

| 9. Archaeological Resources | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| a) Alter or destroy an archaeological site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Restrict existing religious or sacred uses within the potential impact area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Project Site Visit – October 25, 2018 by Matthew Fagan; Project Plans (**Appendix L**); *Inspection of the Archaeological Sites Within and Near the Winchester Ranch Marketplace Project, PP 26367, CUP 03782, WV Marketplace Near Winchester, Riverside County, California* prepared by CRM TECH, April 23, 2018 (*Archaeo Inspection, Appendix E*).

Findings of Fact:

a) *Would the Project alter or destroy an archaeological site?*

Less Than Significant Impact

In 2002, Site 33-011449 was recorded as an historic and a prehistoric site. The prehistoric remnants consisted of two pre-historic bedrock milling features containing nine milling slicks. When the Site was tested for significance, the Site qualified for listing in the California Register of Historic Places based the workers building the Pleasant Valley and the San Jacinto canal may have used it as a day-camp (an historic association). In 2012, when the Project site was field surveyed, no prehistoric elements were found. The Project Archaeologist also did not observe any remnants of Site 33-011449 in the Field Survey.

Therefore, the Project would not alter or destroy an archaeological site as Site 33-011449 no longer exists within the Project boundary.

However, in the event unanticipated resources are identified, a condition of approval has been entered for the Project with the procedures to be followed in the event an unanticipated resource is identified during ground disturbing activities. This requirement is a standard condition and is not considered unique mitigation pursuant to CEQA, as no archaeological resources appear to exist onsite. Any impacts will be less than significant.

b) *Would the Project cause a substantial adverse change in the significance of an archaeological resource as defined in California Code of Regulations, Section 15064.5?*

Less Than Significant Impact

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

As discussed in 9.a, above, it has been determined that there will be no impacts to known archaeological resources as defined in the *CEQA Guidelines* in 14 Cal. Code Regs. Section 15064.5, because Site 33-011449 no longer exists on the Project site.

However, in the event unanticipated resources are identified, a condition of approval has been entered for the Project, with the procedures to be followed in the event an unanticipated resource is identified during ground disturbing activities. This requirement is a standard condition and is not considered unique mitigation pursuant to CEQA. Any impacts will be less than significant.

- c) *Would the Project disturb any human remains, including those interred outside of formal cemeteries?*

Less Than Significant Impact

Previously unknown human remains may be located below the ground surface, which may be encountered during construction excavations. Also, three prehistoric sites containing bedrock milling sites (Site 33-012439, Site 33-012440, and 33-012441) were recorded in 2003, outside the Project site. The milling features reflect a pattern of aboriginal land use dominated by dispersed seed collection and processing that was probably utilized seasonally. Given the lack of water and other environmental variable, the Project site and the pre-historic bedrock milling sites surrounding the Project site were probably not used for permanent habitation. Therefore, the Project is not expected to disturb any human remains, including those interred outside formal cemeteries.

However, because previously unknown human remains may unexpectedly be discovered during Project implementation, a standard condition is required to reduce potentially significant impacts to previously unknown human remains that may be unexpectedly discovered during Project implementation to a less than significant level. In the unlikely event that human remains are uncovered the contractor is required to halt work in the immediate area of the find and to notify the County Coroner, in accordance with Health and Safety Code § 7050.5, who must then determine whether the remains are of forensic interest. If the Coroner, with the aid of a supervising archaeologist, determines that the remains are or appear to be of a Native American, he/she must contact the Native American Heritage Commission for further investigations and proper recovery of such remains, if necessary. Impacts will be less than significant with implementation of this standard condition.

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 the period specified by law (24 hours). 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. 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 Director of Planning. Therefore, compliance with this standard condition will reduce impacts to less than significant levels.

- d) *Would the Project restrict existing religious or sacred uses within the potential impact area?*

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

No Impact

At the current time, the Project site is currently not used for religious or sacred purposes. Therefore, the Project will not restrict existing religious or sacred uses within the potential impact area because none are occurring. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

ENERGY Would the Project:

10. Energy Impacts

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact:

a-b) Would the Project result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; or conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

Less Than Significant Impact

Project implementation would result in the conversion of the subject site from its existing, undeveloped condition to a commercial retail site that would feature commercial and retail uses. This land use transition would increase the site’s demand for energy. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County’s General Plan land use designations for the property; thus, energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Furthermore, the State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Title 24 Building Energy Efficiency Standards were developed by the

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a “maximum feasible” reduction in unnecessary energy consumption. The proposed Project will not result in wasteful inefficient, or unnecessary energy consumption and will not be in conflict with any state or local plans. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

GEOLOGY AND SOILS. Would the Project:

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): *General Plan, Chapter 6, Safety Element, Figure S-2, Earthquake Fault Study Zones; Map My County (Appendix A); and Geotechnical Investigation – Winchester Ranch Marketplace, Southeast of Leon Road and Domenigoni Parkway, prepared by Geocon West, Inc., June 29, 2016 (Geo Investigation, Appendix F).*

Note: Any tables or figures in this section are from the *Geo Investigation*, unless otherwise noted.

Findings of Fact:

a) *Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death due to being located within an Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones?*

No Impact

The Project site is not located within an Alquist-Priolo Earthquake Fault Zone. There are no faults geologically mapped within or projecting toward the Project site and the Project site is not within a County Fault Hazard Zone. No impacts will occur.

b) *Would the Project 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?*

Less Than Significant Impact

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

The Project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the Project site.

The nearest known faults to the Project site are shown in **Table 11-1, Significant Active Faults within 62 Miles (100 Kilometers) of the Project Site**. The closest active fault is the Casa Loma fault located approximately eight (8) miles northeast of the Project site.

**Table 11-1
Significant Active Faults
within 62 Miles (100 Kilometers) of the Project Site**

| Fault | Direction | Distance from Project Site (Miles) | Magnitude |
|-------------------------|-----------|------------------------------------|-----------|
| Casa Loma (San Jacinto) | NE | 8 | 6.9 |
| Elsinore | SW | 11 | 6.8 |
| Claremont (San Jacinto) | NE | 11 | 6.9 |
| San Andreas | N-NE | 25.5 | 7.5 |
| Chino-Central Avenue | N-NW | 34 | 6.7 |
| Whittier | NW | 37 | 6.8 |
| Cucamonga | NW | 39 | 6.9 |
| Rose Canyon | SW | 44 | 7.2 |
| Newport-Inglewood | W | 59 | 7.1 |

Historic earthquakes of magnitude 6.0 and greater, their magnitude, distance and direction from the Project site are listed in **Table 11-2, Significant Historic Earthquake Events with Respect to the Project Site**.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

**Table 11-2
Significant Historic Earthquake Events with Respect to the Project Site**

| Earthquake (Oldest to Youngest) | Date of Earthquake | Magnitude | Distance to Epicenter (Miles) | Direction to Epicenter |
|---------------------------------|--------------------|-----------|-------------------------------|------------------------|
| San Jacinto | December 25, 1899 | 6.8 | 6 | NE |
| San Jacinto | April 21, 1918 | 6.7 | 6 | NE |
| Loma Linda Area | July 22, 1923 | 6.3 | 21 | NNW |
| Long Beach | March 10, 1933 | 6.4 | 50 | W |
| Buck Ridge | March 25, 1937 | 6.0 | 53 | ESE |
| Imperial Valley | May 18, 1940 | 6.9 | 52 | ENE |
| Desert Hot Springs | December 4, 1948 | 6.0 | 44 | ENE |
| Arroyo Salada | March 19, 1954 | 6.4 | 65 | ENE |
| Borrego Mountain | April 8, 1968 | 6.5 | 71 | ENE |
| San Fernando | February 9, 1971 | 6.6 | 95 | WNW |
| Joshua Tree | April 22, 1992 | 6.1 | 52 | ENE |
| Landers | June 28, 1992 | 7.3 | 53 | NE |
| Big Bear | June 28, 1992 | 6.4 | 38 | NNE |
| Northridge | January 17, 1994 | 6.7 | 97 | WNW |
| Hector Mine | October 16, 1999 | 7.1 | 80 | NE |

As stated in the *Geo Investigation*, the site could be subjected to moderate ground shaking in the event of a major earthquake on significant faults in the southern California and northern Baja California area. The risk for moderate seismic shaking at the Project site is considered to be moderate.

Based on the above, there is no potential for rupture of a known 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 on the Project site. Regardless, the Project will be required to adhere to stringent requirements of the California Building Code (CBC). As CBC requirements are applicable to all commercial development in the State, they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

12. Liquefaction Potential Zone.

a) Be subject to seismic-related ground failure, including liquefaction?

Source(s): *General Plan, Chapter 6, Safety Element, Figure S-3, Generalized Liquefaction; Map My County (Appendix A); Geotechnical Investigation – Winchester Ranch Marketplace, Southeast of Leon Road and Domenigoni Parkway, prepared by Geocon West, Inc., June 29, 2016 (Geo Investigation, Appendix F); and Ordinance No. 457.*

Findings of Fact:

a) *Would the Project be subject to seismic-related ground failure, including liquefaction?*
Less Than Significant Impact

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

As set forth in the *Geo Investigation* (pp. 8 & 9), liquefaction typically occurs when 1) a site is located in a zone with seismic activity, 2) onsite soils are cohesionless/silt or clay with low plasticity, 3) static groundwater is encountered within 50 feet of the surface, and 4) soil relative densities are less than about 70 percent. If the four previous criteria are met, a seismic event could result in rapid pore-water pressure increase from the earthquake-generated ground accelerations. Seismically induced settlement may occur whether the potential for liquefaction occurs or not.

Geocon West, Inc. performed the on-site soil exploration of the Project site on May 20, 2016 by drilling nine (9) borings to depths of between 3 and 50 feet. These excavations were used to assess soils, determine local depths to bedrock, and evaluate rippability within roadways for subsurface utility construction. Three of the borings were converted to percolation test holes, which were conducted on May 24, 2016.

Figure 12-1, *Regional Geologic Map*, depicts the Project site and the surrounding geologic units; and **Figure 12-2, *Geotechnical Map***, shows locations of the nine (9) borings excavated on the Project site.

According to the *Geo Investigation*, Section 5.1 (p. 3), the primary geologic units of the Project site consist of undocumented fill and older alluvium overlying granitic bedrock. The upper $\pm 1\frac{1}{2}$ feet of the surficial soils was previously disturbed as a result of plowing and rock crushing operations performed on-site during 2006-2007 in conjunction with the construction of Domenigoni Parkway.

Remedial grading (removal of the undocumented fill and upper three (3) feet of older alluvium) is recommended to reduce the potential effects of collapsible soils in the near surface layers. Furthermore, the Project will be required to comply with the recommendations contained within the *Geo Investigation*, as well as the CBC requirements.

Figure 19-1
Regional Geologic Map

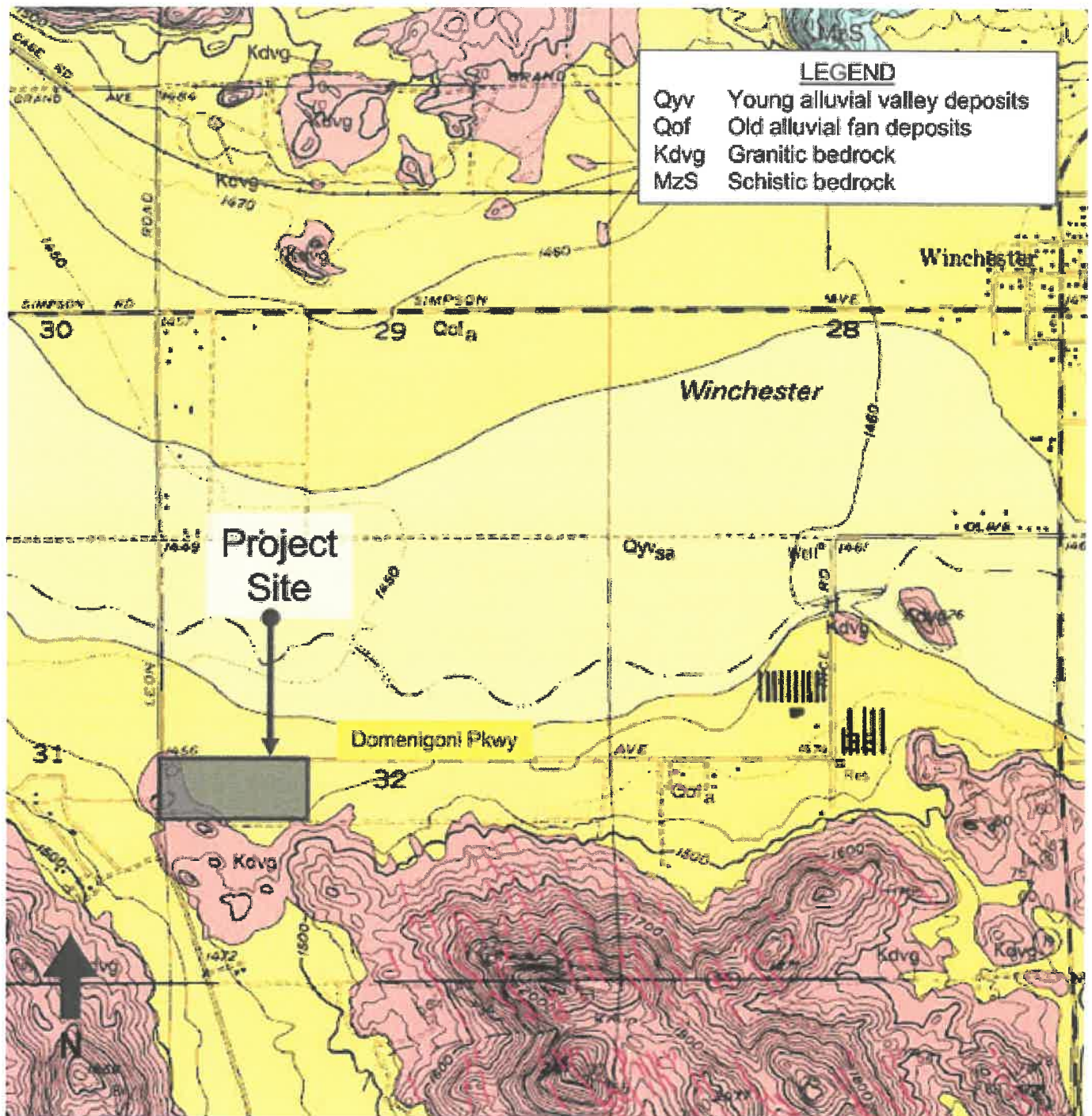
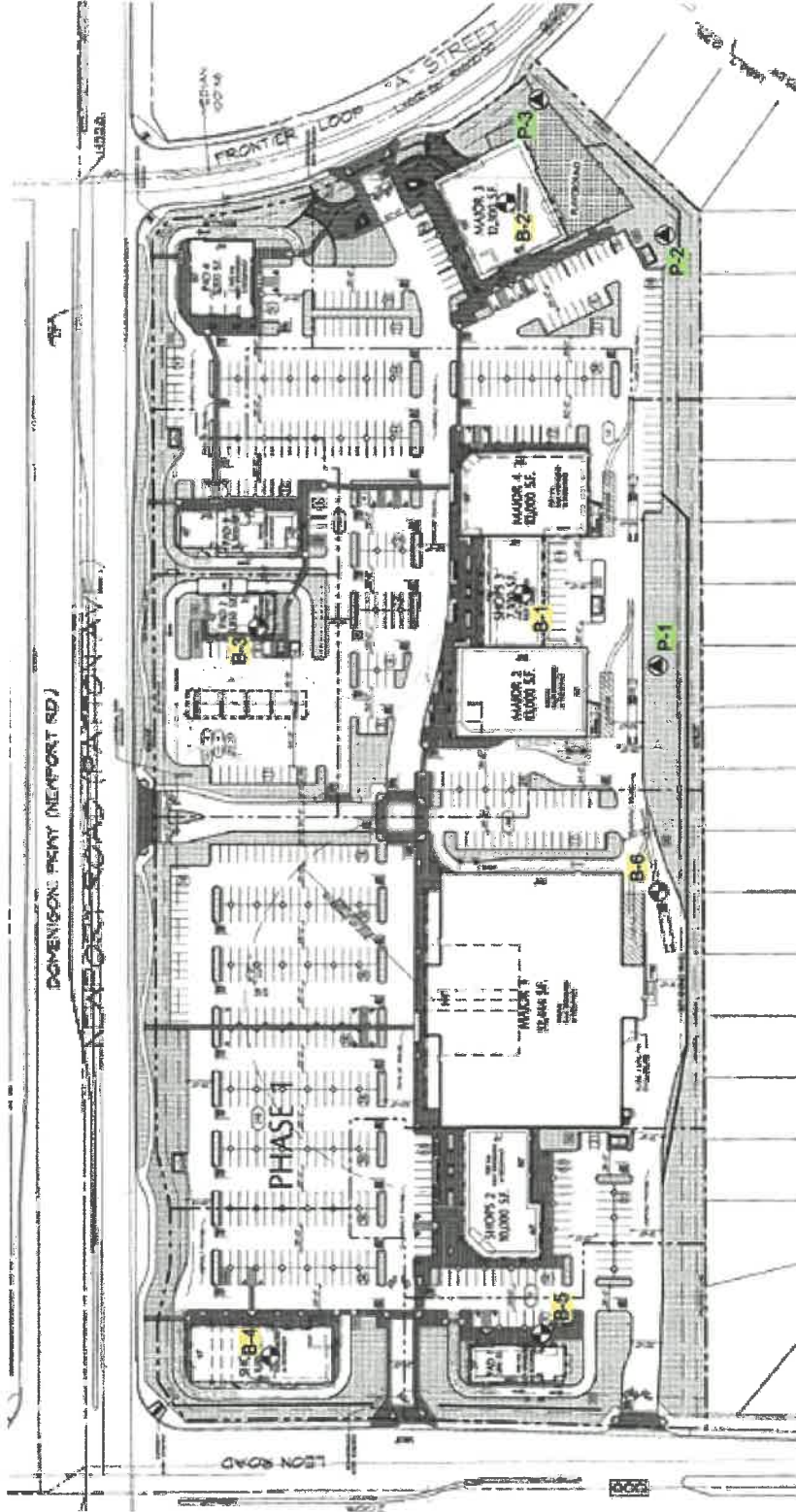


Figure 1A-2
Geotechnical Map




GEOCON LEGEND

Locations are approximate

--- PROJECT BOUNDARY

B-6  BORING LOCATION

P-3  PERCOLATION TEST LOCATION

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

On-site geologic materials, geologic structure, and groundwater attributes are summarized as follows:

- Undocumented fill was present across the site to depths up to approximately 4.5 feet. As encountered, the fill consists of silty sands that were medium dense, slightly moist, brown to dark brown in color, with some gravel. The fill was likely remnants of the rock crushing operations performed on the site in 2006 and 2007 in conjunction with the construction of Domenigoni Parkway;
- Old alluvial fan deposits were encountered below the top soil and undocumented fill across the site;
- Granodiorite to tonalite of the Domenigoni Valley (granite bedrock) consists of massive to foliated bedrock that outcrops as knobs south of the site and underlies the site at depth. As encountered, the bedrock is moderately strong to strong near the surface, and at depth is strong to extremely strong;
- The geologic structure consists of granitic bedrock of the Domenigoni Valley pluton overlain by generally horizontal alluvium (Morton, 2003). The granitic bedrock is massive with a dominant northwest trending joint set;
- Groundwater was encountered within the borings at depths of 17.8 to 27.23 feet. Groundwater seepage was encountered immediately south of Domenigoni Parkway as shallow as 14 feet (EnGen, 2002).

While the County of Riverside Land Information System (RCLIS) indicates that the Project site is mapped within a zone having “Moderate” potential for liquefaction (RC GIS, 2016), the Project specific liquefaction analysis performed by Gecon West, Inc., using the 1996 NCEER method of analysis described in the *Geo Investigation*, resulted in the opinion of the engineers that the risk is negligible.

As stated on page 9 of the *Geo Investigation*:

“Based on the dense consistency of the older alluvial soils underlying the site, it is our opinion that the potential for liquefaction and associated ground deformations beneath the site is nil.”

Nonetheless, CBC requirements pertaining to new development and construction 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.

CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. In addition, the project will be required to comply with the conclusions and recommendations set forth in the *Geo Investigation*. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

13. Ground-shaking Zone.

a) Be subject to strong seismic ground shaking?

Source(s): *General Plan, Chapter 6, Safety Element, Figure S-4, Earthquake-Induced Slope Instability Map, Figures S-13 through S-21 (showing General Ground Shaking Risk);*

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

Map My County (Appendix A); Geotechnical Investigation – Winchester Ranch Marketplace, Southeast of Leon Road and Domenigoni Parkway, prepared by Geocon West, Inc., June 29, 2016 (Geo Investigation, Appendix F), and Ordinance No. 457.

Findings of Fact:

a) *Would the Project be subject to strong seismic ground shaking?*

Less Than Significant Impact

The proposed Project will be subject to ground shaking impacts should a major earthquake in the area occur. Potential impacts include injury or loss of life and property damage. The Project site is subject to strong seismic ground shaking as are virtually all properties in Southern California.

The Project site is not located within an Alquist-Priolo Earthquake Fault Zone and there are no known faults (active, potentially active, or inactive) onsite (*Geo Investigation*, Section 8.1, p. 5). As shown in **Table 11-1**, the closest active fault is the Casa Loma fault located approximately eight (8) miles northeast of the Project site.

Due to the lack of mapped faults across the site, ground rupture due to faulting is not a design consideration for the Project (*Geo Investigation* Section 6.2, p. 6); and the potential for liquefaction is considered negligible (*Geo Investigation*, Section 8.3, pp. 8 & 9).

With mandatory compliance to Section 1613 of the current CBC, structures within the site would be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

14. Landslide Risk.

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source(s): Project Site Visit – October 25, 2018 by Matthew Fagan; *General Plan*, Chapter 6, *Safety Element*, Figure S-5, *Regions Underlain by Steep Slope*; *Map My County (Appendix A)*; and *Geotechnical Investigation – Winchester Ranch Marketplace, Southeast of Leon Road and Domenigoni Parkway*, prepared by Geocon West, Inc., June 29, 2016 (*Geo Investigation, Appendix F*).

Findings of Fact:

a) *Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?*

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

No Impact

Sections 8.4, 8.5 and 8.6 (p.9) of the *Geo Investigation* pertain to landslides, slope stability and rockfall hazards:

- No evidence of previous or incipient slope instability on the adjacent hillside was observed. Further, no landslides have been geologically mapped on or adjacent to the Project site. Therefore, landslide hazard to the Project site is not a design consideration.
- The closest slope of significance is located approximately two hundred (200) yards southeast of the Project site with estimated elevations in the 1530 to 1600 AMSL range; this compares to an elevation range of ±1445 to 1470 AMSL for the Project site indicating an average relief of roughly 107 feet. Further distant approximately one-half (½) mile southeast of the Project site, this hillside range increases to elevations of approximately 1850 to 2100 AMSL. It is noted, a much smaller “rolling” hill with rock outcroppings was observed adjacent south of the Project site; however, it modestly rises to an elevation approximately forty (40) feet above the Project site and is not considered significant (furthermore, it is noted, this knoll will be graded in conjunction with the pending development of Tract 30806).

As set forth in the *Geo Investigation*, the potential for rock fall hazard is not a design consideration for the Project site.

- Final grading plans with existing and proposed elevations were not available at the time the *Geo Investigation* was released (June 29, 2016); however, cut and fills on the order of 10 feet or less are anticipated to reach the required finished grades. In general, permanent, graded fill slopes constructed with on-site soils inclined no steeper than 2:1 (h:v) with vertical heights of 20 feet or less will possess Factors of Safety of 1.5 or greater. Grading of cut and fill slopes will be designed in accordance with requirements of local building codes of the county of Riverside and the 2013 California Building Code (CBC).

As previously discussed under Liquefaction (Section 13.a), the potential for ground deformations at the Project site inclusive of lateral spreading and/or collapse is negligible.

Based on the above, the Project will not 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. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

15. Ground Subsidence.

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

Source(s): *General Plan, Chapter 6, Safety Element, Figure S-7, Documented Subsidence Areas Map; Map My County (Appendix A); Geotechnical Investigation – Winchester Ranch Marketplace, Southeast of Leon Road and Domenigoni Parkway, prepared by Geocon West, Inc., June 29, 2016 (Geo Investigation, Appendix F); and Ordinance No. 457.*

Findings of Fact:

- a) *Would the Project 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?*

Less Than Significant Impact

According to the *Geo Investigation*, Section 8.3 (p. 9), based on the dense consistency of the older alluvial soils underlying the Project site, the potential for liquefaction and associated ground deformations beneath the Project site is “nil.” At the time the field investigation was conducted, the site was generally vacant with a moderate growth of weeds that appeared to be periodically mowed or plowed. Localized granitic outcrops were identified as being present within the southern edge of the site.

It is noted, prior to the proposed commercial development, a soil stockpile will be placed on the Project site. The stockpile is planned to store 65,000 cubic yards (cy) of soil across the Project site. The stockpile will be removed prior to grading and development of the Project site.

The Project site will be developed as a commercial center accommodating eleven (11) retail structures with associated utility, parking, and flatwork improvements. A retaining wall is proposed immediately south of the Major 1 retail building. Based on existing grades, the anticipated cut and fills on the order of ten (10) feet will be required to reach planned finished grades. It is anticipated that retail structures will be typical slab-on-grade with spread footings and constructed of either wood frame and stucco or concrete tilt-up walls. Due to the preliminary nature of the design at this time, wall and column loads were not available. It is anticipated that column loads for the proposed structure will be up to 50 kips, and wall loads will be up to 5 kips per linear foot. Once the design phase and foundation loading configuration proceeds to a more finalized plan, the recommendations within the *Geo Investigation* should be reviewed and revised, if necessary.

The Project site is located approximately 1,600 feet south of Salt Creek within Winchester Valley which connects San Jacinto Valley in the east to Menifee Valley in the west. This broad, shallow alluvial valley is filled with stream-laid (fluvial) deposits along Salt Creek and older alluvial deposits overlying granitic bedrock closer to the hills to the south and east of the Project site.

As set forth in the *Geo Investigation*, Section 5.1 (p. 3), the primary geologic units of the Project site consist of undocumented fill and older alluvium overlying granitic bedrock. The upper ±1½ feet of the surficial soils was previously disturbed as a result of plowing and rock crushing operations performed on-site during 2006-2007 in conjunction with the construction of Domenigoni Parkway.

Remedial grading (removal of the undocumented fill and upper three (3) feet of older alluvium) is recommended to reduce the potential effects of collapsible soils in the near surface layers. Furthermore, the Project will be required to comply with the recommendations contained within the *Geo Investigation*, as well as the CBC requirements.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

CBC requirements (as implemented through Ordinance No. 457) pertaining to new development and construction 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.

CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. In addition, the project will be required to comply with the conclusions and recommendations set forth in the *Geo Investigation*. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

16. Other Geologic Hazards.

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source(s): *Map My County (Appendix A); Geotechnical Investigation – Winchester Ranch Marketplace, Southeast of Leon Road and Domenigoni Parkway*, prepared by Geocon West, Inc., June 29, 2017 (*Geo Investigation, Appendix F*); and Project Site Visit – October 25, 2018 by Matthew Fagan.

Findings of Fact:

a) *Would the Project be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?*

No Impact

According to the *Geo Investigation*, Section 8.8 (p. 10), the site is located approximately 34 miles from the nearest coastline with the Santa Ana Mountains lying between the Project site and the Pacific Ocean; therefore, the negligible risk associated with tsunamis is not a design consideration. In addition, the site is located approximately three (3) miles west/northwest of Diamond Valley Lake. Based on regional topography, flooding would likely be directed into Salt Creek to the north of the Project site, or to the west toward Garbani Road. Therefore, inundation from a seiche occurring in Diamond Valley Reservoir is not a design consideration.

There are no volcanic hazards in proximity of the Project site and the potential hazard from a mudflow is virtually nonexistent.

Based on the above, the Project is not subject to geologic hazards inclusive of seiches, mudflows or volcanic hazards. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

17. Slopes.

a) Change topography or ground surface relief features?

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| b) Create cut or fill slopes greater than 2:1 or higher than 10 feet? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in grading that affects or negates subsurface sewage disposal systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): *Map My County (Appendix A); Geotechnical Investigation – Winchester Ranch Marketplace, Southeast of Leon Road and Domenigoni Parkway*, prepared by Geocon West, Inc., June 29, 2016 (*Geo Investigation, Appendix F*); and Ordinance No. 457.

Findings of Fact:

a) *Would the Project change topography or ground surface relief features?*

Less Than Significant Impact

As set forth in the *Geo Investigation*, Section 2 (p. 2), the Project site is a slightly irregular rectangular parcel located within Section 32 of Township 5 South, Range 2 West at the southeast corner of the intersection of Leon Road and Domenigoni Parkway near the Winchester area, in unincorporated southwestern Riverside County, California. The site is located at latitude 33.6922 and longitude -117.1193. Site elevations currently range from about 1,455 to 1,470 feet above mean sea level (AMSL).

At the time the field investigation was conducted, the Project site was generally vacant with a moderate growth of weeds that appeared to be periodically mowed or plowed. Localized granitic outcrops are present within the southern edge of the site.

Prior to the proposed commercial development, a soil stockpile will be placed on the site in association with grading of Tract 30806 located contiguous south of the Project site. The stockpile is planned to store 190,000 cubic yards (cy) of soil to depths of 6 to 9 feet across the Project site. Slopes of 4:1 to 7:1 (h:v) are proposed along the stockpile perimeter, see Figure 2b of the *Geo Investigation*. The stockpile will be removed prior to grading and development of the Project site.

The Project site development plan proposes a commercial site accommodating 11 retail structures with associated utility, parking and flatwork improvements. Water Quality Management Plan (WQMP) infiltration areas are anticipated to be located along the southern and southeastern portions of the site west of Frontier Loop Road and continuing west near the southern boundary to the Major 1 retail building. A retaining wall is proposed immediately south of Major 1 retail. Based on existing site grades, it is anticipated that cuts and fills on the order of 10 feet will be required to reach planned finished grades. It is further anticipated that the retail structures will be typical slab-on-grade with spread footings and constructed of either wood frame and stucco or concrete tilt-up walls.

The locations and descriptions provided within the *Geo Investigation* report are based on site reconnaissance, field exploration, a review of previously completed reports, and project information provided by the client. EnGen performed a geotechnical investigation that included the Project site in 2002, at which time they drilled seven small-diameter geotechnical borings. Their borings B-1 through B-3 are located within the current Project site. They indicated rock would be rippable to depths of 20 to 30 feet based on a seismic refraction study at a nearby site. They performed the

| | | | |
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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

slope stability analyses based on typical values for granitic rock and concluded slopes would be stable at the site up to heights of 33 feet at inclinations of 2:1 (h:v).

The site was plowed and possibly used for farming prior to 2005. In 2006 through 2007, the site was utilized for rock crushing and batching during construction of Domenigoni Parkway.

Implementation of the proposed Project will change the site topography and ground surface relief features; however, these will be minimal. Any impacts will be less than significant.

b) *Would the Project create cut or fill slopes greater than 2:1 or higher than 10 feet?*

Less Than Significant Impact

Final grading plans with existing and proposed elevations were not available for review at the time of the *Geo Investigation* (Ch. 8.5, Slope Stability, p. 9). The *Geo Investigation* anticipates that cuts and fills on the order of 10 feet or less will be required to reach finished grades. The *Geo Investigation* states that permanent, graded fill slopes constructed with on-site soils inclined no steeper than 2:1 (h:v) with vertical heights of 20 feet or less will possess Factors of Safety of 1.5 or greater. Once grading plans have been finalized, these slope parameters should be verified.

CBC requirements (as implemented through Ordinance No. 457) pertaining to new development and construction will minimize the potential for structural failure or loss of life due to geological constraints by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. In addition, the project will be required to comply with the conclusions and recommendations set forth in the *Geo Investigation*.

The County of Riverside Building and Safety Department has standard conditions, as they apply to manufactured slopes, which require that the Project applicant 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 and the current CBC. Impacts will be less than significant.

c) *Would the Project result in grading that affects or negates subsurface sewage disposal systems?*

No Impact

No subsurface sewage disposal systems are located on the Project site, or in proximity to the Project site. The area in immediate proximity to the Project site is served by sewer. No portion of the proposed Project will result in grading that affects or negates subsurface sewage disposal systems. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

| | | | | |
|-------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 18. Soils. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| a) Result in substantial soil erosion or the loss of topsoil? | | | | |
| b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (CBC), 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(s): *Map My County (Appendix A); Geotechnical Investigation – Winchester Ranch Marketplace, Southeast of Leon Road and Domenigoni Parkway*, prepared by Geocon West, Inc., June 29, 2016 (*Geo Investigation, Appendix F*); Ordinance 457; and Project Site Visit – October 25, 2018 by Matthew Fagan.

Findings of Fact:

a) *Would the Project result in substantial soil erosion or the loss of topsoil?*

Less Than Significant Impact

Geocon West, Inc. performed the on-site soil exploration of the Project site on May 20, 2016 by drilling nine (9) borings to depths of between 3 and 50 feet. These excavations were used to assess soils, determine local depths to bedrock, and evaluate rippability within roadways for subsurface utility construction.

Site grading will create the potential for the proposed Project to result in soil erosion or the loss of topsoil.

Final grading plans with existing and proposed elevations were not available at the time the *Geo Investigation* was released (June 29, 2016); however, cut and fills on the order of 10 feet or less are anticipated to reach the required finished grades. In general, permanent, graded fill slopes constructed with on-site soils inclined no steeper than 2:1 (h:v) with vertical heights of 20 feet or less will possess Factors of Safety of 1.5 or greater. Grading of cut and fill slopes will be designed in accordance with requirements of local building codes of the county of Riverside and the 2013 CBC.

The County of Riverside Building and Safety Department has standard conditions, as they apply to manufactured slopes, which require that the Project applicant 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 No. 457.

In addition, wind erosion will be minimized through mandated soil stabilization measures by South Coast Air Quality Management District (SCAQMD) Rule 403 (Fugitive Dust), such as daily watering.

Lastly, water erosion will be prevented through the County’s standard, mandated, erosion control practices required pursuant to the CBC, and the National Pollution Discharge Elimination System (NPDES), such as silt fencing, fiber rolls, or sandbags.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Therefore, based on the required compliance with these regulations and County ordinances, impacts related to soil erosion or loss of topsoil will be less than significant.

- b) *Would the Project be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (CBC), creating substantial risks to life or property?*

Less Than Significant Impact

According to the *Geo Investigation*, Sections 10.2.1 and 10.2.2 (p. 13), the majority of the on-site soils is anticipated to possess a “low” expansion potential (Expansion Index of 50 or less) as defined by the 2013 CBC, Section 1803.5.3.

However, a clay-rich portion of older alluvium exhibited an Expansion Index (EI) of 92 (High). Soils with an EI greater than 50 should not be placed within four feet of the proposed foundations, flatwork, or paving improvements unless the foundations are constructed for those conditions. Additional testing for expansion potential should be performed once final grades are achieved and additional foundation recommendations prepared based on the as-graded conditions.

CBC requirements (as implemented through Ordinance No. 457) pertaining to new development and construction 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. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

The Project would not be located on expansive soil, as defined in Section 1802.3.2 of the CBC, creating substantial risks to life or property; with adherence to the listed regulations and County ordinances, any impacts will be less than significant.

- c) *Would the Project 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?*

No Impact

No portion of the proposed Project proposes the use of septic tanks or alternative waste water disposal systems. The Project will tie into existing sanitary sewer facilities located in Domenigoni Parkway.

Therefore, whether or not the Project has 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, is not relevant. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

19. Erosion.

- a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| 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(s): *Map My County (Appendix A); and Geotechnical Investigation – Winchester Ranch Marketplace, Southeast of Leon Road and Domenigoni Parkway, prepared by Geocon West, Inc., June 29, 2016 (Geo Investigation, Appendix F); Project Site Visit – October 25, 2018 by Matthew Fagan; and Ordinance No. 457.*

Findings of Fact:

- a) *Would the Project change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?*

Less Than Significant Impact

The proposed Project is not located in the immediate vicinity of a river, stream, or bed of a lake. Potentially significant impacts to the existing drainage pattern of the site or area could occur if development of the Project results in substantial on- or off-site erosion or siltation. The potential exists for this to occur during both the construction and operational phases of the Project.

The Project will be reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), County Building Department, and County Transportation Department, to eliminate any potential impacts from changes to deposition, siltation, or erosion through site design, adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES), and the preparation of a Stormwater Pollution Prevention Plan (SWPPP), and a Water Quality Management Plan (WQMP).

The closest river, stream, or lake is Salt Creek located approximately 1,600 feet (1/3 mile) north of the Project site, followed by Diamond Valley Lake (Reservoir) situated just over three miles east of the Project site.

Water erosion will be prevented through the County’s standard, mandated, erosion control practices required pursuant to the CBC, and the NPDES, such as silt fencing, fiber rolls, or sandbags. Further, the WQMP will address any permanent BMPs that are required to ensure this impact remains less than significant once the Project is operational.

These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

- b) *Would the Project result in any increase in water erosion either on or off site?*

Less Than Significant Impact

Potentially significant impacts to the existing drainage pattern of the site or area could occur if development of the Project results in any increase in water erosion either on or off site. The potential exists for this to occur during both the construction and operational phases of the Project.

The Project will be reviewed and conditioned by the RCFC&WCD, County Building Department, and County Transportation Department, to eliminate any potential impacts from changes to deposition,

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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siltation, or erosion through site design, adherence to the requirements of the NPDES, and the preparation of a SWPPP, and a WQMP, including any temporary or permanent BMPs.

Water erosion will be prevented through the County’s standard, mandated, erosion control practices required pursuant to the CBC, and the NPDES, such as silt fencing, fiber rolls, or sandbags. Further, the WQMP will address any permanent BMPs that are required to ensure this impact remains less than significant once the Project is operational.

These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 20. Wind Erosion and Blowsand from project either on or off site. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? | | | | |

Source(s): *General Plan, Chapter 6, Safety Element, Figure S-8, Wind Erosion Susceptibility Map; Map My County (Appendix A); Ordinance No. 484; Ordinance No. 460; and Ordinance No. 457.*

Findings of Fact:

a) *Would the Project be impacted by or result in an increase in wind erosion and blowsand, either on or off site?*

Less Than Significant Impact

The proposed Project site is located in an area of “Moderate Wind Eroding” rating. Implementation of the proposed Project may be impacted by or result in an increase in wind erosion and blowsand, either on or off site. All grading shall conform to the California Building Code, Ordinance No. 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.

This is a standard condition for the County of Riverside and is not considered mitigation for CEQA implementation purposes.

The Project will be required to implement a SWPPP to address wind erosion and blow sand during the construction process. The SWPPP is required by the California Regional Water Quality Board Order 2009-0009-DWQ and the NPDES General Permit Number CAS000002. As part of the SWPPP, the Project will implement construction BMPs per the California Stormwater Quality Association (CASQA) Construction BMP Handbook that are used to control wind erosion and blow sand, as well as stormwater runoff.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
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This is a standard condition for the County of Riverside and is not considered not considered mitigation for CEQA implementation purposes.

With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to an increase in wind erosion and blowsand, either on- or off-site, will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

| GREENHOUSE GAS EMISSIONS | Would the Project: | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 21. Greenhouse Gas Emissions | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Source(s): *Winchester Ranch Marketplace Air Quality and Greenhouse Gas Impact Analysis*, prepared by RK Engineering Group, Inc., February 11, 2019 (*AQ/GHG Analysis, Appendix C*)

Note: Any tables or figures in this section are from the *AQ/GHG Analysis*, unless otherwise noted.

Findings of Fact:

a) *Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Less Than Significant with Mitigation Incorporated

Riverside County adopted the Climate Action Plan (CAP) in December 2015, with an update in July of 2018, in an effort to reduce community-wide GHG emissions. The implementation mechanisms for the CAP are the Screening Tables for New Development. The Screening Tables allow new development projects a streamlined option for complying with CEQA requirements for addressing GHG emissions. Additionally, Riverside County’s Climate Action Plan details policies to reduce emissions from municipal and community-wide sources; including emissions from existing buildings and new development.

Projects have the option of preparing a project-specific technical analysis to quantify and mitigate GHG emissions. A threshold level above 3,000 MTCO₂e per year will be used to identify projects that require the use of Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions.

The screening tables are setup similar to a checklist, with points allocated to certain elements that reduce greenhouse gas emissions. If a project garners 100 points (by including enough GHG

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

reducing elements), then the project is consistent with Riverside County's plan for reducing emissions.

Construction Greenhouse Gas Emissions

Greenhouse gas emissions are estimated for on-site and off-site construction activity using CalEEMod. **Table 21-1, Construction Greenhouse Gas Emissions** shows the construction greenhouse gas emissions, including equipment and worker vehicle emissions for all phases of construction. Construction emissions are averaged over 30 years and added to the long term operational emissions, pursuant to SCAQMD recommendations.

**Table 21-1
Construction Greenhouse Gas Emissions**

| Activity | Emissions (MTCO _{2e}) ¹ | | |
|---|--|-----------------|-----------------|
| | On-site | Off-site | Total |
| Site Preparation | 17.22 | 0.86 | 18.08 |
| Grading | 84.21 | 259.44 | 343.65 |
| Building Construction | 351.91 | 904.63 | 1,256.54 |
| Paving | 20.19 | 1.38 | 21.57 |
| Architectural Coating | 2.56 | 5.80 | 8.36 |
| Total | 476.09 | 1,172.11 | 1,648.20 |
| Averaged over 30 years² | 15.87 | 39.07 | 54.94 |

¹ MTCO_{2e}=metric tons of carbon dioxide equivalents (includes carbon dioxide, methane, nitrous oxide, and/or hydrofluorocarbons).

² The emissions are averaged over 30 years and added to the operational emissions, pursuant to SCAQMD recommendations.

Operational Greenhouse Gas Emissions

Greenhouse gas emissions are estimated for on-site and off-site operational activity using CalEEMod. Greenhouse gas emissions from mobile sources, area sources and energy sources are shown in **Table 21-2, Operational Greenhouse Gas Emissions**.

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

**Table 21-2
Operational Greenhouse Gas Emissions**

| Emission Source | Unmitigated GHG Emissions (MTCO_{2e})¹ |
|-----------------------------------|--|
| Mobile Source | 4,673.98 |
| Energy Source | 1,383.05 |
| Area Source | 0.01 |
| Water | 261.79 |
| Waste | 312.68 |
| Carbon Sequestration | -2.478 |
| Construction (30 year average) | 54.94 |
| Total Annual Emissions | 6,636.89 |
| SCAQMD Tier 3 Screening Threshold | 3,000 |
| Exceed Tier 3 Threshold? | Yes |
| Comply with Riverside County CAP? | Yes |
| Significant Impact? | No |

¹ MTCO_{2e} = metric tons of carbon dioxide equivalents.

The analysis first compares the Project's GHG emissions to the SCAQMD's Tier 3 approach, which limits GHG emissions to 3,000 MTCO_{2e}. As shown in **Table 21-2**, Project GHG emissions would exceed 3,000 MTCO_{2e} based on the unmitigated business as usual scenario.

Therefore, **Mitigation Measure MM-GHG-1**, which is based on the CAP Screening Table, will be required to reduce Project impacts to a less than significant level.

The CAP Screening Table assigns points for each option incorporated into a project as mitigation or a project design feature. The point values correspond to the minimum emissions reduction expected from each feature. The menu of features allows maximum flexibility and options for how development projects can implement the GHG reduction measures. Projects that garner at least 100 points will be consistent with the reduction quantities anticipated in the County's GHG Technical Report. As such, those projects that garner a total of 100 points or greater would be deemed in compliance with the CAP and any GHG impacts would remain less than significant. Consistent with *State CEQA Guidelines*, the Projects would be determined to have a less than significant individual and cumulative impact for GHG emissions with the incorporation of **Mitigation Measure MM-GHG-1**.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

b) *Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Less Than Significant with Mitigation Incorporated

The Project is required to comply with the local, regional and State established GHG plans. By complying with the County’s General Plan, Riverside County CAP, the SCAQMD recommended thresholds of significance, and the State of California Green Building Code, the Project would be consistent with the applicable plans, policies and regulations adopted for the purpose of reducing greenhouse gas emissions. With the incorporation of **Mitigation Measure MM-GHG-1**, impacts will be less than significant.

Mitigation:

MM-GHG-1 The Project applicant shall participate in the Riverside County Climate Action Plan (CAP) by implementing building design, site-area and operational enhancements that garner 100 points or greater through improvements listed in the CAP Screening Tables; the Project shall implement the improvements listed below (points for the Project currently total 127). The following measures may be replaced with other measures as listed in the table, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table.

- ES.A.1 Insulation - Modestly Enhanced Insulation (walls R-13, roof/attic R-38) (15 points);
- ES.A.2 Windows - Modestly Enhanced Window Insulation (5% > Title 24) (7 points);
- ES.A.3 Cool Roofs - Modest Cool Roof (CRRC Rated 0.15 aged solar reflectance, 0.75 thermal emittance) (12 points);
- ES.B.1 Heating/ Cooling Distribution System - Modest Duct insulation (R-6) (8 points);
- ES.B.4 Water Heaters - Improved Efficiency Water Heater (0.675 Energy Factor) (14 points);
- ES.B.6 Artificial Lighting - Efficient Lights (25 % of in-unit fixtures considered high efficacy. High efficacy is defined as 40 lumens/watt for 15 watt or less fixtures; 50 lumens / watt for 15-40-watt fixtures, 60 lumens/ watt for fixtures >40 watt) (9 points);
- ES.B.7 Appliances - Star Commercial Refrigerator (new); Energy Star Commercial Dish Washer (new); Energy Star Commercial Cloths Washing (12 total points);
- Shading - At least 90% of south-facing glazing will be shaded by vegetation or overhangs at noon on June 21st (6 points);
- WI.C.1 Water Efficient Landscaping - Eliminate conventional turf from landscaping (3 points);
- WI.C.2 Water Efficient irrigation systems - Weather based irrigation control systems combined with drip irrigation (demonstrate 20 reduced water use) (5 points);
- WI.D.1 Showers - Water Efficient Showerheads (2.0 gpm) Title 24 standard (required) (3 points);
- WI.D.2 Toilets - Water Efficient Toilets/Urinals (1.5 gpm) (3 points);
- WI.D.3 Faucets - Water Efficient faucets (1.28 gpm) (3 points);
- WI.D.4 Commercial Dishwashers - Water Efficient dishwashers (20% water savings) (4 points)
- W2.A.1 Recycled Water - Graywater (purple pipe) irrigation system on site (5 points);
- TI.A.4 Shuttle/Transit Programs - Local transit within ¼ mile (1 point);
- TS.B.1 Signal improvements - Synchronize signals along arterials used by project; Connect signals along arterials to existing ITS. (9 points);
- T6.B.2 Bicycle paths - Provide bicycle paths within project boundaries (Points TBD);
- SWI.B.1 Recycling - Provide separated recycling bins within each commercial building/floor and provide large external recycling collection bins at central location for collection truck pick-up (2

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- points); and
- SW2.B.1 Recycling of Construction/ Demolition Debris - Recycle 20% of debris (6 points).

Monitoring: Building and Safety Department during building plan check.

HAZARDS AND HAZARDOUS MATERIALS Would the Project:

| 22. Hazards and Hazardous Materials | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): *Phase I Environmental Site Assessment, Winchester Ranch Marketplace, Southeast of Domenigoni Parkway and Leon Road, Winchester Area, Riverside County, California*, prepared by Geocon West, Inc., December 11, 2017 (*Phase I ESA, Appendix G*); Hemet Unified School District website; Menifee Unified School District website; Romoland School District website; Perris Union High School District website; GEOTRACKER website; and The Department of Toxic Substances Control EnviroStor website.

Findings of Fact:

- a) *Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Less Than Significant Impact

The proposed Project could result in a significant hazard to the public if the project includes the routine transport, use, or disposal of hazardous materials or places housing near a facility which routinely transports, uses, or disposes of hazardous materials.

The Project proposes development of a commercial retail center and self-storage facility. The commercial retail component includes a 50,000 square foot anchor space (supermarket/pharmacy), four (4) shop buildings (general retail space), two satellite retail pads for fast food use, and a gas station/convenience store. The self-storage facility will be located at the southeast quadrant of the

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Project site, accessed via construction of Frontier Loop Road extending south from Domenigoni Parkway.

The proposed Project is located within an expanding suburban growth corridor straddling the 6-lane Domenigoni Parkway, one-mile east of the City of Menifee, and adjacent to pending residential master planned development within the Winchester Hills Specific Plan. It is not located in an industrial area.

The proposed Project does not place housing near any hazardous materials facilities (no housing is proposed).

The routine use, transport, or disposal of hazardous materials is primarily associated with industrial uses that require such materials for manufacturing operations or produce hazardous wastes as by-products of production applications, or it may be the result of a project having to clean and remove a site of hazardous materials. The proposed Project does not propose or facilitate any activity involving significant use, routine transport, or disposal of hazardous substances as part of the proposed commercial retail and self-storage use and there is no indication of an existing hazardous condition onsite.

During construction, there would be a minor level of transport, use, and disposal of hazardous materials and wastes that are typical of construction projects. This would include fuels and lubricants for construction machinery, coating materials, etc. Routine construction control measures and best management practices for hazardous materials storage, application, waste disposal, accident prevention and clean-up, etc. would be sufficient to reduce potential impacts to a less than significant level.

It is anticipated that the Storm Water Pollution Prevention Plan (SWPPP) prepared for the proposed Project can reduce such hazards to a less than significant level through best management practices (BMPs) incorporated into the SWPPP design. The County of Riverside Building and Safety Department has placed conditions of approval on the Project, as they pertain to Hazards and Hazardous Materials.

The requirement for a SWPPP is a standard condition for the County of Riverside and is not considered mitigation for CEQA implementation purposes. With the inclusion of this standard condition, any impacts from implementation of the proposed Project construction related to significant hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials, will be less than significant.

With regard to Project operation, the proposed commercial retail component includes a supermarket/pharmacy, general retail shop space, two fast-food restaurants, and a gas station/convenience store. The gas station is the only use that would be expected to transport, use, store, or dispose of substantial amounts of hazardous materials. However, it is common for small amounts of materials that may be considered hazardous to be used daily in the fast-food restaurant uses as well. Widely used hazardous materials common at commercial uses include cleaners, pesticides, and food waste. The remnants of these and other products are disposed of as commercial hazardous waste that are prohibited or discouraged from being disposed of at local landfills. Regular operation and cleaning of the commercial uses would not result in significant impacts involving use, storage, transport or disposal of hazardous wastes and substances.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Exclusive of the gas station component, use of common commercial hazardous materials and their disposal does not present a substantial health risk to the community and impacts associated with the routine transport and use of these aforementioned hazardous materials or wastes will be less than significant.

The Proposed Project's gas station would result in the storage of gasoline and diesel fuels. Fuel storage on the Project site would include the use of underground storage tanks. Typical incidents that could result in accidental release of hazardous materials involve leaking storage tanks, spills during transport, inappropriate storage, inappropriate use, and/or natural disasters. If not remediated immediately and completely, these and other types of incidents could cause toxic fumes and contamination of soil, surface water, and ground water. Depending on the nature and extent of the contamination, ground water supplies could become unsuitable as a domestic water source. Human exposure to contaminated soil or water could have potential health effects depending on a variety of factors, including the nature of the contaminant and the degree of exposure.

Hazardous materials must be stored in designated areas designed to prevent accidental release to the environment. California Building Code requirements prescribe safe accommodations for materials that present a moderate explosion hazard, high fire or physical hazard, or health hazards.

Hazardous materials regulations are codified in Titles 8, 22, and 26 of the California Code of Regulations, and their enabling legislation set forth in Chapter 6.95 of the California Health and Safety Code, were established at the state level to ensure compliance with federal regulations and to reduce the risk to human health and the environment from the routine use of hazardous substances. Protection against accidental spills and releases provided by this legislation includes physical and mechanical controls of fueling operations, including automatic shut-off valves; requirements that fueling operations are contained on impervious surface areas; oil/water separators or physical barriers in catch basins or storm drains; vapor emission controls; leak detection systems; and regular testing and inspection of fueling stations.

Chemicals and wastes stored in underground storage tanks would be required to follow guidelines mandated by federal and state agencies. Above ground tanks storing hazardous chemicals must have secondary containment to collect fluids that are accidentally released. Underground storage tanks and connecting piping must be double-walled and have monitoring devices with alarms installed to constantly monitor for unauthorized releases in accordance with federal and state standards. Applicable existing standards include the California Environmental Protection Agency's Aboveground Petroleum Storage Act, Cal/OSHA operational requirements, California Health and Safety Code Section 25270 regarding above ground storage tanks and Section 25290 regarding underground storage tanks, and local Fire Department regulations regarding the installation and operation of aboveground and underground tanks. Compliance with all applicable federal and state laws related to the storage of hazardous materials would be required to maximize containment and provide prompt and effective cleanup, if an accidental release occurs.

Businesses that sell and store hazardous materials are regulated by the Riverside County Department of Environmental Health (RCDEH) as a part of the Certified Unified Program. The program requires the preparation of a document that provides an inventory of hazardous materials on-site, emergency plans and procedures in the event of an accidental release, and training for employees and safety procedures for handling hazardous materials and what to do in the event of a release or threatened release. These plans are routine documents that are intended to disclose the presence of hazardous materials and provide information on actions to be taken if materials are

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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inadvertently released. The RCDEH require that all businesses in the county file a Hazardous Material Business Plan which includes a Business Emergency Plan with the RCDEH (Riverside County 2015).

Based on the uses that would be a part of the proposed Project, inclusive of the Gas Station use, and the existing regulatory structure related to these materials, the proposed Project would not cause a threat to public safety during Project construction or operation. Therefore because the transport, use, storage, and disposal of hazardous materials pertaining to the proposed Project would be relatively minor and subject to extensive regulatory oversight, the impact is considered less than significant. Use of common household hazardous materials and their disposal does not present a substantial health risk to the community. Impacts associated with the routine transport and use of hazardous materials or wastes will be less than significant.

- b) *Would the Project 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?*

Less Than Significant Impact

The *Phase I ESA* conducted for the Project site did not reveal evidence of a recognized environmental conditions or concerns in connection with the Project site.

During construction, there is a potential for accidental release of petroleum products from vehicles and equipment to pose a significant hazard to people and the environment. Impacts may occur during construction; however, with the incorporation of standard conditions, such as the SWPPP and WQMP, any impacts will remain less than significant. These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

Hazardous materials anticipated during operations are anticipated to be those most commonly associated with the commercial retail component which includes a supermarket/pharmacy, general retail shop space, two fast-food restaurants, and a gas station/convenience store. The gas station is the only use that would be expected to store substantial amounts of hazardous materials on site.

Exclusive of the gas station component, use and storage of common commercial hazardous materials and their disposal does not present a substantial health risk to the community and impacts associated with the routine use and storage of these aforementioned hazardous materials or wastes would be less than significant.

The Proposed Project’s gas station would result in the storage of gasoline and diesel fuels. Fuel storage on the Project site would include the use of underground storage tanks. Typical incidents that could result in accidental release of hazardous materials involve leaking storage tanks, spills during transport, inappropriate storage, inappropriate use, and/or natural disasters. If not remediated immediately and completely, these and other types of incidents could cause toxic fumes and contamination of soil, surface water, and ground water. Depending on the nature and extent of the contamination, ground water supplies could become unsuitable as a domestic water source. Human exposure to contaminated soil or water could have potential health effects depending on a variety of factors, including the nature of the contaminant and the degree of exposure.

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Hazardous materials must be stored in designated areas designed to prevent accidental release to the environment. California Building Code requirements prescribe safe accommodations for materials that present a moderate explosion hazard, high fire or physical hazard, or health hazards.

Hazardous materials regulations are codified in Titles 8, 22, and 26 of the California Code of Regulations, and their enabling legislation set forth in Chapter 6.95 of the California Health and Safety Code, were established at the state level to ensure compliance with federal regulations and to reduce the risk to human health and the environment from the routine use of hazardous substances. Protection against accidental spills and releases provided by this legislation includes physical and mechanical controls of fueling operations, including automatic shut-off valves; requirements that fueling operations are contained on impervious surface areas; oil/water separators or physical barriers in catch basins or storm drains; vapor emission controls; leak detection systems; and regular testing and inspection of fueling stations.

Chemicals and wastes stored in underground storage tanks would be required to follow guidelines mandated by federal and state agencies. Above ground tanks storing hazardous chemicals must have secondary containment to collect fluids that are accidentally released. Underground storage tanks and connecting piping must be double-walled and have monitoring devices with alarms installed to constantly monitor for unauthorized releases in accordance with federal and state standards. Applicable existing standards include the California Environmental Protection Agency's Aboveground Petroleum Storage Act, Cal/Osha operational requirements, California Health and Safety Code Section 25270 regarding above ground storage tanks and Section 25290 regarding underground storage tanks, and local Fire Department regulations regarding the installation and operation of aboveground and underground tanks. Compliance with all applicable federal and state laws related to the storage of hazardous materials would be required to maximize containment and provide prompt and effective cleanup, if an accidental release occurs.

Businesses that sell and store hazardous materials are regulated by the Riverside County Department of Environmental Health (RCDEH) as a part of the Certified Unified Program. The program requires the preparation of a document that provides an inventory of hazardous materials on-site, emergency plans and procedures in the event of an accidental release, and training for employees and safety procedures for handling hazardous materials and what to do in the event of a release or threatened release. These plans are routine documents that are intended to disclose the presence of hazardous materials and provide information on actions to be taken if materials are inadvertently released. The RCDEH require that all businesses in the county file a Hazardous Material Business Plan which includes a Business Emergency Plan with the RCDEH (Riverside County 2015).

Based on the uses that would be a part of the proposed Project, inclusive of the gas station use and the extensive regulatory oversight related to these materials, the proposed Project would 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. Any impacts will be less than significant.

- c) *Would the Project impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?*

Less Than Significant Impact

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The Project will be constructing a commercial retail center and self-storage facility. A limited potential exists to interfere with an emergency response or evacuation plan during construction, primarily along Domenigoni Parkway, and secondarily along Leon Road. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP). The TCP is designed to mitigate any construction circulation impacts. The TCP is a standard condition, and is not considered unique mitigation under CEQA.

Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project. Therefore, implementation of the Project will not impair implementation of, or physically interfere, with an adopted emergency response plan or an emergency evacuation plan. Impacts will be less than significant.

- d) *Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

No Impact

There are no existing or proposed schools located within one-quarter mile of the Project site.

The Project site is located in the west/southwest portion of the Hemet Unified School District (HUSD). The Romoland School District boundary is located approximately one-half (1/2) mile north of the Project site along Olive Avenue, and the Menifee Union and Perris Union High School District boundaries are located approximately 1.0 mile west of the Project site.

The closest existing schools to the Project site are:

- Hemet USD’s Winchester Elementary School is located approximately 2.0 miles east/northeast of the Project site;
- Menifee USD’s Freedom Crest Elementary School is located approximately 2.0 miles west/northwest of the Project site;
- Menifee USD’s Callie Kirkpatrick Elementary School is located approximately 2.0 miles west/southwest of the Project site;
- Romoland School District’s Ethan A. Chase Middle School is located approximately 1.9 miles north/northwest of the Project site; and
- Menifee USD’s Bell Mountain Middle School is located approximately 2.7 miles southwest of the Project site.

The Project site is located within the Winchester Hills Specific Plan which has four designated future elementary school sites including Planning Area 12 (14.4 acre Elementary School site), Planning Area 19 (12.4 acre Elementary School site), Planning Area 36 (10.2 acre Elementary School site), and Planning Area 56 (12.0 acre Elementary School site).

- The closest proposed school site is Planning Area 36 (10.2 acre Elementary School site) located approximately 1,680 feet (0.32 mile) northeast of the Project site; followed by
- Planning Area 19 (12.4 acre Elementary School site) is located approximately 1,980 feet (0.40 mile) west of the Project site on the north side of Domenigoni Parkway;
- Planning Areas 12 and 56 are located approximately a mile plus northwest and southeast of the Project site, respectively.

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Based on this information, the Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Lastly, as discussed in Sections 21.a, and 21.b, above, the Project is not anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste beyond that normally associated with a commercial retail, self-storage, fast-food restaurant, and gas station use. There will be no impacts.

- e) *Would the Project 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?*

No Impact

The California State Waterboards GEOTRACKER site provides information regarding Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, Waste Discharge Requirement (WDR) Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells, Department of Toxic Substances Control (DTSC) Cleanup Sites and DTSC Hazardous Waste Permit Sites.

According to the GEOTRACKER site, there are no Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted UST Facilities, Monitoring Wells, DTSC Cleanup Sites and DTSC Hazardous Waste Permit Sites on the proposed Project site, or within 1 mile of the proposed Project site. Detailed information is shown on **Figure 22-1, Geotracker Site**.

The DTSC’s EnviroStor site does not show any Hazardous Waste and Substances Sites currently located within a 1-mile radius of the proposed Project site. This information was verified at the web-link cited in the sources, and shown on **Figure 22-2, EnviroStor Site**.

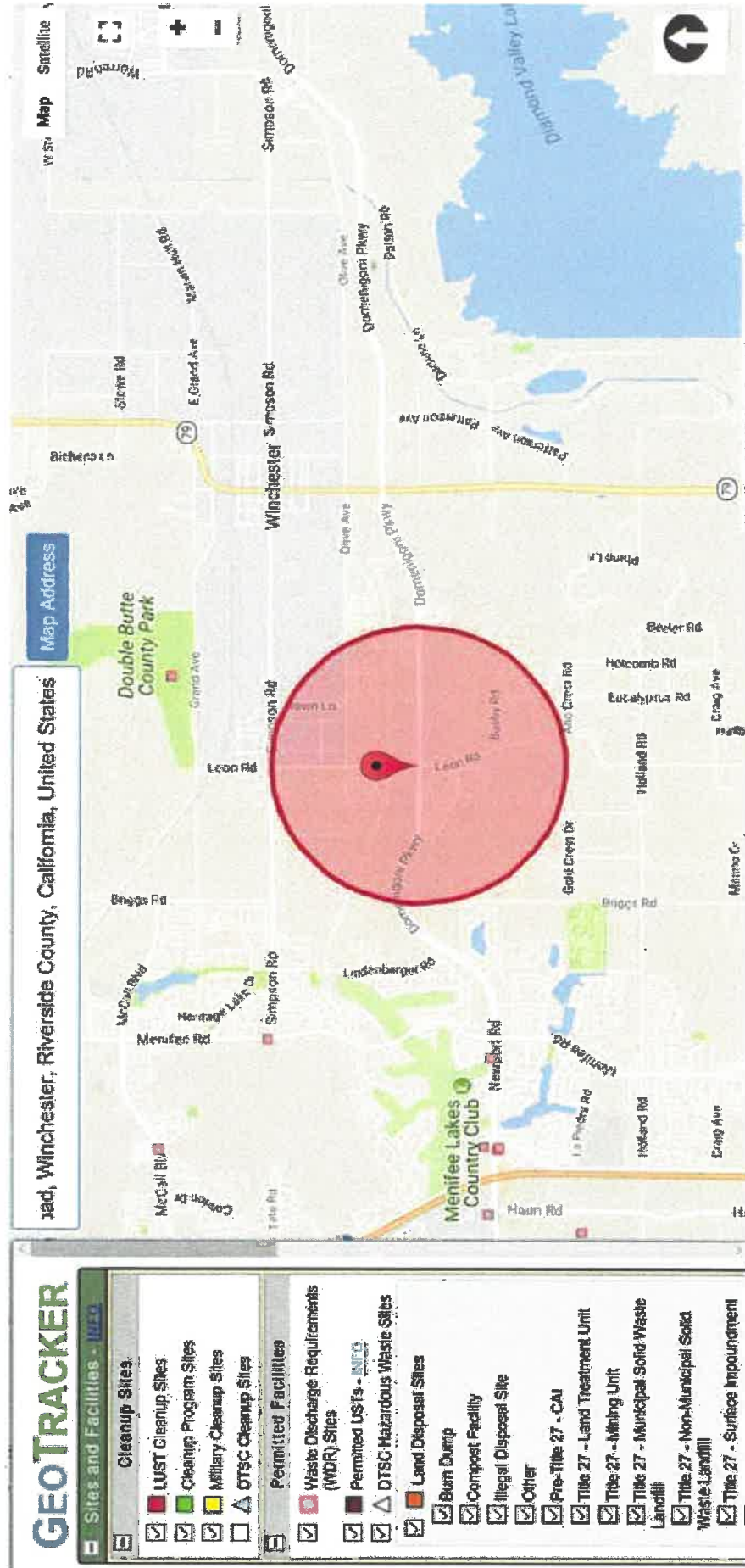
These conclusions are supported by the information contained in the *Phase I ESA*. The Project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment.

Based upon the available data, there is no evidence to support that hazardous wastes or contamination would be present on the site. There will be no impacts.

Mitigation: No mitigation measures are required.

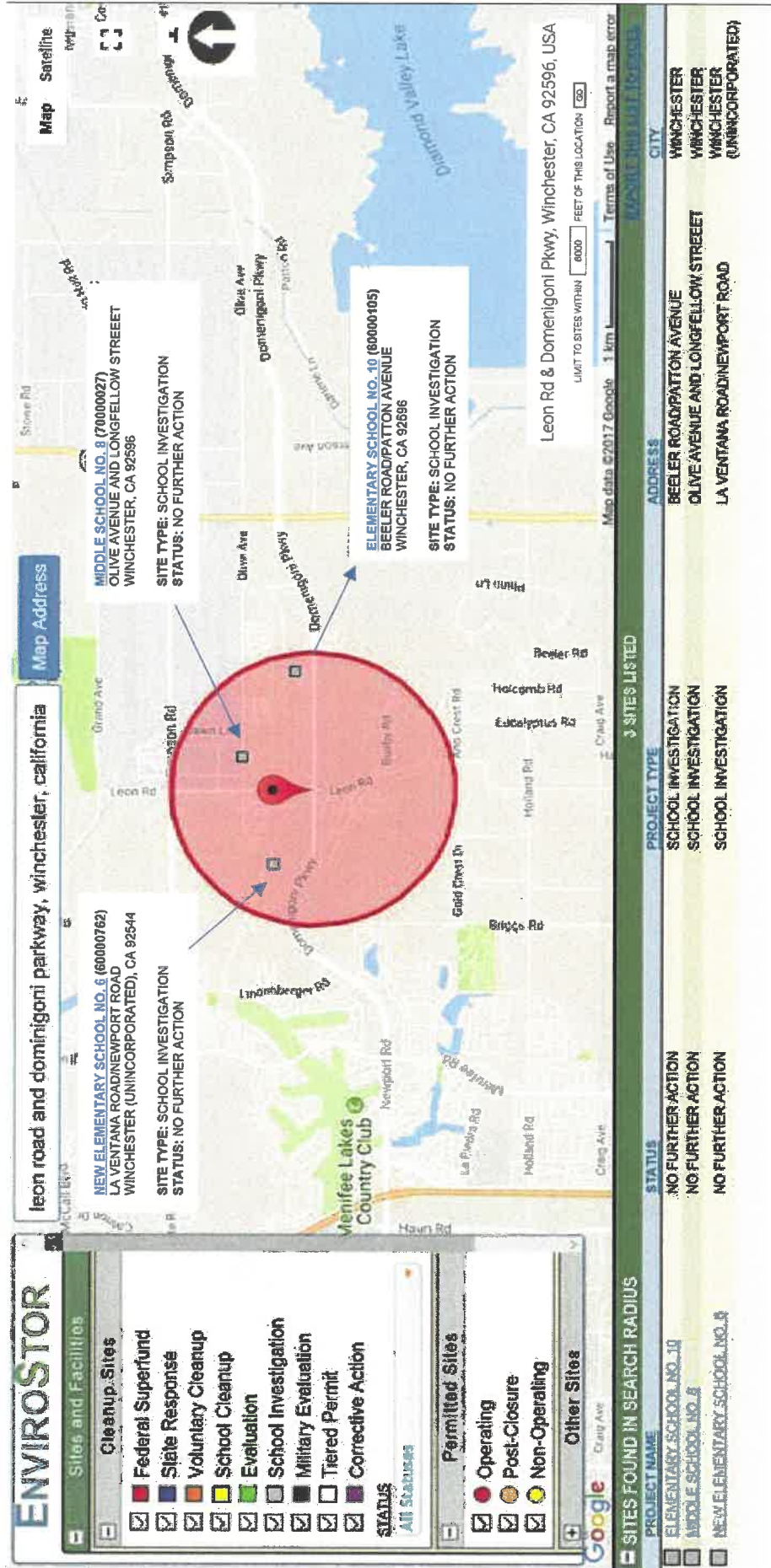
Monitoring: No monitoring is required.

Figure 21-1
Geotracker Site



Source: Geotracker website <http://geotracker.waterboards.ca.gov/>

Figure 21-2
EnviroStor Site



Source: Envirostor website <http://www.envirostor.disc.ca.gov/public/>

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| 23. Airports. | | | | |
| a) Result in an inconsistency with an Airport Master Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require review by the Airport Land Use Commission? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): *General Plan, Figure S-20 "Airport Locations;" Map My County (Appendix A); Southwest Area Plan (SWAP), Figure 5, French Valley Airport Influence Area; AirNav.com website; and Google Maps.*

Findings of Fact:

a) *Would the Project result in an inconsistency with an Airport Master Plan?*

No Impact

The Project site is not located in an area which is governed by an airport master plan. The closest airport to the Project site is the Hemet-Ryan Airport located approximately 5.65 miles to the northeast of the Project site. The second closest airport to the Project site is the French Valley Airport located approximately 7.6 miles to the south of the Project site. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts will occur.

b) *Would the Project require review by the Airport Land Use Commission?*

No Impact

Please reference the discussion in Section 23.a, above. The Project site is not located in an area which is governed by an airport land use plan; therefore, review by an airport land use commission is not required. The closest airport to the Project site is the Hemet-Ryan Airport located approximately 5.4 miles northeasterly of the Project site. The second closest airport to the Project site is the French Valley Airport located approximately 7.6 miles to the south of the Project site. This criterion is not applicable to the Project. No impacts will occur.

c) *Would the Project result in a safety hazard for people residing or working in the Project area 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?*

No Impact

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Please reference the discussion in Section 23.a, above. The Project site is not located in an area which is governed by an airport master plan. The closest airport to the Project site is the French Valley Airport located approximately 7.6 miles to the south of the Project site. Therefore, this criterion is not applicable to the Project. No impacts will occur.

- 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?*

No Impact

The closest private airstrip to the Project site is the Billy Joe Airport (37CA) located approximately 12½ miles to the south/southeast of the Project site; the closest heliport to the Project site is located at the Loma Linda University Medical Center (40CN; 28062 Baxter Road, Murrieta), approximately six (6) miles to the southwest of the Project site. These distances are well beyond the immediate vicinity of the Project Site.

Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

24. Hazardous Fire Area

- a) *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?*

Source(s): *General Plan, Figure S-11 "Wildfire Susceptibility," Map My County (Appendix A); Ordinance No. 659; Ordinance No. 787; and Google Maps.*

Findings of Fact:

- a) *Would the Project 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?*

Less Than Significant Impact

The Project site is located in a "Moderate" fire hazard area as classified by Ordinance No. 787. Furthermore, the Project site is identified being within a State Fire Responsibility Area.

The proposed Project has been reviewed and conditions of approval have been placed on the proposed Project to address any potential impacts to Fire Resources, consistent with the Fire Hazards section of the Safety Element of the General Plan.

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The Project site is served by the Riverside County Fire Department/CAL Fire. The closest station to the Project site is Fire Station #34 (Winchester) located approximately 1½ mile east/northeast at 32655 Haddock St., Winchester, CA 92596.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to fire services. This is reflected in Ordinance No. 659. The commercial retail and self-storage Project site components are located in the HVWAP. DIF for commercial retail and self-storage use for fire protection will be required prior to the issuance of a certificate of occupancy.

The Project applicant shall comply with the provisions of Ordinance No. 659 which requires payment of the appropriate fees set forth in the Ordinance. Adherence to the Ordinance No. 659 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Impacts from implementation of the proposed Project that would 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, are considered incremental, and less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

HYDROLOGY AND WATER QUALITY. Would the Project:

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| 25. Water Quality Impacts. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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"/> |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| 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 and odors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Ordinance No. 458; *Project Specific Water Quality Management Plan Winchester Ranch Marketplace*, prepared by Albert A. Webb Associates, Revised January 18, 2018 (Original September 12, 2017) (*WQMP, Appendix H1*); *Preliminary Drainage Study Winchester Ranch Marketplace*, prepared by Albert A. Webb Associates, Revised January 18, 2018 (Original September 12, 2017) (*Drainage Study, Appendix H2*); *Map My County (Appendix A)*; *HVWAP*, Figure 11, *HVWAP Special Flood Hazard Areas*; and Eastern Municipal Water District 2015 Urban Water Management Plan (*EMWD 2105 UWMP*).

Findings of Fact:

- a) *Would the Project 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?*

Less Than Significant Impact

The Project site consists of approximately 17.6 gross acres of undeveloped land located at the southeast corner of Leon Road and Domenigoni Parkway in the unincorporated Winchester Hills area of the County of Riverside. The Project site is situated within an expanding suburban growth corridor straddling the 6-lane Domenigoni Parkway, one mile east of the City of Menifee, and adjacent to pending residential master planned development within the Winchester Hills Specific Plan.

The Project site is one of six commercial planning areas within the Winchester Hills Specific Plan. Grading has commenced on the adjacent residential Planning Area 27 (Tract 38192) located directly west of the Project site across Leon Road, and residential development of the raw acreage contiguous south of the Project site is pending (Tract 30806).

During 2006 and 2007, the Project site was utilized for rock crushing and batching operations in conjunction with construction of Domenigoni Parkway. Currently, most all of the Project site is generally flat and at or slightly above street grade along both Leon Road and Domenigoni Parkway. The Project site was left in a rough graded condition post 2006-2007 batching operations. Project site elevations range from approximately 1,455 to 1,470 feet above mean sea level (MSL) with localized granitic outcrops present within the southern edge of the site.

The site generally drains from south to north to an existing swale along Domenigoni Parkway that drains from east to west. Off-site flows from Tract 30806 also drain to this existing swale. The swale collects runoff and conveys flows to a culvert located at the northwestern corner of the Project site. The culvert conveys flows north through Line 1 in Leon Road and ultimately into Salt Creek.

The Project site will be developed as a commercial center accommodating eleven (11) retail structures with associated utility, parking, and flatwork improvements. The Project development plan

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provides for approximately 80% of the Project site area to be impervious surfaces (sidewalks, paving, rooftops etc.). The remaining 20% of the Project site will consist of landscaping and a Bio-retention Water Quality Basin to help preserve natural infiltration. The Bio-retention Water Quality Basin will be constructed along the northwest side of the site and will serve the Project development only.

The Project development plan proposes to drain to the Salt Creek Channel located approximately 1,600 feet north of the Project site.

All onsite runoff will sheet flow to a ribbon gutter that runs from east to west along the middle of the main drive aisle. The on-site runoff will be collected in a catch basin at the southeastern corner of the water quality basin. The proposed bio-retention Water Quality Basin has been designed to meet Water Quality Management Plan (WQMP) treatment requirements for the on-site runoff based on the Riverside County Flood Control & Water Conservation District (RCFC&WCD) Low Impact Design (LID) Handbook.

An outlet structure in the basin will allow the water quality volume of water to be treated before allowing larger storms to bypass. The flows exiting the site will enter a storm drain (Lateral 1) proposed per RCFC&WCD Drawing 4-897. Lateral 1 will be modified in order to preserve the connection to Storm Drain Line 1 that drains directly into Salt Creek. A map of the proposed storm drain lines within the Winchester Hills Specific Plan is included as Appendix F – References of the *Drainage Study*.

Figure 25-1, Hydrology Map, identifies the proposed on-site drainage system for the Project site.

Storm Drains and Catch Basins

An on-site storm drain system (Line A) is proposed to convey the 100-year flow to the proposed water quality basin. A separate storm drain lateral (Lateral 1 per RCFC&WCD Drawing 4-897) has been modified to connect from the basin into Storm Drain Line 1. The storm drain system design also includes a series of catch basins, as shown on the **Figure 25-1, Hydrology Map**.

Basin Outlet Structure

The proposed bio-retention Water Quality Basin will accept and allow the 100-year flows generated from the area it serves to bypass into the Storm Drain system. The on-site runoff will be detained for a specific duration based on LID requirements. For the 100-year storm event, Storm Drain Line-A discharges a total of 39.0 cfs into the WQ basin. The outlet structure and the outlet pipe (Lateral 1 per RCFC&WCD Drawing 4-897) were evaluated for this 100-year flow.

The results show that the basin outlet is sized with sufficient capacity to handle 100-year storm events.

Conclusion

A net increase in runoff flow rates and volumes from the Project site is anticipated in the developed condition due to the addition of impervious surface areas; however, the existing Salt Creek channel is designed to handle the runoff from the proposed Project site development. Hydraulic calculations

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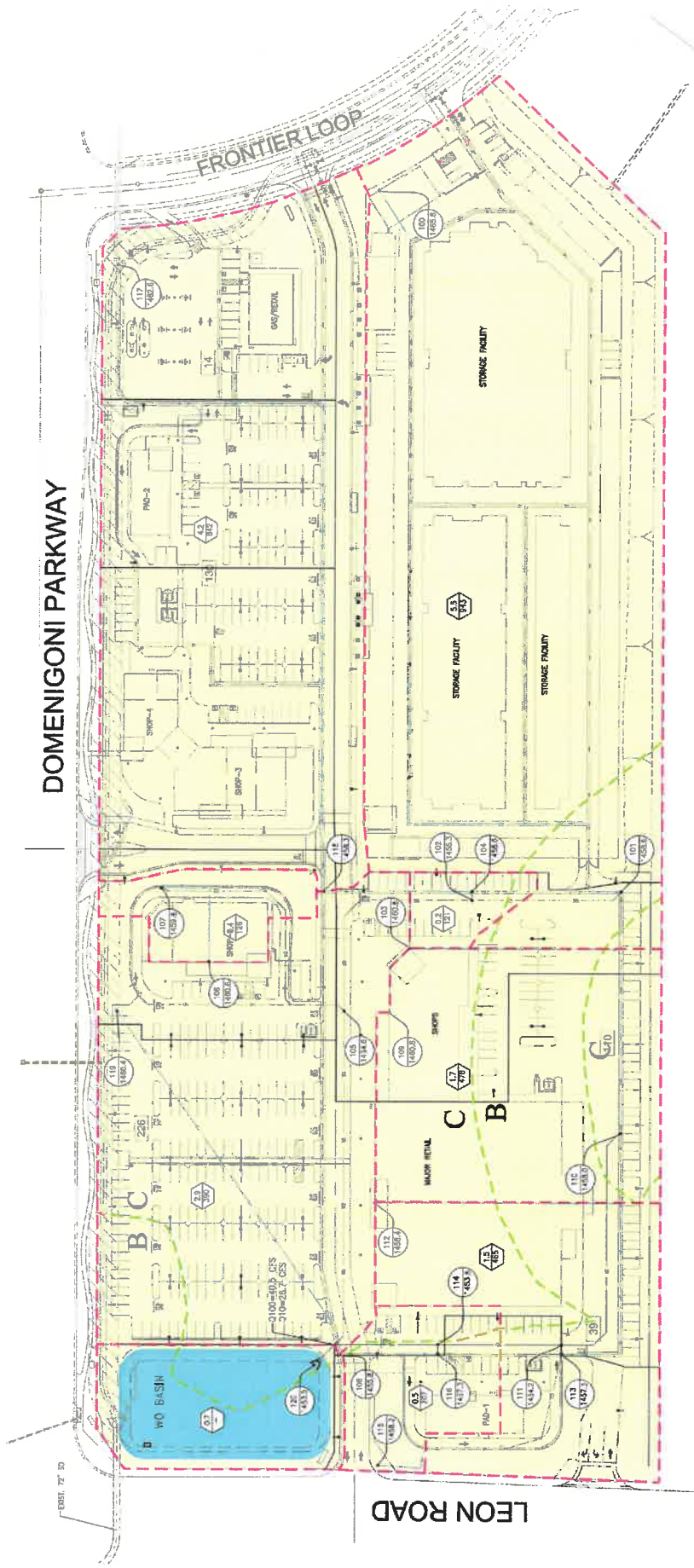
also indicate that all inlets and storm drain lines proposed in conjunction with development of the Project site are sized adequately to handle the 100-year storm event.

Based on the results set forth in the *Drainage Study*, the proposed Project site facilities, with ultimate development and adequate maintenance, will convey flows safely through the region with less impact than existing conditions and in accordance with Riverside County requirements.

Water erosion will be prevented through the County's standard, mandated, erosion control practices required pursuant to the CBC, and the National Pollution Discharge Elimination System (NPDES), inclusive of silt fencing, fiber rolls, and/or sandbags. These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

With the inclusion of these standard conditions, any impacts from implementation of the proposed Project relative to substantially altering 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, are considered less than significant.








Figure 24-1
Hydrology Map



TR 30806

Source: Drainage Study (Appendix H2)

LEGEND

-  SUB-AREA BOUNDARY
-  DRAINAGE PATH
-  LID BASIN AREA
-  HYDROLOGIC SOIL TYPE
-  SOIL TYPE BOUNDARY
-  AREA (ACRES)
FLOW DISTANCE (FT)
-  NODE NUMBER
NODE ELEVATION (FT)

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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b) *Would the Project violate any water quality standards or waste discharge requirements?*

Less Than Significant Impact

A project normally would have an impact on surface water quality if discharges associated with the project would create pollution, contamination, or nuisance as defined in Water Code Section 13050, or that cause regulatory standards to be violated as defined in the applicable NPDES stormwater permit or WQMP for a receiving water body.

For the purpose of this specific issue, a significant impact could occur if the Project would discharge water that does not meet the quality standards of the agencies which regulate surface water quality and water discharge into stormwater drainage systems. Significant impacts could also occur if the Project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board. These regulations include preparation of a WQMP to reduce potential post-construction water quality impacts.

Construction Impacts

Three general sources of potential short-term, construction-related stormwater pollution associated with the proposed Project include: 1) the handling, storage, and disposal of construction materials containing pollutants; 2) the maintenance and operation of construction equipment; and 3) earth-moving activities which, when not controlled, may generate soil erosion via storm runoff or mechanical equipment.

Operational Impacts

Proposed construction of the Project (commercial center accommodating eleven (11) retail structures with associated utility, parking, and flatwork improvements) will increase impervious areas by replacing the vacant property with associated paving and rooftops. Landscaping is proposed as part of Project design in the form of landscaped planters containing trees, shrubs, ground covers, and vines.

The Project proponent has submitted a WQMP for review and approval. The WQMP identifies post-construction BMPs in addressing increases in impervious surfaces, methods to decrease incremental increases in off-site stormwater flows, and methods for decreasing pollutant loading in off-site discharges as required by the applicable NPDES requirements. This standard condition is applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

As discussed in the Section, as well as Sections 25.a, 25.d, 25.g, and 25.h, any impacts from implementation of the proposed Project such that the Project would violate any water quality standards or waste discharge requirements, will be less than significant.

c) *Would the Project 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)?*

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Less Than Significant Impact

The Eastern Municipal Water District (EMWD) provides water to the Project site. EMWD gets its water from a variety of sources. The natural sources include precipitation, untreated import water recharge basins, and regional groundwater (aquifers). EMWD also purchases treated water from Metropolitan Water District of Southern California. This agency imports water from Northern California and the Colorado River. According to the most recent available published figures (2015), water supply sources within the EMWD service area consisted of a combination of imported water (±46%), recycled water (±36%), potable groundwater (±12%), and desalted groundwater area (±6%).

EMWD produces potable groundwater from two management plan areas within the San Jacinto Groundwater Basin. The two areas are identified as 1) the West San Jacinto Groundwater Basin Management Plan area (West San Jacinto Basin) and 2) the Hemet/San Jacinto Water Management Plan area (Hemet/San Jacinto Basin). The Project site is located in the southern portion of the West San Jacinto Basin. EMWD also owns and operates two desalination plants that convert brackish groundwater from the West San Jacinto Basin into potable water. These plants not only provide a reliable source of potable water, they also protect potable sources of groundwater and support EMWD’s groundwater salinity management program.

EMWD is a key player in three cooperative efforts to protect groundwater quality and reliability:

- The West San Jacinto Basin (Project site is a part) is subject to the West San Jacinto Groundwater Basin Management Plan (WSJ Management Plan), developed in 1995 and included in Appendix E of the EMWD 2105 Urban Water Management Plan (UWMP);
- The Hemet/San Jacinto Basin is subject to the HSJ Management Plan, developed in 2007 and included in Appendix F of the EMWD 2015 UWMP. The HSJ Management Plan is implemented by the Hemet-San Jacinto Watermaster (Watermaster). The Watermaster was appointed and supervised by the Superior Court of the State of California for the County of Riverside, pursuant to the Stipulated Judgment entered in April 2013 (Appendix G); and
- A subset of participants (EMWD, LHMWD and the Soboba Band of Luiseño Indians [Soboba Tribe]) also actively manage water levels under a separate agreement under the Canyon Operating Plan.

Native potable groundwater production in the Hemet/San Jacinto Basin is limited according to HSJ Management Plan provisions to prevent continued overdraft. EMWD anticipated the limitations on native groundwater production it has experienced and has developed alternatives to assure reliability including an Integrated Recharge and Recovery Program (IRRP), filtration plants to treat and deliver imported water to areas dependent on groundwater, and recycled water use for irrigation of landscape and agriculture.

In addition to the existing IRRP, EMWD is developing the Enhanced Recharge and Recovery Program (ERRP) to increase conjunctive use and facilitate groundwater banking. Phase 1 of the ERRP program is included in the Santa Ana River Conservation & Conjunctive Use Program (SARCCUP), a cooperative program to store imported water during wet years for use during dry years. Both management plan areas are part of the San Jacinto Groundwater Basin (DWR Bulletin 118 Groundwater Basin Number 8-05).

Portions of EMWD also overlay the Santa Margarita Valley Groundwater Basin. Pumping from the Santa Margarita Valley Groundwater Basin is not addressed further in the EMWD 2015 UWMP

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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because EMWD does not extract groundwater from the Santa Margarita Valley Groundwater Basin and has no plans to do so.

In the existing condition, the Project site has minimal infiltration capacity varying between 0.01 and 0.27 inch per hour (raw numbers without any FOS applied) as indicated by the on-site percolation tests. As such, no infiltration basins are proposed onsite in conjunction with the Project site development plan. However, landscaping is proposed throughout the developed Project site in the parkways and parking lots. Runoff from roof and hardscape areas will be directed to landscaped portions when feasible to allow for maximum retention time before being picked up by storm drains.

Impervious area was minimized in the Project design to the extent possible given the proposed Project site usage and required materials. To this end, landscaping will be provided in all parkway areas to help break up impervious areas. Furthermore, no additional redundant hardscape is proposed besides what is necessitated by the proposed commercial land use itself.

Runoff from roofs and onsite hardscape areas will be directed to parkways when feasible and further on to the water quality basin where necessary treatment is provided in accordance with RCFC&WCDs design handbook for LID BMPs.

No component of the proposed Project will deplete groundwater supplies. The Project design, as depicted on the Project plans and Project-specific WQMP, will allow for water to percolate back into the ground and allow for groundwater recharge. This will offset any impacts from the other non-pervious elements contained in the proposed Project.

Therefore, implementation of the proposed Project will not 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).

Any impacts will be less than significant.

- d) *Would the Project create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*

Less Than Significant Impact

Figure 25-1, Hydrology Map, identifies the proposed on-site drainage system for the Project site. The Project site consists of a single drainage management area (DMA) for design purposes. As set forth in the Winchester Ranch Marketplace Drainage Study, the proposed on-site storm drain system has adequate capacity to convey the expected 100 year peak flow from the site.

The proposed Project consists of a single drainage management area (DMA) as depicted on **Figure 9, TPM 35671R1 Conceptual Water Quality Exhibit**, in Section I. of this Initial Study.

The Project site plan proposes grading the entire Project site for use as a commercial center inclusive of eleven (11) retail structures with associated utility, parking, and flatwork improvements. The Project development plan provides for approximately 80% of the Project site area to be impervious surfaces (sidewalks, paving, rooftops, etc.). The remaining 20% of the Project site will

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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consist of landscaping and a Bio-retention Water Quality Basin to help preserve natural infiltration. The Bio-retention Water Quality Basin will be constructed along the northwest side of the site and will serve the Project development only.

The proposed Project site development shall meet all applicable County requirements to capture and manage the discharge of surface runoff without any substantial change in the rate or amount.

The proposed Project has been reviewed and conditioned by the RCFC&WCD, County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a WQMP and adherence to the requirements of the NPDES.

These are standard conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes as any project of this nature would be required to complete the WQMP and implement suitable BMPs.

With the inclusion of these standard conditions, any impacts from implementation of the proposed Project that would create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, are considered less than significant.

- e) *Would the Project 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?*

No Impact

The proposed Project site development does not include a residential housing component; furthermore, the Project site is not located within a FEMA designated flood hazard area or a "Special Flood Hazard Area". Please reference **Figure 25-2, FEMA Flood Map**.

Therefore, implementation of the Project will not 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.

There will be no impacts.

- f) *Would the Project place within a 100-year flood hazard area structures which would impede or redirect flood flows?*

No Impact

No portion of the proposed Project site is located within a "Special Flood Hazard Area." A Special Flood Hazard Area is subject to Floodplain Management Review, in accordance with Ordinance No. 458.

Therefore, implementation of the proposed Project will not place within a 100-year flood hazard area, structures which would impede or redirect flood flows.

There will be no impacts.

Figure 25-2, FEMA Flood Map

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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g) *Would the Project otherwise substantially degrade water quality?*

Less Than Significant Impact

The proposed Project has been reviewed and conditioned by the RCFC&WCD, County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a WQMP, and adherence to the requirements of the NPDES.

These are standard conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes.

With the inclusion of these standard conditions, any impacts from implementation of the proposed Project that would substantially degrade water quality will be less than significant.

h) *Would the Project 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)?*

Less Than Significant Impact

The Project site consists of approximately 17.6 gross acres of undeveloped land. The site generally drains from south to north to an existing swale along Domenigoni Parkway that drains from east to west. Off-site flows from Tract 30806 (raw residential land contiguous south of the Project site) also drain to this existing swale. The swale collects runoff and conveys flows to a culvert located at the northwestern corner of the Project site. The culvert conveys flows north through Line 1 in Leon Road and ultimately into the Salt Creek Channel.

The Project development plan proposes to drain to the Salt Creek Channel located approximately 1,600 feet north of the Project site.

All onsite runoff will sheet flow to a ribbon gutter that runs from east to west along the middle of the main drive aisle. The on-site runoff will be collected in a catch basin at the southeastern corner of the water quality basin. The proposed bio-retention Water Quality Basin has been designed to meet WQMP treatment requirements for the on-site runoff based on the RCFC&WCD LID Handbook.

An outlet structure in the basin will allow the water quality volume of water to be treated before allowing larger storms to bypass. The flows exiting the site will enter a storm drain (Lateral 1) proposed per RCFC&WCD Drawing 4-897. Lateral 1 will be modified in order to preserve the connection to Storm Drain Line 1 that drains directly into Salt Creek. A map of the proposed storm drain lines within the Winchester Hills Specific Plan is included as Appendix F – References of the *Drainage Study*.

Figure 25-1, Hydrology Map, identifies the proposed on-site drainage system for the Project site.

To ensure that onsite surface water features are managed in a manner that prevents vector breeding and vector nuisances, a BMP as defined in the *WQMP* shall be installed. Conditions of approval shall also be provided to ensure the stormwater treatment facilities will be installed either during grading of the Project site or concurrent with these grading activities. A potential for odors does

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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exist if basins are not maintained and organic matter not removed periodically. Conditions of approval shall also be added to ensure the stormwater treatment facilities are maintained on an on-going basis in order to eliminate odors.

No other significant environmental effects have been identified from constructing and operating the proposed augmented stormwater treatment facilities that must be installed to support the proposed Project. Any impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

26. Floodplains.

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA – Not Applicable U – Generally Unsuitable R – Restricted

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| a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Changes in absorption rates or the rate and amount of surface runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Changes in the amount of surface water in any water body? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): *General Plan, Figure S-9, Special Flood Hazard Areas; General Plan Figure S-10, Dam Failure Inundation Zone; HVWAP, Figure 10; HVWAP Special Flood Hazard Areas; Map My County (Appendix A); Project Specific Water Quality Management Plan Winchester Ranch Marketplace, prepared by Albert A. Webb Associates, Revised January 18, 2018 (Original September 12, 2017) (WQMP, Appendix H1); and Preliminary Drainage Study Winchester Ranch Marketplace, prepared by Albert A. Webb Associates, Revised January 18, 2018 (Original September 12, 2017) (Drainage Study, Appendix H2).*

Findings of Fact:

a) *Would the Project 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?*

Less Than Significant Impact

Prior to 2005, the site was reportedly used for dry-farming. During 2006 and 2007, the Project site was utilized for rock crushing and batching operations in conjunction with construction of Domenigoni Parkway. Currently, most all of the Project site is generally flat and at or slightly above

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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street grade along both Leon Road and Domenigoni Parkway. The Project site was left in a rough graded condition post 2006-2007 batching operations. Project site elevations range from approximately 1,455 to 1,470 feet AMSL with localized granitic outcrops present within the southern edge of the site.

The site generally drains from south to north to an existing swale along Domenigoni Parkway that drains from east to west. The swale collects runoff and conveys flows to a culvert located at the northwestern corner of the Project site. The culvert conveys flows north through Line 1 in Leon Road and ultimately into Salt Creek.

The Project site plan proposes grading the entire Project site for use as a commercial center inclusive of eleven (11) retail structures with associated utility, parking, and flatwork improvements. The Project development plan provides for approximately 80% of the Project site area to be impervious surfaces (sidewalks, paving, rooftops, etc.). The remaining 20% of the Project site will consist of landscaping and a Bio-retention Water Quality Basin to help preserve natural infiltration. The Bio-retention Water Quality Basin will be constructed along the northwest side of the site and will serve the Project development only.

In the existing condition, the Project site has minimal infiltration capacity varying between 0.01 and 0.27 inch per hour (raw numbers without any FOS applied) as indicated by the on-site percolation tests. As such, no infiltration basins are proposed onsite in conjunction with the Project site development plan. However, landscaping is proposed throughout the developed Project site in the parkways and parking lots. Runoff from roof and hardscape areas will be directed to landscaped portions when feasible to allow for maximum retention time before being picked up by storm drains.

Impervious area was minimized in the Project design to the extent possible given the proposed Project site usage and required materials. To this end, landscaping will be provided in all parkway areas to help break up impervious areas. Furthermore, no additional redundant hardscape is proposed besides what is necessitated by the proposed commercial land use itself.

Runoff from roofs and onsite hardscape areas will be directed to parkways when feasible and further on to the water quality basin where necessary treatment is provided in accordance with RCFC&WCDs design handbook for LID BMPs.

The existing pattern is preserved under proposed conditions. All proposed onsite runoff will Surface flow to a catch basin at the southeast corner of the basin. The catch basin shall direct runoff to the water quality basin where after treatment, the runoff will be discharged to the Salt Creek Channel via a Storm drain system in Domenigoni Parkway and Leon Road. Offsite flows which traverse the site under existing conditions will be re-routed with the development of the surrounding tracts. Those flows will be mitigated with water quality features as proposed by each tract's own WQMP. In the event that the surrounding tracts are not constructed before the development of the commercial marketplace, a temporary channel shall be constructed to divert any flows along the southern boundary away from the Project and into the ultimate storm drain within Frontier Loop Road and Domenigoni Parkway.

After development the drainage pattern will remain essentially the same with the inclusion of more inlets on the existing storm drain system and a single Harvest and Use Best Management Practices (BMPs) Bio-retention Water Quality Basin. The inclusion of the BMP will limit the runoff from the

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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developed portions of the Project to no more than 110% of the runoff from the Project site in its natural condition for all storms up to the 10-year storm event.

BMP-1: The Project site development plan consists of a single Drainage Management Area (DMA-1) which will be served by a series of on-site catch basins and a single Bio-retention Water Quality Basin (BMP-1) located at the northwest corner of the Project site. DMA-1 consists of 190,377 square feet of roof area, 406,851 square feet of asphalt/concrete, and 167,527 square feet of ornamental landscaping areas. BMP-1 is a proposed 16,800 square foot earthen basin that is approximately 220' long by 76' wide (located within the 0.70 net acre Parcel 1). The bottom of the basin will be at an elevation of 1453.50 feet AMSL with surrounding 4:1 (V:H) earthen slopes and a 28,939.7 cubic foot Design Capture Volume. The basins have been designed to control the rate and velocity of flows from the post-Project development condition.

The proposed Project engineering plans have taken considerable care to ensure that future runoff patterns (local watersheds) are maintained and that the volume of water discharged will not exceed the current volumes as required by the County and Regional Boards. The detailed information supporting these findings is provided in the *WQMP*. Thus, the proposed Project will alter the drainage pattern, but it will not alter the course of a stream or river and it will not substantially increase the rate or amount of surface runoff in a manner that will cause any significant flooding on- or off-site. Any impacts will be less than significant.

- b) *Would the Project result in changes in absorption rates or the rate and amount of surface runoff?*

Less Than Significant Impact

This future impermeable surface can be compared to the existing site, which does not have any impervious surface within its boundaries. The proposed Project, in conjunction with adjacent residential tract development provides for installation of new stormwater treatment facilities, including new storm drains, Project specific detention/bioretenion basins, and other measures required to meet County requirements to capture and manage the discharge of surface runoff without any substantial change in the rate or amount. These facilities will also serve to allow water infiltration into the ground and minimize the amount of surface runoff leaving the site to not increase above existing runoff rates.

Based on these findings, the Project will not cause a significant impact to onsite and offsite surface runoff as a result of the proposed change in absorption rates. Any impacts will be less than significant.

- c) *Would the Project 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)?*

No Impact

The Project site is located in a dam inundation area for the Diamond Valley Lake. Diamond Valley Lake was created by the Metropolitan Water District of Southern California (MWD) in Domenigoni Valley, four miles southwest of the City of Hemet. Built at a cost of nearly \$2 billion, excavation for the three earthen dams necessary to create the lake was begun in 1995 and completed in 2002. It is reported to be the largest earth-and-rock fill project ever constructed in the United States. The reservoir's west dam is 1,200 feet long at its base and reached 285 feet high; the east (Eastside)

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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dam is 10,500 feet long and 185 feet high; and the saddle dam is 2,300 feet long and 130 feet high along the ridgeline. Together, the reservoir created by these dams runs between 160 to 260 feet deep and has a storage capacity of 800,000 acre-feet (261 billion gallons).

Diamond Valley Lake forms Southern California’s largest reservoir for storing surface water. It almost doubles Southern California’s surface storage capacity and is intended to ensure a six-month water supply in the event of an emergency. The reservoir also provides additional water for drought protection and peak summer needs. Water stored at Diamond Valley comes from the Colorado River Aqueduct through the San Diego Canal and from the State Water Project through the new 12-foot diameter, 45-mile Inland Feeder Project. The lake is also used for recreational activities, including boating and fishing (for stocked bass, bluegill, crappie, catfish, shad and trout). Adjacent to the lake is a recreation park, an aquatic center and a visitor center, plus the Western Science Center (displaying fossils uncovered during the dams’ construction). Other extensive plans for recreational uses have yet to be accomplished by MWD.

As shown in Figure 4.11.2, of Section 4.11 (Flood and Dam Inundation Hazards) of the General Plan, within Riverside County more than 20 dam failure inundation zones (including the Project site) have been identified for existing dams and reservoirs. Data for Riverside County dams was obtained from the National Inventory of Dams (NATDAM) 2000 based on 1998-99 data submitted by local agencies. A summary of the dam inventory data from NATDAM is presented in Table 4.11-B of Section 4.11 (Flood and Dam Inundation Hazards) of the General Plan.

The NATDAM hazard classifications included in Table 4.11-B are based entirely on the downstream hazard potential. Ratings are set by FEMA and confirmed with site visits by engineers. A dam is considered a “high” hazard potential if it stores more than 1,000 acre-feet of water, is higher than 150 feet tall and has the potential for downstream property damage and/or causing downstream evacuation. These are dams where failure or mis-operation would likely cause loss of human life. Diamond Valley Lake is considered a “high” hazard potential.

The General Plan includes Safety Policies 4.1, 4.12, 4.17 and 4.18, to reduce or minimize the effects of prospective growth from dam inundation hazards. Implementation of these proposed General Plan policies related to dam inundation hazards would reduce the effects of growth and development to ensure that future development (including the Project) in Riverside County would not have any significant adverse impacts from dam inundation hazards.

d) *Would the Project result in changes in the amount of surface water in any water body?*

Less Than Significant Impact

Aside from the accumulations of water in the single detention/bioretention basin, the proposed Project is not forecast to substantially change the amount of surface water in any water body, including during future storms up to the 100-year runoff volume. Any impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

LAND USE/PLANNING Would the Project:

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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| 27. Land Use | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Result in a substantial alteration of the present or planned land use of an area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): *General Plan; City of Menifee General Plan; Winchester Hills Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 7; Map My County (Appendix A); and Project Plans (Appendix L).*

Findings of Fact:

a) *Would the Project result in a substantial alteration of the present or planned land use of an area?*

Less Than Significant Impact

The Project will convert vacant land to a commercial development (as described in the Project Description). At the same time, the development of the Project site will be consistent with the planned land use of the site (Planning Area 42 – Commercial of Winchester Hills Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 7). Based on this information, this does not represent a substantial alteration of the present or planned land use of an area. Any impacts will be less than significant.

b) *Would the Project affect land use within a city sphere of influence and/or within adjacent city or county boundaries?*

No Impact

The Project site is located approximately 1 mile easterly of the City of Menifee boundary. The City of Menifee General Plan Land Use Element, the City of Menifee's *sphere of influence* boundary is contiguous with the city boundary. There are no other city spheres of influence or city boundary. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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| 28. Planning | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Be consistent with the site's existing or proposed zoning? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Be compatible with existing surrounding zoning? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be compatible with existing and planned surrounding land uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Source(s): Winchester Hills Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 7; *Map My County* (**Appendix A**); and Project Plans (**Appendix L**).

Findings of Fact:

a) *Would the Project be consistent with the site's existing or proposed zoning?*

No Impact

The Project site has a Specific Plan zoning classification (Winchester Hills Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 7). The Project is located in Planning Area 42 – Commercial of the Specific Plan. The Project is a commercial project. Therefore, the Project will be consistent with the site's existing zoning. There is no proposed change to the zoning. No impacts will occur.

b) *Would the Project be compatible with existing surrounding zoning?*

No Impact

The Project is located in Planning Area 42 – Commercial of the Winchester Hills Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 7. The original Specific Plan No. 293 was approved in October 1997 – over 21 years ago. As demonstrated by the 5 amendments and 7 substantial conformances to Specific Plan No. 293, there have been multiple changes to the Specific Plan over these years. During each review of the changes to Specific Plan No. 293, there has not been an issue with the Project being compatible with the existing surrounding zoning. This determination has not changed and will not change as a result of the Project. No impacts will occur.

c) *Would the Project be compatible with existing and planned surrounding land uses?*

No Impact

Please reference the discussions in Sections 28.a and b, above. The Project will be compatible with existing and planned surrounding land uses. No impacts will occur.

d) *Would the Project be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?*

No Impact

Please reference the discussions in Sections 28.a, b and c, above. The Project will be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan – the Winchester Hills Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 7). No impacts will occur.

e) *Would the Project disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?*

No Impact

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
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Please reference the discussions in Sections 28.a through d, above. The Project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

| MINERAL RESOURCES | Would the Project: | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------|--------------------------------|--|------------------------------|-------------------------------------|
| 29. Mineral Resources | | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State? | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine? | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines? | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): *General Plan, Multipurpose Open Space Element, Figure OS-6, Mineral Resources Area* (p. OS-41); *Map My County (Appendix A)*; Mindat.org (Mineral Data Base, Riverside County); and Project Site Visit – October 25, 2018 by Matthew Fagan.

Findings of Fact:

a) *Would the Project 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?*

No Impact

The State Mining and Geology Board (SMGB) has established Mineral Resource Zones (MRZ) using the following classifications:

- MRZ-1: Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.
- MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits.
- MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
- MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.
- MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

As shown on Riverside County General Plan, Chapter 6, *Multipurpose Open Space Element, Figure OS-6, "Mineral Resources Area,"* the Project site is designated MRZ-3a (areas where the available

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). The Project site has not been used for mining. The Project will include commercial/industrial uses in an area where these uses currently exist, and will be the predominant future uses in the area. Therefore, the Project is not expected to result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. There will be no impacts.

b) *Would the Project 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

As stated in Section 29.a., above, the Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). The Project site has not been used for mining.

The Project proposes development of a commercial retail center and self-storage facility as a part of the larger Winchester Hills Specific Plan #293. According to the Winchester Hills Specific Plan Land Use Map (Amendment #5) and *Map My County*, the land use designations for properties adjacent to, and surrounding the Project site are:

- North: Medium High Density Residential (MHDR) and High Density Residential (HDR);
- South: Medium Density Residential (MDR);
- East: High Density Residential (HDR); and
- West: Medium Density Residential (MDR).

Therefore, implementation of the proposed Project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. There will be no impacts.

c) *Would the Project be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?*

No Impact

Based on a site visit, it was observed that the Project site is not adjacent to a State classified or designated area or existing surface mines. Therefore, implementation of the proposed Project will not result in an incompatible land use located adjacent to a State classified or designated area or existing surface mines. There will be no impacts.

d) *Would the Project expose people or property to hazards from proposed, existing or abandoned quarries or mines?*

No Impact

Based on a site visit, it was observed that the Project is not located on, or adjacent to, an existing or abandoned quarry or mine.

The closest identified mine(s) (historic) in proximity to the Project site are:

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- Riverside County Gravel Pit [12] (Latitude 33.62777, Longitude -117.12222), located approximately 4¼ miles south/southwest of the Project site;
- Blacker Bachelor Mountain Iron Mine (Latitude 33.60611, Longitude -117.06944), located approximately 6½ miles southeast of the Project site;
- Leon Mine (Latitude 33.65222, Longitude -117.13528), located approximately 2¾ miles south/southwest of the Project site;
- Temecula Quarry 1 (Latitude 33.46534, Longitude -117.13836), located approximately 15¾ miles south/southwest of the Project site;
- Temecula Quarry 2 (Latitude 33.45224, Longitude -117.12866), located approximately 16¼ miles south of the Project site; and
- Parkwest Industrial Center pit (Latitude 33.45277, Longitude -117.125831), located approximately 16¼ miles south of the Project site.

The historic mines identified herein range from approximately 2¾ to 16¼ miles from the Project site; the closest is the Leon Mine located approximately 2¾ miles north/northwest. Therefore, given that distance, implementation of the proposed Project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

NOISE Would the Project result in:

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the Project expose people residing or working in the Project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?

NA A B C D

Source(s): *General Plan*, Chapter 6, Safety Element, Figure S-20 *Airport Locations* (p. S-73); *SWAP* Figure 5, *Southwest Area Plan (SWAP)*, *French Valley Airport Influence Area*; *HVWAP*, Figure 5, *Harvest Valley / Winchester Area Plan Hemet-Ryan Airport Influence Area*; *HVWAP*, Figure 6, *March Joint Air Reserve Base Airport Influence Area*; *Map My County (Appendix A)*; AirNav.com website; and Google Maps.

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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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?

No Impact

The proposed Project site is not 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. The closest airport is the French Valley Airport, which is located approximately 7.6 miles to the south of the Project site. The second closest airport is the Hemet-Ryan Airport, which is located approximately 10-miles to the northeast of the Project site. The Project's proposed commercial retail and self-storage uses do not include any sensitive receptors that would require reductions from noise due to airport operations. Implementation of the proposed Project would not result in a safety hazard or noise hazard for people residing or working in the proposed Project area. There will be no impacts.

b) For a project located within the vicinity of a private airstrip, would the Project expose people residing or working in the Project area to excessive noise levels?

No Impact

The Project site is not located within the vicinity of a private airstrip, or heliport. The closest private airstrip is the Billy Joe Airport (37CA) located at 33800 Linda Rosea Road, UI Temecula, approximately 12½ miles to the southeast of the Project site; the closest heliport is located at the Loma Linda University Medical Center (40CN; 28062 Baxter Road, Murrieta), approximately six (6) miles southwest of the Project site. Therefore, implementation of the proposed Project would not expose people residing or working in the Project area to excessive noise levels in association with a private airstrip, or heliport. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

31. Railroad Noise

NA A B C D

Source(s): General Plan; HVWAP, Figure 8, Harvest Valley / Winchester Area Plan Circulation; SWAP, Figure 7, Southwest Area Plan Circulation; Map My County (**Appendix A**); and Google Maps.

Findings of Fact:

Would the Project expose people residing or working in the Project area to excessive railroad noise levels?

No Impact

There are no railroad lines in proximity to the Project. The Burlington Northern/Santa Fe rail line is located approximately ¼ mile north of the Project site between Simpson Road and Grand Avenue; it physically bisects the HVWAP, dividing it into northern and southern halves. The railroad is currently

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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being used for freight and cargo hauling, but has the potential to be used for passenger service. This route would connect the City of Hemet with the March Joint Air Reserve Base and the City of Riverside. The *HVWAP* states that expanded regional access available from a new transit opportunity would reinforce the development of new homes, business, and recreational opportunities here. *HVWAP* policies pertaining to the rail line include Policy 12.1 which states: "Maintain and enhance existing railroad facilities in accordance with the Freight Rail section of the General Plan Circulation Element," and Policy 12.2 which states: "Work with railroad companies to create a transit stop in the Winchester Community Center Overlay that serves both regional and local transit traffic and is integrated with the Transit Oasis Concept." No railway lines are located within the *SWAP*. Due to the distance of the railroads to the Project site, and the functions of these railroads, implementation of the Project will not *expose people residing or working in the Project area to excessive railroad noise levels*. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

32. Highway Noise

NA A B C D

Source(s): *General Plan, Chapter 7, Noise Element, Appendix I-1, Noise Element Data; GPEIR, Section 4.13, Noise; GPEIR, Figures 4.13.5 and 4.13.8, Projected Noise Contours along Freeways and Major Highways (Arterial Highway and Urban Arterial); HVWAP, Figure 8 of Circulation Element; and Project Site Visit – October 25, 2018 by Matthew Fagan.*

Findings of Fact:

Less Than Significant Impact

The proposed Project site is located at the southeast quadrant of Domenigoni Parkway and Leon Road. Domenigoni Parkway has an Urban Arterial 6 Lane (152' ROW) roadway classification, and Leon Road has an Arterial 4-Lane (128' ROW) roadway classification pursuant to Figure 8 of the Harvest Valley / Winchester Area Plan (Circulation Element).

Projected noise contours along various major road classifications in the county are set forth in the Section 4.13 Noise, of the General Plan EIR:

According to Figure 4.13.8, Projected Noise Contours along Freeways and Major Highways – Urban Arterial (6 Lanes), anticipated noise contours along Domenigoni Parkway are as follows:

- 70 dBA at a distance of 141' from the centerline of the roadway;
- 65 dBA at a distance of 297' from the centerline of the roadway;
- 60 dBA at a distance of 638' from the centerline of the roadway; and
- 55 dBA at a distance of 1,373' from the centerline of the roadway.

According to Figure 4.13.5, Projected Noise Contours along Freeways and Major Highways – Arterial Highway (4 Lanes), anticipated noise contours along Leon Road are as follows:

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- 70 dBA at a distance of 106' from the centerline of the roadway;
- 65 dBA at a distance of 227' from the centerline of the roadway;
- 60 dBA at a distance of 487' from the centerline of the roadway; and
- 55 dBA at a distance of 1,048' from the centerline of the roadway.

The closest highway is State Route 79 which is approximately 1¼ miles east of the Project site. The next closest freeway is Interstate 215 which is approximately three (3) miles west of the Project site.

According to Table N-1, Land Use Compatibility for Community Noise Exposure, of the Noise Element, commercial uses are “normally acceptable” up to 70.0 dBA, and “conditionally acceptable” between 67.5 and 77.0 dBA.

The closest proposed structure at the Project site to Domenigoni Parkway is Shop Building 4, which is at a distance of approximately 101' from the roadway centerline. At this distance, the Building will be within the 70 dBA noise contour zone, an area that is “conditionally acceptable.” As such, according to Table N-1, “new construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. The outdoor environment will seem noisy.”

The closest proposed structure at the Project site to Leon Road is Retail Pad Building 1, which is at a distance of approximately 102' from the roadway centerline. At this distance, the Building will be within the 70 dBA noise contour zone, an area that is “conditionally acceptable.” Similar to the above, “new construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. The outdoor environment will seem noisy.”

Based on the above information, roadway noise impacts to the proposed Project would be in the 70 dBA range deemed “conditionally acceptable” pursuant to RivCo General Plan standards. The conventional construction design standards inclusive of noise insulation features, closed windows, and fresh air systems or air conditioning are standard requirements not specifically related to CEQA. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

33. Other Noise

| | | | | | | | | |
|--|----------------------------|----------------------------|----------------------------|----------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| NA <input checked="" type="checkbox"/> | A <input type="checkbox"/> | B <input type="checkbox"/> | C <input type="checkbox"/> | D <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|----------------------------|----------------------------|----------------------------|----------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source(s): Project Site Visit – October 25, 2018 by Matthew Fagan; and **Figure 11, Aerial Photo**, in Section I. of this Initial Study.

Findings of Fact:

No Impact

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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The proposed Project is not anticipated to be affected by other types of noise as listed in Sections 30, through 34. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

| 34. Noise Effects by the Project | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| a) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Source(s): *Winchester Ranch Marketplace Noise Impact Study*, prepared by RK Engineering Group, Inc., June 28, 2018 (*NIS, Appendix I*); and Ordinance 847 (Regulating Noise).

Note: Any tables or figures in this section are from the *NIS*, unless otherwise noted.

Findings of Fact:

a) *Would the Project result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?*

Less Than Significant

Overview

The Project will not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project during construction. These impacts are of short duration and will terminate once the construction phase of the Project is completed. Ordinance 847 must be adhered to during construction and allows for the following:

Private construction projects located within one-quarter (1/4) of a mile from an inhabited dwelling, are exempt from Ordinance 847 provided that:

1. Construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September; and
2. Construction does not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

During operations the Project shall not create a substantial permanent increase of 3 dBA or more to the daytime ambient noise level, or nighttime ambient noise levels and there will be no significant

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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operational noise impacts with the incorporation of **Design Features DF-1 through DF-5** as best management practices. **Design Features DF-1 through DF-5**, listed below are part of the Project design and/or conditions of approval, and are not considered mitigation measures. These design measures would be implemented regardless of the results of the noise analysis during operation of the Project.

- **Design Feature DF-1:** Limit engine idling time for all delivery vehicles and moving trucks to 5 minutes or less (note: this is consistent with Couth Coast Air Quality Management District Rule 402 – see Air Quality Section of this Environmental Assessment).
- **Design Feature DF-2:** Trash truck operations shall be limited to daytime hours only (7 a.m. to 10 p.m.).
- **Design Feature DF-3:** Install a minimum 4-foot parapet wall along the rooftop of all buildings to shield HVAC equipment.
- **Design Feature DF-4:** Install a minimum 7-foot property line wall along the southern property line, as shown in Exhibit D of the N/S.
- **Design Feature DF-5:** The speakerphone system should incorporate automatic volume control (AVC) into the design. The AVC will adjust the outbound volume based on the outdoor ambient noise level. When ambient noise levels naturally decrease at night, AVC will reduce the outbound volume on the system.

Fundamentals of Noise

This section of the report provides basic information about noise and presents some of the terms used in this Section.

- **Sound, Noise, and Acoustics**

The sound is a disturbance created by a moving or vibrating source and is capable of being detected by the hearing organs. The sound may be thought of as mechanical energy of a moving object transmitted by pressure waves through a medium to a human ear. For traffic or stationary noise, the medium of concern is air. *Noise* is defined as sound that is loud, unpleasant, unexpected, or unwanted.

- **Frequency and Hertz**

A continuous sound is described by its *frequency* (pitch) and its *amplitude* (loudness). Frequency relates to the number of pressure oscillations per second. Low-frequency sounds are low in pitch (bass sounding) and high-frequency sounds are high in pitch (squeak). These oscillations per second (cycles) are commonly referred to as Hertz (Hz). The human ear can hear from the bass pitch starting out at 20 Hz all the way to the high pitch of 20,000 Hz.

- **Sound Pressure Levels and Decibels**

The *amplitude* of a sound determines its loudness. The loudness of sound increases or decreases, as the amplitude increases or decreases. Sound pressure amplitude is measured in units of micro-Newton per square inch meter (N/m²), also called micro-Pascal (μPa). One μPa is approximately one hundred billionths (0.0000000001) of normal atmospheric pressure. Sound pressure level (SPL or L_p) is used to describe in logarithmic units the ratio of actual sound pressures to a reference pressure squared. These units are called decibels and abbreviated as dB.

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- **Addition of Decibels**

Because decibels are on a logarithmic scale, sound pressure levels cannot be added or subtracted by simple plus or minus addition. When two (2) sounds or equal SPL are combined, they will produce an SPL 3 dB greater than the original single SPL. In other words, sound energy must be doubled to produce a 3dB increase. If two (2) sounds differ by approximately 10 dB the higher sound level is the predominant sound.

- **Human Response to Changes in Noise Levels**

In general, the healthy human ear is most sensitive to sounds between 1,000 Hz and 5,000 Hz, (A-weighted scale) and it perceives a sound within that range as being more intense than a sound with a higher or lower frequency with the same magnitude. The A-scale weighing is typically reported in terms of A-weighted decibel (dBA). Typically, the human ear can barely perceive the change in the noise level of 3 dB. A change in 5 dB is readily perceptible, and a change in 10 dB is perceived as being twice or half as loud. As previously discussed, a doubling of sound energy results in a 3 dB increase in sound, which means that a doubling of sound energy (e.g. doubling the volume of traffic on a highway), would result in a barely perceptible change in sound level.

- **Noise Descriptors**

Noise in our daily environment fluctuates over time. Some noise levels occur in regular patterns, others are random. Some noise levels are constant, while others are sporadic. Noise descriptors were created to describe the different time-varying noise levels. Following are the most commonly used noise descriptors along with brief definitions.

A-Weighted Sound Level: The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high-frequency components of the sound in a manner similar to the response of the human ear. A numerical method of rating human judgment of loudness.

Ambient Noise Level: The composite of noise from all sources, near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Community Noise Equivalent Level (CNEL): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five (5) decibels to sound levels in the evening from 7:00 to 10:00 PM and after addition of ten (10) decibels to sound levels in the night before 7:00 AM and after 10:00 PM.

Decibel (dB): A unit for measuring the amplitude of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-Pascal's.

dB(A): A-weighted sound level (see definition above).

Equivalent Sound Level (LEQ): The sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the actual time-varying noise level. The energy average noise level during the sample period.

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Habitable Room: Any room meeting the requirements of the Uniform Building Code or other applicable regulations which is intended to be used for sleeping, living, cooking or dining purposes, excluding such enclosed spaces as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms, and similar spaces.

L(n): The A-weighted sound level exceeded during a certain percentage of the sample time. For example, L10 in the sound level exceeded 10 percent of the sample time. Similarly, L50, L90, and L99, etc.

Noise: Any unwanted sound or sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. The State Noise Control Act defines noise as "...excessive undesirable sound...".

Outdoor Living Area: Outdoor spaces that are associated with residential land uses typically used for passive recreational activities or other noise-sensitive uses. Such spaces include patio areas, barbecue areas, jacuzzi areas, etc. associated with residential uses; outdoor patient recovery or resting areas associated with hospitals, convalescent hospitals, or rest homes; outdoor areas associated with places of worship which have a significant role in services or other noise-sensitive activities; and outdoor school facilities routinely used for educational purposes which may be adversely impacted by noise. Outdoor areas usually not included in this definition are: front yard areas, driveways, greenbelts, maintenance areas and storage areas associated with residential land uses; exterior areas at hospitals that are not used for patient activities; outdoor areas associated with places of worship and principally used for short-term social gatherings; and, outdoor areas associated with school facilities that are not typically associated with educational uses prone to adverse noise impacts (for example, school play yard areas).

Percent Noise Levels: See L(n).

Sound Level (Noise Level): The weighted sound pressure level obtained by use of a sound level meter having a standard frequency-filter for attenuating part of the sound spectrum.

Sound Level Meter: An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

Single Event Noise Exposure Level (SENEL): The dBA level which, if it lasted for one (1) second, would produce the same A-weighted sound energy as the actual event.

- **Traffic Noise Prediction**

Noise levels associated with traffic depends on a variety of factors: (1) volume of traffic, (2) speed of traffic, (3) auto, medium truck (2 – 6 wheels) and heavy truck percentage (3 axles and greater), and sound propagation. The greater the volume of traffic, higher speeds and truck percentages equate to a louder volume of noise. A doubling of the Average Daily Traffic (ADT) along a roadway will increase noise levels by approximately 3 dB; reasons for this are discussed in the sections above.

- **Sound Propagation**

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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As sound propagates from a source it spreads geometrically. The sound from a small, localized source (i.e., a point source) radiates uniformly outward as it travels away from the source in a spherical pattern. The sound level attenuates at a rate of 6 dB per doubling of distance. The movement of vehicles down a roadway makes the source of the sound appear to propagate from a line (i.e., line source) rather than a point source. This line source results in the noise propagating from a roadway in a cylindrical spreading versus a spherical spreading that results from a point source. The sound level attenuates for a line source at a rate of 3 dB per doubling of distance.

As noise propagates from the source, it is affected by the ground and atmosphere. Noise models use the hard site (reflective surfaces) and soft site (absorptive surfaces) to help calculate predicted noise levels. Hard site conditions assume no excessive ground absorption between the noise source and the receiver. Soft site conditions such as grass, soft dirt or landscaping attenuate noise at an additional rate of 1.5 dB per doubling of distance. When added to the geometric spreading, the excess ground attenuation results in an overall noise attenuation of 4.5 dB per doubling of distance for a line source and 6.0 dB per doubling of distance for a point source.

Research has demonstrated that atmospheric conditions can have a significant effect on noise levels when noise receivers are located 200 feet from a noise source. Wind, temperature, air humidity, and turbulence can further impact how far sound can travel.

County of Riverside Noise Regulations

The County of Riverside outlines their noise regulations and standards within the General Plan and Noise Ordinance.

- *Stationary Noise Regulation*

As noted in the County of Riverside Department of Public Health *Requirements for Determining and Mitigating, Non-Transportation Noise Source Impacts to Residential Properties*, the noise standards for stationary noise sources are the following:

Facility-related noise, as projected to any portion of any surrounding property containing a “habitable dwelling, hospital, school, library or nursing home”, must not exceed the following worst-case noise levels.

- A) 45 dB (A) – 10 minute noise equivalent level (“Leq”), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- B) 65 dB (A) – 10 minute Leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

Since the Project site is bound by future residential uses to the north, east, south, and west, the Project must adhere to the guidelines mentioned above.

- *Traffic Noise Regulation*

It is the policy of the County of Riverside and State of California to require new residential developments to achieve an exterior noise environment of 65 dBA CNEL for outdoor useable areas and an interior level of 45 dBA CNEL.

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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The County of Riverside Land Use Compatibility for Exterior Community Noise is described in the County's General Plan Noise Element. These requirements do classify exterior noise levels for residential land uses in four (4) categories. The four (4) noise ranges described are the following:

1. *Residential-Low Density*

- **Normally Acceptable.** Specified land use is satisfactory based upon the assumption that any building involved are of normal conventional construction, without any special noise insulation requirements.
- **Conditionally Acceptable.** New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.
- **Normally Unacceptable.** New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made with needed noise insulation features included in the design. Outdoor areas must be shielded.
- **Clearly Unacceptable.** New construction or development should generally not be undertaken. Construction costs to make the indoor environment acceptable would be prohibitive and the outdoor environment would not be usable.

| | Residential Low Density | Residential Multiple Family |
|---------------------------------|-------------------------|-----------------------------|
| Normally Acceptable | Below 60 dB CNEL | Below 65 dB CNEL |
| Conditionally Acceptable | 55-70 dB CNEL | 60-70 dB CNEL |
| Normally Unacceptable | 70-75 dB CNEL | 70-75 dB CNEL |
| Clearly Unacceptable | Above 75 dB CNEL | Above 75 dB CNEL |

The noise standards and methodology used in this analysis follow the Riverside County Department of Environmental Health *Requirements for Determining and Mitigating Traffic Source Noise Impacts to Residential Structures*.

2. Construction Noise Regulation

County of Riverside Ordinance No. 847 indicates that construction noise is exempt from the noise ordinance, provided any of the following are satisfied:

- Private construction projects located one-quarter (1/4) of a mile or more from an inhabited dwelling
- Private construction projects located one-quarter (1/4) of a mile from an inhabited dwelling, provided that:
 - Construction does not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September; and
 - Construction does not occur between the hours of 6:00 p.m. and 7:00 p.m. during the months of October through May.

Study Method and Procedures

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

The following discussion describes the measurement procedures, measurement locations, and noise modeling procedures and assumptions used in the noise analysis.

- Measurement Procedures and Criteria

To determine the existing noise level environment, four (4) short-term noise measurements were conducted at the Project study area. The following criteria are used to select measurement locations and receptors:

- Locations expected to receive the highest noise impacts, such as the first row of houses;
- Locations that are acoustically representative and equivalent of the area of concern;
- Human land usage; and
- Sites clear of major obstruction and contamination.

Sound level measurements were conducted in accordance with County of Riverside and Caltrans technical noise specifications. All measurement equipment meets American National Standards Institute (ANSI) specifications for sound level meters (S1.4-1983 identified in Chapter 19.68.020.AA). The following gives a brief description of the Caltrans Technical Noise Supplement procedures for sound level measurements:

- Microphones for sound level meters were placed five (5) feet above the ground for all short-term noise measurements;
- Sound level meters were calibrated before and after each measurement;
- Following the calibration of equipment, a windscreen was placed over the microphone;
- Frequency weighting was set on "A" and slow response;
- Results of the short-term noise measurements were recorded on field data sheets;
- During any short-term noise measurements, any noise contaminations such as barking dogs, local traffic, lawn mowers, or aircraft fly-overs were noted; and
- Temperature and sky conditions were observed and documented.

Noise measurements were conducted March 28, 2018 using a Larson Davis 700 type II sound level meter. The Leq, Lmin, Lmax, L2, L8, L25 and L50 were recorded over a 10- minute interval. The information was utilized to define the existing noise characteristics for the Project.

Noise Measurement Locations

The noise monitoring locations were selected based on the proximity to the location to adjacent roadway noise sources and sensitive receptors. **Figure 34-1, Noise Monitoring Locations** graphically illustrates the location of the short-term measurements.

- Short-term noise monitoring location one (ST-1) was taken west of the edge of pavement of Leon Road, approximately 330 feet south of Domenigoni Parkway.
- Short-term noise monitoring location two (ST-2) was taken north of the edge of pavement of Domenigoni Parkway, approximately 600 feet east of Leon Road.
- Short-term noise monitoring location three (ST-3) was taken along the southern boundary of the Project site, approximately 500 feet east of Leon Road and approximately 600 feet south of the centerline of Domenigoni Parkway.
- Short-term noise monitoring location four (ST-4) was taken along the eastern boundary of the

| | | | |
|--------------------------------------|--|---------------------------------------|--------------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------------|--|---------------------------------------|--------------|

Project site, approximately 200 feet south of the future intersection of Frontier Loop and Domenigoni Parkway.

Figure 33-1
Noise Monitoring Locations



Legend:

① = Noise Monitoring Locations



Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Short-term noise monitoring locations represent the existing ambient noise levels on the Project site near the adjacent land uses. Short-term noise measurement results are also included in **Table 34-1, Noise Level Measurements**.

**Table 34-1
Noise Level Measurements^{1,2}**

| | Site No. | Time Started ³ | Leq | L _{max} | L _{min} | L ₂ | L ₈ | L ₂₅ | L ₅₀ | Comments |
|---------------------------------------|----------|---------------------------|------|------------------|------------------|----------------|----------------|-----------------|-----------------|---|
| Daytime (7 AM - 10 PM) | 1 | 2:52 PM | 56.3 | 70.6 | 42.3 | 66.3 | 59.2 | 55.5 | 52.3 | Measurement taken west of the edge of pavement of Leon Road, approximately 330 feet south of Domenigoni Parkway. |
| | 2 | 3:16 PM | 71.7 | 84.1 | 46.4 | 78.7 | 76.3 | 72.8 | 69.0 | Measurement taken north of the edge of pavement of Domenigoni Parkway, approximately 600 feet east of Leon Road. |
| | 3 | 3:42 PM | 48.8 | 58.2 | 40.9 | 55.5 | 52.8 | 49.5 | 46.8 | Measurement taken along the southern boundary of the project site, approximately 500 feet east of Leon Road and approximately 600 feet south of the centerline of Domenigoni Parkway. |
| | 4 | 4:02 PM | 60.0 | 79.0 | 40.8 | 71.4 | 61.0 | 57.7 | 54.3 | Measurement taken along the eastern boundary of the project site, approximately 200 feet south of the future intersection of Frontier Loop and Domenigoni Parkway. |
| Nighttime (10 PM - 7 AM) ³ | 1 | 2:52 AM | 51.3 | 65.6 | 37.3 | 61.3 | 54.2 | 50.5 | 47.3 | Nighttime noise levels were estimated by reducing daytime levels by 5 dB. |
| | 2 | 3:16 AM | 66.7 | 79.1 | 41.4 | 73.7 | 71.3 | 67.8 | 64.0 | |
| | 3 | 3:42 AM | 43.8 | 53.2 | 35.9 | 50.5 | 47.8 | 44.5 | 41.8 | |
| | 4 | 4:02 AM | 55.0 | 74.0 | 35.8 | 66.4 | 56.0 | 52.7 | 49.3 | |

¹ Noise measurements were taken for ten minutes.

² Noise measurements were taken on March 28, 2018.

³ Nighttime noise levels were estimated by reducing the daytime levels by 5 dB.

Noise Measurement Timing and Climate

The short-term noise measurements were recorded during daytime hours on March 28, 2018. Noise measurements were conducted in 10-minute intervals during the indicated time schedule. Nighttime noise levels were estimated by applying a 5 decibel reduction to daytime noise levels. Measurements were not taken during abnormal weather conditions such as high wind or rain.

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No impact |
|--------------------------------|--|------------------------------|-----------|

- Stationary Noise Modeling

The stationary noise was projected using a computer program that replicates the FHWA Noise Prediction Model (FHWA-RD-77-108). The FHWA model arrives at the predicted noise level through a series of adjustments to the reference energy noise level. For each stationary source, the referenced noise level was applied to the model. The model outputs the projected noise level based on the following key parameters:

- Measured referenced noise level – (e.g. how loud a source is at a specific distance);
- Vertical and horizontal distances (sensitive receptor distance from noise source);
- Noise barrier vertical and horizontal distances (noise barrier distance from sound source and receptor);
- Typical noise source spectra; and
- Topography.

Table 34-2, Reference & Adjusted Stationary Noise Level Measurements Northern Property Line, Table 34-3, Reference & Adjusted Stationary Noise Level Measurements Eastern Property Line, Table 34-4, Reference & Adjusted Stationary Noise Level Measurements Southwestern Property Line, Table 34-5, Reference & Adjusted Stationary Noise Level Measurements Southeastern Property Line, and Table 34-6, Reference & Adjusted Stationary Noise Level Measurements Western Property Line indicate the referenced and adjusted noise level measurements conducted along each property line. The reference noise levels provide sample data of similar noise sources as the ones being proposed by the Project. The distance from the reference source indicates the distance the microphone was placed from the noise source.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

**Table 34-2
Reference & Adjusted Stationary Noise Level Measurements Northern Property Line**

Reference Stationary Noise Level Measurements²

| Source ¹ | Referenced Measured Noise Levels (dBA) | | | | | | |
|--------------------------|--|------|------|----------------|----------------|-----------------|-----------------|
| | Distance from Reference Source (feet) | Leq | Lmax | L ₂ | L ₈ | L ₂₅ | L ₅₀ |
| Drive Thru Speakerbox | 3.0 | 82.8 | 85.9 | 85.7 | 84.9 | 84.0 | 82.5 |
| Parking Lot | 6.0 | 63.8 | 79.5 | 68.5 | 65.5 | 64.5 | 63.0 |
| Rooftop HVAC Equipment | 3.0 | 87.3 | 87.3 | 87.3 | 87.3 | 87.3 | 87.3 |
| Trash Truck/Loading Dock | 6.0 | 66.3 | 84.0 | 78.5 | 68.0 | 61.5 | 58.5 |

Adjusted Stationary Noise Level Measurements²

| Source | Northern Property Line - Adjusted Noise Levels (dBA) | | | | | | |
|---------------------------------------|--|------|------|----------------|----------------|-----------------|-----------------|
| | Distance from Reference Source (feet) | Leq | Lmax | L ₂ | L ₈ | L ₂₅ | L ₅₀ |
| Building 1 - HVAC | 495.0 | 36.5 | 36.5 | 36.5 | 36.5 | 36.5 | 36.5 |
| Building 1 - Drive Thru Speakerbox | 475.0 | 33.8 | 36.9 | 36.7 | 35.9 | 35.0 | 33.5 |
| Building 1 - Trash Truck Operations | 595.0 | 21.4 | 39.1 | 33.6 | 23.1 | 16.6 | 13.6 |
| Building 2 - HVAC | 440.0 | 37.4 | 37.4 | 37.4 | 37.4 | 37.4 | 37.4 |
| Building 3 - HVAC | 445.0 | 37.3 | 37.3 | 37.3 | 37.3 | 37.3 | 37.3 |
| Building 4 - HVAC | 200.0 | 43.7 | 43.7 | 43.7 | 43.7 | 43.7 | 43.7 |
| Building 4 - Loading Dock Operations | 350.0 | 26.0 | 43.7 | 38.2 | 27.7 | 21.2 | 18.2 |
| Building 4 - Drive Thru Speakerbox | 320.0 | 37.3 | 40.4 | 40.2 | 39.4 | 38.5 | 37.0 |
| Building 4 - Trash Truck Operations | 355.0 | 25.9 | 43.6 | 38.1 | 27.6 | 21.1 | 18.1 |
| Building 5 - HVAC | 225.0 | 42.6 | 42.6 | 42.6 | 42.6 | 42.6 | 42.6 |
| Building 6 - HVAC | 170.0 | 44.5 | 44.5 | 44.5 | 44.5 | 44.5 | 44.5 |
| Building 6 - Loading Dock Operations | 195.0 | 31.1 | 48.8 | 43.3 | 32.8 | 26.3 | 23.3 |
| Building 6/7 - Trash Truck Operations | 205.0 | 30.7 | 48.4 | 42.9 | 32.4 | 25.9 | 22.9 |
| Building 7 - HVAC | 175.0 | 44.2 | 44.2 | 44.2 | 44.2 | 44.2 | 44.2 |
| Building 7 - Drive Thru Speakerbox | 200.0 | 33.0 | 36.1 | 35.9 | 35.1 | 34.2 | 32.7 |
| Building 8 - HVAC | 295.0 | 40.4 | 40.4 | 40.4 | 40.4 | 40.4 | 40.4 |
| Parking Lot Noise | 180.0 | 29.3 | 45.0 | 34.0 | 31.0 | 30.0 | 28.5 |

¹ RK conducted stationary noise measurements for the source above (2010).

² Adjusted noise levels (dBA) were calculated based on the distance of the stationary noise sources to the northern property line.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

**Table 34-3
Reference & Adjusted Stationary Noise Level Measurements Eastern Property Line**

Reference Stationary Noise Level Measurements²

| Source ¹ | Referenced Measured Noise Levels (dBA) | | | | | | |
|--------------------------|--|-----------------|------------------|----------------|----------------|-----------------|-----------------|
| | Distance from Reference Source (feet) | L _{eq} | L _{max} | L ₂ | L ₅ | L ₂₅ | L ₅₀ |
| Drive Thru Speakerbox | 3.0 | 82.8 | 85.9 | 85.7 | 84.9 | 84.0 | 82.5 |
| Parking Lot | 6.0 | 63.8 | 79.5 | 68.5 | 65.5 | 64.5 | 63.0 |
| Rooftop HVAC Equipment | 3.0 | 87.3 | 87.3 | 87.3 | 87.3 | 87.3 | 87.3 |
| Trash Truck/Loading Dock | 6.0 | 66.3 | 84.0 | 78.5 | 68.0 | 61.5 | 58.5 |

Adjusted Stationary Noise Level Measurements²

| Source | Eastern Property Line - Adjusted Noise Levels (dBA) | | | | | | |
|---------------------------------------|---|-----------------|------------------|----------------|----------------|-----------------|-----------------|
| | Distance from Reference Source (feet) | L _{eq} | L _{max} | L ₂ | L ₅ | L ₂₅ | L ₅₀ |
| Building 5- HVAC | 630.0 | 34.5 | 34.5 | 34.5 | 34.5 | 34.5 | 34.5 |
| Building 6 - HVAC | 550.0 | 35.6 | 35.6 | 35.6 | 35.6 | 35.6 | 35.6 |
| Building 6 - Loading Dock Operations | 515.0 | 22.7 | 40.4 | 34.9 | 24.4 | 17.9 | 14.9 |
| Building 6/7 - Trash Truck Operations | 470.0 | 23.5 | 41.2 | 35.7 | 25.2 | 18.7 | 15.7 |
| Building 7 - HVAC | 320.0 | 39.8 | 39.8 | 39.8 | 39.8 | 39.8 | 39.8 |
| Building 7 - Drive Thru Speakerbox | 300.0 | 29.5 | 32.6 | 32.4 | 31.6 | 30.7 | 29.2 |
| Building 8 - HVAC | 160.0 | 44.9 | 44.9 | 44.9 | 44.9 | 44.9 | 44.9 |
| Parking Lot Noise | 130.0 | 32.1 | 47.8 | 36.8 | 33.8 | 32.8 | 31.3 |
| Building E - HVAC | 470.0 | 37.2 | 37.2 | 37.2 | 37.2 | 37.2 | 37.2 |
| Building F - HVAC | 495.0 | 36.7 | 36.7 | 36.7 | 36.7 | 36.7 | 36.7 |
| Building G - HVAC | 195.0 | 43.3 | 43.3 | 43.3 | 43.3 | 43.3 | 43.3 |
| Storage Ctr. Office Building - HVAC | 115.0 | 47.6 | 47.6 | 47.6 | 47.6 | 47.6 | 47.6 |

¹ RK conducted stationary noise measurements for the source above (2010).

² Adjusted noise levels (dBA) were calculated based on the distance of the stationary noise sources to the northern property line.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

**Table 34-4
Reference & Adjusted Stationary Noise Level Measurements Southwestern Property Line**

Reference Stationary Noise Level Measurements²

| Source ¹ | Referenced Measured Noise Levels (dBA) | | | | | | |
|--------------------------|--|------|------|----------------|----------------|-----------------|-----------------|
| | Distance from Reference Source (feet) | Leq | Lmax | L ₂ | L ₈ | L ₂₅ | L ₅₀ |
| Drive Thru Speakerbox | 3.0 | 82.8 | 85.9 | 85.7 | 84.9 | 84.0 | 82.5 |
| Parking Lot | 6.0 | 63.8 | 79.5 | 68.5 | 65.5 | 64.5 | 63.0 |
| Rooftop HVAC Equipment | 3.0 | 87.3 | 87.3 | 87.3 | 87.3 | 87.3 | 87.3 |
| Trash Compactor | 15.0 | 74.2 | 77.3 | 76.9 | 76.6 | 75.3 | 73.7 |
| Trash Truck/Loading Dock | 6.0 | 66.3 | 84.0 | 78.5 | 68.0 | 61.5 | 58.5 |

Adjusted Stationary Noise Level Measurements²

| Source | Southern Property Line - Adjusted Noise Levels (dBA) | | | | | | |
|--------------------------------------|--|------|------|----------------|----------------|-----------------|-----------------|
| | Distance from Reference Source (feet) | Leq | Lmax | L ₂ | L ₈ | L ₂₅ | L ₅₀ |
| Building 1 - HVAC | 310.0 | 28.1 | 28.1 | 28.1 | 28.1 | 28.1 | 28.1 |
| Building 1 - Drive Thru Speakerbox | 365.0 | 25.8 | 28.9 | 28.7 | 27.9 | 27.0 | 25.5 |
| Building 1 - Trash Truck Operations | 255.0 | 21.4 | 39.1 | 33.6 | 23.1 | 16.6 | 13.6 |
| Building 2 - HVAC | 100.0 | 37.6 | 37.6 | 37.6 | 37.6 | 37.6 | 37.6 |
| Building 2 - Loading Dock Operations | 90.0 | 30.1 | 47.8 | 42.3 | 31.8 | 25.3 | 22.3 |
| Building 2 - Trash Compactor | 85.0 | 46.3 | 49.4 | 49.0 | 48.7 | 47.4 | 45.8 |
| Building 3 - HVAC | 275.0 | 29.2 | 29.2 | 29.2 | 29.2 | 29.2 | 29.2 |
| Building 3 - Loading Dock Operations | 170.0 | 24.8 | 42.5 | 37.0 | 26.5 | 20.0 | 17.0 |
| Building 3 - Trash Truck Operations | 135.0 | 26.8 | 44.5 | 39.0 | 28.5 | 22.0 | 19.0 |
| Parking Lot Noise | 55.0 | 31.5 | 47.2 | 36.2 | 33.2 | 32.2 | 30.7 |
| Building E - HVAC | 405.0 | 26.6 | 26.6 | 26.6 | 26.6 | 26.6 | 26.6 |
| Building F - HVAC | 385.0 | 26.8 | 26.8 | 26.8 | 26.8 | 26.8 | 26.8 |
| Building G - HVAC | 700.0 | 22.1 | 22.1 | 22.1 | 22.1 | 22.1 | 22.1 |
| Storage Ctr. Office Building - HVAC | 1020.0 | 19.4 | 19.4 | 19.4 | 19.4 | 19.4 | 19.4 |

¹ RK conducted stationary noise measurements for the source above (2010).

² Adjusted noise levels (dBA) were calculated based on the distance of the stationary noise sources to the northern property line.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

**Table 34-5
Reference & Adjusted Stationary Noise Level Measurements Southeastern Property Line**

Reference Stationary Noise Level Measurements²

| Source ¹ | Referenced Measured Noise Levels (dBA) | | | | | | |
|--------------------------|--|------|------|----------------|----------------|-----------------|-----------------|
| | Distance from Reference Source (feet) | Leq | Lmax | L ₂ | L ₈ | L ₂₅ | L ₅₀ |
| Drive Thru Speakerbox | 3.0 | 82.8 | 85.9 | 85.7 | 84.9 | 84.0 | 82.5 |
| Parking Lot | 6.0 | 63.8 | 79.5 | 68.5 | 65.5 | 64.5 | 63.0 |
| Rooftop HVAC Equipment | 3.0 | 87.3 | 87.3 | 87.3 | 87.3 | 87.3 | 87.3 |
| Trash Compactor | 15.0 | 74.2 | 77.3 | 76.9 | 76.6 | 75.3 | 73.7 |
| Trash Truck/Loading Dock | 6.0 | 66.3 | 84.0 | 78.5 | 68.0 | 61.5 | 58.5 |

Adjusted Stationary Noise Level Measurements²

| Source | Southern Property Line - Adjusted Noise Levels (dBA) | | | | | | |
|--------------------------------------|--|------|------|----------------|----------------|-----------------|-----------------|
| | Distance from Reference Source (feet) | Leq | Lmax | L ₂ | L ₈ | L ₂₅ | L ₅₀ |
| Building 1 - HVAC | 930.0 | 19.9 | 19.9 | 19.9 | 19.9 | 19.9 | 19.9 |
| Building 1 - Drive Thru Speakerbox | 955.0 | 17.5 | 20.6 | 20.4 | 19.6 | 18.7 | 17.2 |
| Building 1 - Trash Truck Operations | 885.0 | 10.7 | 28.4 | 22.9 | 12.4 | 5.9 | 2.9 |
| Building 2 - HVAC | 620.0 | 23.4 | 23.4 | 23.4 | 23.4 | 23.4 | 23.4 |
| Building 2 - Loading Dock Operations | 645.0 | 13.5 | 31.2 | 25.7 | 15.2 | 8.7 | 5.7 |
| Building 2 - Trash Compactor | 700.0 | 28.6 | 31.7 | 31.3 | 31.0 | 29.7 | 28.1 |
| Building 3 - HVAC | 500.0 | 25.1 | 25.1 | 25.1 | 25.1 | 25.1 | 25.1 |
| Building 3 - Loading Dock Operations | 605.0 | 14.0 | 31.7 | 26.2 | 15.7 | 9.2 | 6.2 |
| Building 3 - Trash Truck Operations | 595.0 | 14.2 | 31.9 | 26.4 | 15.9 | 9.4 | 6.4 |
| Parking Lot Noise | 485.0 | 13.4 | 29.1 | 18.1 | 15.1 | 14.1 | 12.6 |
| Building E - HVAC | 170.0 | 35.6 | 35.6 | 35.6 | 35.6 | 35.6 | 35.6 |
| Building F - HVAC | 105.0 | 39.5 | 39.5 | 39.5 | 39.5 | 39.5 | 39.5 |
| Building G - HVAC | 120.0 | 38.4 | 38.4 | 38.4 | 38.4 | 38.4 | 38.4 |
| Storage Ctr. Office Building - HVAC | 415.0 | 28.8 | 28.8 | 28.8 | 28.8 | 28.8 | 28.8 |

¹ RK conducted stationary noise measurements for the source above (2010).

² Adjusted noise levels (dBA) were calculated based on the distance of the stationary noise sources to the northern property line.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

**Table 34-6
Reference & Adjusted Stationary Noise Level Measurements Western Property Line
Reference Stationary Noise Level Measurements²**

| Source ¹ | Referenced Measured Noise Levels (dBA) | | | | | | |
|--------------------------|--|------|------|----------------|----------------|-----------------|-----------------|
| | Distance from Reference Source (feet) | Leq | Lmax | L ₂ | L ₅ | L ₂₅ | L ₅₀ |
| Drive Thru Speakerbox | 3.0 | 82.8 | 85.9 | 85.7 | 84.9 | 84.0 | 82.5 |
| Parking Lot | 6.0 | 63.8 | 79.5 | 68.5 | 65.5 | 64.5 | 63.0 |
| Rooftop HVAC Equipment | 3.0 | 87.3 | 87.3 | 87.3 | 87.3 | 87.3 | 87.3 |
| Trash Compactor | 15.0 | 74.2 | 77.3 | 76.9 | 76.6 | 75.3 | 73.7 |
| Trash Truck/Loading Dock | 6.0 | 66.3 | 84.0 | 78.5 | 68.0 | 61.5 | 58.5 |

Adjusted Stationary Noise Level Measurements²

| Source | Western Property Line - Adjusted Noise Levels (dBA) | | | | | | |
|--------------------------------------|---|------|------|----------------|----------------|-----------------|-----------------|
| | Distance from Reference Source (feet) | Leq | Lmax | L ₂ | L ₅ | L ₂₅ | L ₅₀ |
| Building 1 - HVAC | 175.0 | 44.7 | 44.7 | 44.7 | 44.7 | 44.7 | 44.7 |
| Building 1 - Drive Thru Speakerbox | 190.0 | 46.8 | 49.9 | 49.7 | 48.9 | 48.0 | 46.5 |
| Building 1 - Trash Truck Operations | 235.0 | 34.4 | 52.1 | 46.6 | 36.1 | 29.6 | 26.6 |
| Building 2 - HVAC | 310.0 | 40.3 | 40.3 | 40.3 | 40.3 | 40.3 | 40.3 |
| Building 2 - Loading Dock Operations | 470.0 | 28.4 | 46.1 | 40.6 | 30.1 | 23.6 | 20.6 |
| Building 2 - Trash Compactor | 405.0 | 45.6 | 48.7 | 48.3 | 48.0 | 46.7 | 45.1 |
| Building 3 - HVAC | 520.0 | 36.2 | 36.2 | 36.2 | 36.2 | 36.2 | 36.2 |
| Building 3 - Loading Dock Operations | 525.0 | 27.5 | 45.2 | 39.7 | 29.2 | 22.7 | 19.7 |
| Building 3 - Trash Truck Operations | 525.0 | 27.5 | 45.2 | 39.7 | 29.2 | 22.7 | 19.7 |
| Parking Lot Noise | 260.0 | 31.1 | 46.8 | 35.8 | 32.8 | 31.8 | 30.3 |
| Building 4 - HVAC | 670.0 | 34.1 | 34.1 | 34.1 | 34.1 | 34.1 | 34.1 |
| Building 4 - Loading Dock Operations | 640.0 | 25.7 | 43.4 | 37.9 | 27.4 | 20.9 | 17.9 |
| Building 4 - Drive Thru Speakerbox | 640.0 | 36.2 | 39.3 | 39.1 | 38.3 | 37.4 | 35.9 |
| Building 4 - Trash Truck Operations | 585.0 | 26.5 | 44.2 | 38.7 | 28.2 | 21.7 | 18.7 |

¹ RK conducted stationary noise measurements for the source above (2010).

² Adjusted noise levels (dBA) were calculated based on the distance of the stationary noise sources to the northern property line.

The following stationary noise sources have been analyzed:

Trash Truck/Loading Dock and Delivery Noise

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

The Project would have four (4) loading dock/delivery areas:

- (1) Located south of the proposed MAJOR market;
- (2) Located east of the proposed MAJOR market;
- (3) Located south of the proposed SHOPS 1 building; and
- (4) Located east of the proposed SHOPS 4 building.

The Project would also have (5) trash truck enclosures located throughout the site. During trash pick-up, loading dock and delivery activities, noise would be generated by the trucks' engines, exhaust systems, braking, backing up, dropping down ramps and moving materials or dumpsters.

Noise impacts associated with trash collection, loading/unloading activities, and delivery operations are considered short-term and infrequent occurrences. Trash truck activity should be limited to daytime hours only.

Trash Compactor

The proposed Project will include one (1) trash compactor, located south of the proposed MAJOR market. Noise impacts associated with the operation of the trash compactor are also short-term and infrequent occurrences.

HVAC Equipment Noise

The proposed Project would have rooftop heating, ventilation, and air conditioning (HVAC) or condenser equipment for each building on-site. In order to ensure HVAC equipment noise levels do not adversely impact the adjacent land uses, all rooftop equipment should be securely installed. **Design Feature DF-3** requires a minimum 4-foot noise shielding wall be installed around rooftop HVAC equipment.

Drive-Thru Noise

The Project will have two (3) drive-thru aisles, with one (1) located at the southwest corner of the site, and two (2) located along the northern property line. Stationary source noise would be generated by the speakerphone ordering system. In order to maintain a noise level in accordance with the County of Riverside standards, and **Design Feature DF-5** the speakerphone system shall incorporate automatic volume control (AVC) into the design. The AVC will adjust the outbound volume based on the outdoor ambient noise level. When ambient noise levels naturally decrease at night, AVC will reduce the outbound volume on the system.

Parking Lot Noise

Parking lot noise would be generated throughout the site by vehicle-related activities such as: cars idling, doors shutting, cars honking, and tires screeching.

Combined Noise Levels

As part of the noise analysis, all stationary sources were combined and projected towards the nearest property line. The combined noise level calculation includes the existing ambient noise level plus all stationary noise sources associated with the project at each property line. The combined

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

noise level analysis is conservative because the analysis assumes that all noise sources will be operating continuously, but in reality, most noise sources will operate intermittently throughout the daily operation.

To estimate the future Project operational noise level impacts at the nearest property lines, the reference noise levels are adjusted based on the modeling parameters described above. Tables 34-2 through 34-6 indicate the adjusted noise level measurements. The noise levels assume that the stationary sources are operating continuously when in reality all noise sources will operate intermittently throughout the daily operation.

- Traffic Noise Modeling

Traffic noise from vehicular traffic was projected using a version of the FHWA Traffic Noise Prediction Model (FHWA-RD-77-108). The FHWA model arrives at the predicted noise level through a series of adjustments to the key input parameters.

Table 34-7, Roadway Parameters and Vehicle Distribution indicates the roadway parameters and vehicle distribution utilized for the NIA.

**Table 34-7
Roadway Parameters and Vehicle Distribution**

Roadway Parameters¹

| Roadway | Segment Limits | Classification | Lanes | Project OY 2020 with Cumulatives (ADT) ² | Speed (MPH) | Site Conditions |
|--------------------|---------------------------------------|----------------|-------|---|-------------|-----------------|
| Domenigoni Parkway | Leon Road to Frontier Loop (Proposed) | Urban Arterial | 6 | 60,095 | 40 | Hard |
| Leon Road | South of Domenigoni Parkway | Arterial | 4 | 23,673 | 40 | Hard |

Road Vehicle Distribution (Truck Mix) - Major/Arterial Highways³

| Motor-Vehicle Type | Daytime % (7 AM to 7 PM) | Evening % (7 PM to 10 PM) | Night % (10 PM to 7 AM) | Total % of Traffic Flow |
|--------------------|--------------------------|---------------------------|-------------------------|-------------------------|
| Automobiles | 69.50 | 12.90 | 9.60 | 92.00 |
| Medium Trucks | 1.44 | 0.06 | 1.50 | 3.00 |
| Heavy Trucks | 2.40 | 0.10 | 2.50 | 5.00 |

¹ All roadway parameters referenced from County of Riverside Department of Environmental Health Requirements for Determining and Mitigating Traffic Noise Impacts to Residential Structures.

² Project Opening Year (2020) with Cumulative Projects roadway volumes referenced from Project Traffic Impact Analysis (Appendix K).

³ Vehicle percentages are based on Riverside County roadway mix.

The following outlines the key adjustments made to the computer model for the roadway inputs:

- Roadway classification – (e.g. freeway, expressway, urban arterial, arterial, major, mountain arterial, secondary, industrial collector, collector, etc.),
- Roadway Active Width – (distance between the center of the outer most travel lanes on each side of the roadway)

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

- Average Daily Traffic (ADT) Volumes, Travel Speeds, Percentages of automobiles, medium trucks, and heavy trucks
- Roadway grade and angle of view
- Site Conditions (e.g. soft vs. hard)
- Percentage of total ADT which flows each hour throughout a 24-hour period

The following outlines key adjustments to the computer model for the Project site parameter inputs:

- Vertical and horizontal distances (Sensitive receptor distance from noise source)
- Noise barrier vertical and horizontal distances (Noise barrier distance from sound source and receptor).
- Traffic noise source spectra
- Topography

The traffic noise along Project study area roadways was modeled. The traffic noise levels are more general, as the noise model does not take into account the changes in topography, distance of the nearest building façade, and several other factors.

- Construction Noise Modeling

The construction noise analysis utilizes the Federal Highway Administration (FHWA) Roadway Construction Noise Model, together with several key construction parameters. Key inputs include distance to the sensitive receiver, equipment usage, and baseline parameters for the project site. This study evaluates the potential exterior noise impacts during each phase of construction. Noise levels were projected approximately 490 feet to the nearest sensitive receptor property line. This was based on the average distance to the property line for construction equipment used over an 8-hour day.

Existing Noise Environment

To determine the existing noise level environment at the Project site, noise monitoring was conducted on March 28, 2018 at four (4) specific locations using a Larson Davis 700 type II sound level meter. Noise measurement locations are shown in **Figure 34-1, Noise Monitoring Locations**. Noise measurement data indicates that traffic noise propagating from the nearby roadways is the main source of noise impacting the Project site and surrounding land uses.

The Project is located adjacent to residential land uses and will be required to demonstrate that it does not generate noise levels in excess of the residential standards at the property line, or create a substantial permanent increase in existing noise levels at adjacent residential properties.

Short-Term Noise Measurement Results

Noise levels on-site range from 48.8 dBA Leq to 71.7 dBA Leq during daytime hours. Nighttime noise levels were estimated by reducing daytime noise levels by 5 dB and are approximately 43.8 dBA Leq to 66.7 dBA Leq during nighttime hours.

The existing ambient noise levels indicate that the adjacent residential areas experience noise levels that currently exceed the County's daytime and nighttime noise standards for residential uses.

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|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

Therefore, the existing ambient noise levels will be used as the baseline noise environment. Noise generated on-site will be required to comply with the County's residential noise standard at the adjacent residential property lines.

Modeled Existing Traffic Noise Levels

The noise contours of the nearby existing roadways were calculated using the FHWA Traffic Noise Prediction Model (FHWA-RD-77-108) in order to provide a baseline of the existing traffic noise levels. The distances to the 55, 60, 65, 70 dBA CNEL noise contours were calculated. In addition, the noise level at 100 feet from the centerline was calculated and represents the frontage area of adjacent properties most impacted by roadway noise. The existing traffic (without project) noise levels along the roadways are presented in **Table 34-8, Roadway Noise Impact Analysis (dBA CNEL) Existing Conditions.**

**Table 34-8
Roadway Noise Impact Analysis (dBA CNEL)¹ Existing Conditions**

| Roadway ² | Segment | Scenario ADT | CNEL at 100 Ft (dBA) | Distance to Contour (Ft.) | | | |
|----------------------|---------------------------------------|--------------|----------------------|---------------------------|-------------|-------------|-------------|
| | | | | 70 dBA CNEL | 65 dBA CNEL | 60 dBA CNEL | 55 dBA CNEL |
| Domenigoni Parkway | Leon Road to Frontier Loop (Proposed) | 26,421 | 67.6 | 57 | 180 | 569 | 1800 |
| Leon Road | South of Domenigoni Parkway | 509 | 50.0 | 1 | 3 | 10 | 31 |

¹ Exterior noise levels calculated at 5 feet above ground level.

² Noise levels calculated from centerline of subject roadway.

The calculated existing noise contours in **Table 34-8** demonstrate that the noise level at 100 feet from the centerline for the analyzed roadways, range from 50.0 to 67.6 dBA CNEL. Based upon the modeled existing traffic noise levels, the Project site is compatible, from a noise standpoint, with the commercial land use designation.

The modeled existing traffic noise conditions at are in exceedance of the County's 65 dBA CNEL residential standard. The Project is a commercial project, therefore, the existing traffic noise levels will be used as the baseline noise environment and the Project will not create a substantial permanent increase above existing conditions.

Construction Noise Impact

This section provides analysis and discussion of temporary construction noise impacts from the proposed Project. The degree of construction noise will vary depending on the phase of construction and type of construction activity. The closest sensitive receptors to the Project site include future residential homes to the north, east, south, and west.

Construction Noise

During construction, the contractors would be required to comply with the County of Riverside Noise Ordinance. The County provides exemptions for construction activity operation during certain times. In order to ensure construction activity does not violate the County's noise standards, all construction activities shall take place during daytime hours, Monday through Saturday, between

| | | | |
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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

6:00 a.m. and 6:00 p.m., June through September, and 7:00 a.m. to 6:00 p.m., October through May. No construction activity shall occur on Sundays or nationally recognized holidays.

Although construction activity may be exempt from the noise standards in the County's Municipal Code, CEQA requires that potential noise impacts still be evaluated for significance. For purposes of this analysis, the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment (2006) criteria will be used to establish significance thresholds. The FTA provides reasonable criteria for assessing construction noise impacts based on the potential for adverse community reaction. For residential uses, the daytime noise threshold is 80 dBA Leq for an 8-hour period. In compliance with the County's Municipal Code, it is assumed construction would not occur during the noise-sensitive nighttime hours.

The Environmental Protection Agency (EPA) has compiled data regarding the noise generated characteristics of typical construction activities. The data is presented in **Table 34-9, Typical Construction Noise Levels** and shows that typical construction equipment can have noise impacts over 90 decibels.

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

**Table 34-9
Typical Construction Noise Levels
EQUIPMENT POWERED BY INTERNAL COMBUSTION ENGINES**

| Type | Noise Levels (dBA) at 50 Feet |
|---------------------------|-------------------------------|
| Earth Moving | |
| Compactors (Rollers) | 73 - 76 |
| Front Loaders | 73 - 84 |
| Backhoes | 73 - 92 |
| Tractors | 75 - 95 |
| Scrapers, Graders | 78 - 92 |
| Pavers | 85 - 87 |
| Trucks | 81 - 94 |
| Materials Handling | |
| Concrete Mixers | 72 - 87 |
| Concrete Pumps | 81 - 83 |
| Cranes (Movable) | 72 - 86 |
| Cranes (Derrick) | 85 - 87 |
| Stationary | |
| Pumps | 68 - 71 |
| Generators | 71 - 83 |
| Compressors | 75 - 86 |

IMPACT EQUIPMENT

| Type | Noise Levels (dBA) at 50 Feet |
|---------------------------|-------------------------------|
| Pneumatic Wrenches | 82 - 87 |
| Jack Hammers, Rock Drills | 80 - 99 |
| Pile Drivers (Peak) | 95-105 |

OTHER

| Type | Noise Levels (dBA) at 50 Feet |
|-----------|-------------------------------|
| Vibrators | 68 - 82 |
| Saws | 71 - 82 |

The potential short-term noise impacts of construction activity have been calculated in **Table 34-10, Construction Related Noise Levels (dBA)**. The estimated construction noise levels are calculated using the Federal Highway Administration Roadway Construction Noise Model Version 1.1. Noise levels are calculated based on the average distance of equipment over an 8-hour period near the center of site; approximately 490 feet from the nearest residential property line. These represent average noise levels from mobile equipment over an 8-hour work day. The average site distance is used because equipment locations will vary throughout the day and phase of construction. Best practice recommendations to locate staging area, generators and stationary construction equipment

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

as far from adjacent residential homes as reasonably feasible will be required within the conditions of approval of the Project and construction management plan to further help reduce noise levels to adjacent residential homes, and are shown below. The construction related noise levels are shown for each phase of construction.

**Table 34-10
Construction Related Noise Levels (dBA)¹**

| Phase | Equipment | Quantity | Calculated Noise Level at 490 ft (dBA) | | Combined Noise Level at 490 ft (dBA) | |
|-----------------------|---------------------------|----------|--|------|--------------------------------------|------|
| | | | Lmax | Leq | Lmax | Leq |
| Site Preparation | Rubber Tired Dozers | 3 | 61.8 | 57.9 | 71.8 | 67.8 |
| | Tractors/Loaders/Backhoes | 4 | 64.2 | 60.2 | | |
| Grading | Excavators | 2 | 60.9 | 56.9 | 72.4 | 68.4 |
| | Graders | 1 | 65.2 | 61.2 | | |
| | Rubber Tired Dozers | 1 | 61.8 | 57.9 | | |
| | Scrapers | 2 | 63.8 | 59.8 | | |
| | Tractors/Loaders/Backhoes | 2 | 64.2 | 60.2 | | |
| Building Construction | Cranes | 1 | 60.7 | 52.8 | 70.6 | 66.3 |
| | Forklifts | 3 | 54.9 | 47.9 | | |
| | Generator Sets | 1 | 60.8 | 57.8 | | |
| | Tractors/Loaders/Backhoes | 3 | 64.2 | 60.2 | | |
| | Welders | 1 | 54.2 | 50.2 | | |
| Paving | Pavers | 2 | 57.4 | 54.4 | 73.4 | 66.7 |
| | Paving Equipment | 2 | 69.7 | 62.7 | | |
| | Rollers | 2 | 60.2 | 53.2 | | |
| Architectural Coating | Air Compressors | 1 | 57.8 | 53.9 | 57.8 | 53.9 |

¹ Construction noise levels calculated using the Federal Highway Administration Roadway Construction Noise Model Version 1.1

As shown in **Table 34-10**, average noise levels (Leq) are expected to be loudest during the grading phase of construction. The peak 8-hour Leq noise level will be 68.4 dBA. Based on the results of the analysis, construction noise levels are expected to be less than 80 dBA Leq over an 8-hour period and the Project would result in a less than substantial temporary increase in noise.

During the construction period, the contractors would be required to comply with all applicable County Ordinances to help reduce noise impacts during construction. Compliance is a standard condition and is not considered unique mitigation under CEQA. Since the impact is already less than significant, as discussed above, no mitigation is required. Regardless, the following additional

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|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

best management practices will be utilized during construction which will further reduce the already less than significant construction noise impacts:

- During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices.
- Idling equipment shall be turned off when not in use.
- Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.
- Locate staging area, generators and stationary construction equipment as far from adjacent residential homes as reasonably feasible.
- The developer should notify the surrounding neighbors prior to beginning the heavy earth work and impact pile driving activities.

Future Noise Impacts and Mitigation

Traffic Source Noise

Traffic noise along the adjacent roadways will be a main source of noise impacting the project site and the surrounding area. The Project was analyzed based on the change in roadway noise between the following scenarios:

- Forecast Opening Year (2020) With and Without Project; and
- Forecast Opening Year (2020) With Cumulatives With and Without Project.

Table 34-11, Roadway Noise Impact Analysis (dBA CNEL)¹ Forecast Opening Year 2020 Without Project Conditions indicates the Project Opening Year (2020) Without Project roadway noise levels.

**Table 34-11
Roadway Noise Impact Analysis (dBA CNEL)¹
Forecast Opening Year 2020 Without Project Conditions**

| Roadway ² | Segment | Scenario ADT | CNEL at 100 Ft. (dBA) | Distance to Contour (Ft.) | | | |
|----------------------|---------------------------------------|--------------|-----------------------|---------------------------|-------------|-------------|-------------|
| | | | | 70 dBA CNEL | 65 dBA CNEL | 60 dBA CNEL | 55 dBA CNEL |
| Domenigoni Parkway | Leon Road to Frontier Loop (Proposed) | 27,489 | 67.7 | 59 | 187 | 592 | 1873 |
| Leon Road | South of Domenigoni Parkway | 530 | 50.1 | 1 | 3 | 10 | 33 |

¹ Exterior noise levels calculated at 5 feet above ground level.

² Noise levels calculated from centerline of subject roadway.

Table 34-12, Roadway Noise Impact Analysis (dBA CNEL)¹ Forecast Opening Year 2020 With Project Conditions indicates the Project Opening Year (2020) With Project noise levels along the adjacent roadways.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

**Table 34-12
Roadway Noise Impact Analysis (dBA CNEL)¹
Forecast Opening Year 2020 With Project Conditions**

| Roadway ² | Segment | Scenario ADT | CNEL at 100 Ft. (dBA) | Distance to Contour (Ft.) | | | |
|----------------------|---------------------------------------|--------------|-----------------------|---------------------------|-------------|-------------|-------------|
| | | | | 70 dBA CNEL | 65 dBA CNEL | 60 dBA CNEL | 55 dBA CNEL |
| Domenigoni Parkway | Leon Road to Frontier Loop (Proposed) | 39,124 | 69.3 | 84 | 267 | 843 | 2666 |
| Leon Road | South of Domenigoni Parkway | 3,327 | 58.1 | 6 | 21 | 65 | 205 |

¹ Exterior noise levels calculated at 5 feet above ground level.

² Noise levels calculated from centerline of subject roadway.

Table 34-13, Summary of Roadway Noise Impact Analysis (dBA CNEL)¹ Forecast Opening Year 2020 Conditions compares the change in roadway noise level as a result of the Project.

**Table 34-13
Summary of Roadway Noise Impact Analysis (dBA CNEL)¹
Forecast Opening Year 2020 Conditions**

| Roadway ² | Segment | CNEL at 100 Feet (dBA) | | | Does Project Generate a Significant Impact? |
|----------------------|---------------------------------------|---|--|--------------------------------------|---|
| | | Existing Plus Ambient Growth Without Project (2020) | Existing Plus Ambient Growth With Project (2020) | Change as a Result of Project (2020) | |
| Domenigoni Parkway | Leon Road to Frontier Loop (Proposed) | 67.7 | 69.3 | 1.6 | NO |
| Leon Road | South of Domenigoni Parkway | 50.1 | 58.1 | 8.0 | NO |

¹ Exterior noise levels calculated at 5 feet above ground level.

² Noise levels calculated from centerline of subject roadway.

Noise levels are expected to increase by approximately 1.6 dBA CNEL along Domenigoni Parkway, and by approximately 8.0 dBA CNEL along Leon Road as a result of the Project in Project Opening Year (2020) conditions. Typically, the human ear can barely perceive the change in noise level of 3 dB, which is considered the threshold of significance for CEQA purposes. Although traffic noise levels are forecast to increase by more than 3 dBA CNEL along Leon Road, it should be noted that Leon Road south of Domenigoni Parkway is currently unpaved and experiences low vehicular volume in comparison to the Opening Year (2020) Conditions. Once the road has been built, forecast noise levels are expected to remain below the County's threshold of 65 dBA CNEL, and therefore the increase in noise is considered less than significant. Although the analysis shows roadway noise levels along Leon Road would increase by 8 dB as a result of the Project, the resulting noise level would still be below the 65 dBA CNEL noise standard. Furthermore, Project traffic contributions to Leon Road would be within the anticipated buildout capacity of the Arterial roadway. Therefore, the impact is less than significant.

Table 34-14, Summary of Roadway Noise Impact Analysis (dBA CNEL)¹ Forecast Opening Year 2020 With Cumulatives Without Project Conditions indicates the Project Opening Year (2020) With Cumulatives Without Project roadway noise levels.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

**Table 34-14
Summary of Roadway Noise Impact Analysis (dBA CNEL)¹
Forecast Opening Year 2020 With Cumulatives Without Project Conditions**

| Roadway ² | Segment | Scenario ADT | CNEL at 100 Ft. (dBA) | Distance to Contour (Ft.) | | | |
|----------------------|---------------------------------------|--------------|-----------------------|---------------------------|-------------|-------------|-------------|
| | | | | 70 dBA CNEL | 65 dBA CNEL | 60 dBA CNEL | 55 dBA CNEL |
| Domenigoni Parkway | Leon Road to Frontier Loop (Proposed) | 48,460 | 70.2 | 104 | 330 | 1044 | 3302 |
| Leon Road | South of Domenigoni Parkway | 20,876 | 66.1 | 41 | 129 | 407 | 1,287 |

¹ Exterior noise levels calculated at 5 feet above ground level.

² Noise levels calculated from centerline of subject roadway.

Table 34-15, Roadway Noise Impact Analysis (dBA CNEL)¹ Forecast Opening Year 2020 With Cumulatives and Project Conditions indicates the Project Opening Year (2020) With Cumulatives and Project noise levels along the adjacent roadways.

**Table 34-15
Roadway Noise Impact Analysis (dBA CNEL)¹
Forecast Opening Year 2020 With Cumulatives and Project Conditions**

| Roadway ² | Segment | Scenario ADT | CNEL at 100 Ft. (dBA) | Distance to Contour (Ft.) | | | |
|----------------------|---------------------------------------|--------------|-----------------------|---------------------------|-------------|-------------|-------------|
| | | | | 70 dBA CNEL | 65 dBA CNEL | 60 dBA CNEL | 55 dBA CNEL |
| Domenigoni Parkway | Leon Road to Frontier Loop (Proposed) | 60,095 | 71.1 | 129 | 409 | 1295 | 4095 |
| Leon Road | South of Domenigoni Parkway | 23,673 | 66.6 | 46 | 146 | 462 | 1460 |

¹ Exterior noise levels calculated at 5 feet above ground level.

² Noise levels calculated from centerline of subject roadway.

Table 34-16, Summary of Roadway Noise Impact Analysis (dBA CNEL)¹ Forecast Opening Year 2020 With Cumulative Conditions compares the change in roadway noise level as a result of the Project.

**Table 34-16
Summary of Roadway Noise Impact Analysis (dBA CNEL)¹
Forecast Opening Year 2020 With Cumulative Conditions**

| Roadway ² | Segment | CNEL at 100 Feet (dBA) | | | Does Project Generate a Significant Impact? |
|----------------------|---------------------------------------|--|---|--------------------------------------|---|
| | | Existing Plus Ambient Growth Plus Cumulatives (2020) | Existing Plus Ambient Growth Plus Cumulatives Plus Project (2020) | Change as a Result of Project (2020) | |
| Domenigoni Parkway | Leon Road to Frontier Loop (Proposed) | 70.2 | 71.1 | 0.9 | NO |
| Leon Road | South of Domenigoni Parkway | 66.1 | 66.6 | 0.5 | NO |

¹ Exterior noise levels calculated at 5 feet above ground level.

² Noise levels calculated from centerline of subject roadway.

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

The Project is anticipated to have a minimal impact on future traffic noise levels. Noise levels are expected to increase by a maximum of 0.9 dBA CNEL as a result of the Project in Project Completion Year (2020) conditions. Typically, the human ear can barely perceive the change in noise level of 3 dB, which is considered the threshold of significance for CEQA purposes, and therefore the minor increase in noise is considered less than significant.

Noise Levels from Stationary Sources

On-site stationary noise must comply with the County of Riverside Department of Public Health *Requirements for Determining and Mitigating, Non-Transportation Noise Source Impacts to Residential Properties*, which states that “Facility-related noise, as projected to any portion of any surrounding property containing a “habitable dwelling, hospital, school, library or nursing home”, *must not exceed the following worst-case noise levels in Table 34-17, County of Riverside Stationary Source Noise Standards for Residential Land Uses.*

**Table 34-17
County of Riverside Stationary Source Noise Standards for Residential Land Uses**

| Time | Exterior Standards |
|---------------------|--------------------|
| 10:00 PM to 7:00 AM | 45 Leq (10 minute) |
| 7:00 AM to 10:00 PM | 65 Leq (10 minute) |

The operational stationary noise impacts associated with the proposed Project would include: HVAC equipment, trash truck/loading dock activities, trash compactors, drive-thru speakerphones, and parking lot noise. Noise levels are projected to the following receptor locations:

- Northern property line;
- Eastern property line;
- Southwestern property line;
- Southeastern property line; and
- Western property line.

The daytime and nighttime stationary noise levels associated with operations at the site along all four (4) receptor locations are indicated in **Table 34-2** through **Table 34-6** and **Table 34-18** through **34-26**.

The Project is expected to include the following stationary sources as shown in **Table 34-18, Project Stationary Sources**.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

**Table 34-18
Project Stationary Sources**

| Location | Description | Associated Stationary Noise Sources |
|--------------------------------------|--|---|
| Building 1 (Pad 1) | 3,900 SF Restaurant with Drive-Thru | <ul style="list-style-type: none"> o HVAC Equipment o Drive-Thru Speakerphone o Trash Truck Operations |
| Building 2 (Major Building) | 40,000 SF Market | <ul style="list-style-type: none"> o HVAC Equipment o Loading/Unloading Dock o Trash Compactor |
| Building 3 (Shops 2) | 11,500 SF of Retail Shops | <ul style="list-style-type: none"> o HVAC Equipment o Loading/Unloading Dock o Trash Truck Operations |
| Building 4 (Shops 1) | 7,300 SF of Retail Shops | <ul style="list-style-type: none"> o HVAC Equipment o Loading/Unloading Dock o Drive-Thru Speakerphone o Trash Truck Operations |
| Building 5 (Shops 3) | 7,100 SF of Retail Shops | <ul style="list-style-type: none"> o HVAC Equipment |
| Building 6 (Shops 4) | 4,000 SF of Retail Shops | <ul style="list-style-type: none"> o HVAC Equipment o Loading/Unloading Dock o Trash Truck Operations |
| Building 7 (Pad 2) | 3,500 SF of Retail Shops | <ul style="list-style-type: none"> o HVAC Equipment o Drive-Thru Speakerphone o Trash Truck Operations |
| Building 8 (Conv. Store/Gas Station) | 12 Fuel Positioning Gas Station with Convenience Mart | <ul style="list-style-type: none"> o HVAC Equipment |
| Buildings A – G and Office Building | 146,653 SF Storage Facility with 2,276 Office Building | <ul style="list-style-type: none"> o HVAC Equipment |

Northern Property Line

Table 34-2 lists the reference and adjusted stationary noise levels for each source near the northern property line. Stationary noise levels are adjusted based on the distance to the property line, topography, and any applicable shielding, such as from buildings. The anticipated distance of each noise source to the sensitive receiver is shown in Table 34-2. Table 34-19, **Daytime Exterior Noise Levels from Stationary Sources - Northern Property Line (dBA)¹** and Table 34-20, **Nighttime Exterior Noise Levels from Stationary Sources - Northern Property Line (dBA)¹** demonstrate the estimated noise level per stationary source and provides a final noise level at the northern property line for both daytime and nighttime, respectively. Noise sources projected towards the northern property line include the drive- thru speakerphone, parking lot noise, HVAC units, and trash truck/loading dock operations.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 34-19
Daytime Exterior Noise Levels from Stationary Sources - Northern Property Line (dBA)¹

| Source | Adjusted Noise Levels (dBA) ² | | | | | | |
|---|--|------|------------|------------------------|------------------------|--------------------------|--------------------------|
| | Distance from Reference Source (feet) | Leq | Lmax (max) | L ₂ (1 min) | L ₈ (5 min) | L ₂₅ (15 min) | L ₅₀ (30 min) |
| Building 1 - HVAC | 495 | 36.5 | 36.5 | 36.5 | 36.5 | 36.5 | 36.5 |
| Building 1 - Drive Thru Speakerbox | 475 | 33.8 | 36.9 | 36.7 | 35.9 | 35.0 | 33.5 |
| Building 1 - Trash Truck Operations | 595 | 21.4 | 39.1 | 33.6 | 23.1 | 16.6 | 13.6 |
| Building 2 - HVAC | 440 | 37.4 | 37.4 | 37.4 | 37.4 | 37.4 | 37.4 |
| Building 3 - HVAC | 445 | 37.3 | 37.3 | 37.3 | 37.3 | 37.3 | 37.3 |
| Building 4 - HVAC | 200 | 43.7 | 43.7 | 43.7 | 43.7 | 43.7 | 43.7 |
| Building 4 - Loading Dock Operations | 350 | 26.0 | 43.7 | 38.2 | 27.7 | 21.2 | 18.2 |
| Building 4 - Drive Thru Speakerbox | 320 | 37.3 | 40.4 | 40.2 | 39.4 | 38.5 | 37.0 |
| Building 4 - Trash Truck Operations | 355 | 25.9 | 43.6 | 38.1 | 27.6 | 21.1 | 18.1 |
| Building 5 - HVAC | 225 | 42.6 | 42.6 | 42.6 | 42.6 | 42.6 | 42.6 |
| Building 6 - HVAC | 170 | 44.5 | 44.5 | 44.5 | 44.5 | 44.5 | 44.5 |
| Building 6 - Loading Dock Operations | 195 | 31.1 | 48.8 | 43.3 | 32.8 | 26.3 | 23.3 |
| Building 6/7 - Trash Truck Operations | 205 | 30.7 | 48.4 | 42.9 | 32.4 | 25.9 | 22.9 |
| Building 7 - HVAC | 175 | 44.2 | 44.2 | 44.2 | 44.2 | 44.2 | 44.2 |
| Building 7 - Drive Thru Speakerbox | 200 | 33.0 | 36.1 | 35.9 | 35.1 | 34.2 | 32.7 |
| Building 8 - HVAC | 295 | 40.4 | 40.4 | 40.4 | 40.4 | 40.4 | 40.4 |
| Parking Lot Noise | 180 | 29.3 | 45.0 | 34.0 | 31.0 | 30.0 | 28.5 |
| Combined Project Exterior Noise Level | | 51.4 | 55.7 | 53.0 | 51.6 | 51.4 | 51.2 |
| County of Riverside Noise Level Criteria | | 65.0 | -- | -- | -- | -- | -- |
| Does Projected Noise Level Exceed County of Riverside Standards? | | NO | -- | -- | -- | -- | -- |
| Existing Ambient Measurement | | 71.7 | 84.1 | 78.7 | 76.3 | 72.8 | 69.0 |
| Total Combined Exterior Noise Impact | | 71.7 | 84.1 | 78.7 | 76.3 | 72.8 | 69.1 |
| Does Project Create Substantial Permanent Increase of 3 dB or More? | | NO | -- | -- | -- | -- | -- |

Daytime (7:00 AM - 10:00 PM)

¹ Exterior noise levels calculated at future residential homes to the north.

² See Table 34-2 for adjusted noise level.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

**Table 34-20
Nighttime Exterior Noise Levels from Stationary Sources - Northern Property Line (dBA)¹**

| Source | Adjusted Noise Levels (dBA) ² | | | | | | |
|---|--|------|------------|------------|------------|--------------|--------------|
| | Distance from Reference Source (feet) | Leq | Lmax (max) | L2 (1 min) | L8 (5 min) | L25 (15 min) | L50 (30 min) |
| Building 1 - HVAC | 495 | 36.5 | 36.5 | 36.5 | 36.5 | 36.5 | 36.5 |
| Building 1 - Drive Thru Speakerbox | 475 | 33.8 | 36.9 | 36.7 | 35.9 | 35.0 | 33.5 |
| Building 2 - HVAC | 440 | 37.4 | 37.4 | 37.4 | 37.4 | 37.4 | 37.4 |
| Building 3 - HVAC | 445 | 37.3 | 37.3 | 37.3 | 37.3 | 37.3 | 37.3 |
| Building 4 - HVAC | 200 | 43.7 | 43.7 | 43.7 | 43.7 | 43.7 | 43.7 |
| Building 4 - Loading Dock Operations | 350 | 26.0 | 43.7 | 38.2 | 27.7 | 21.2 | 18.2 |
| Building 4 - Drive Thru Speakerbox | 320 | 37.3 | 40.4 | 40.2 | 39.4 | 38.5 | 37.0 |
| Building 5 - HVAC | 225 | 42.6 | 42.6 | 42.6 | 42.6 | 42.6 | 42.6 |
| Building 6 - HVAC | 170 | 44.5 | 44.5 | 44.5 | 44.5 | 44.5 | 44.5 |
| Building 6 - Loading Dock Operations | 195 | 31.1 | 48.8 | 43.3 | 32.8 | 26.3 | 23.3 |
| Building 7 - HVAC | 175 | 44.2 | 44.2 | 44.2 | 44.2 | 44.2 | 44.2 |
| Building 7 - Drive Thru Speakerbox | 200 | 33.0 | 36.1 | 35.9 | 35.1 | 34.2 | 32.7 |
| Building 8 - HVAC | 295 | 40.4 | 40.4 | 40.4 | 40.4 | 40.4 | 40.4 |
| Parking Lot Noise | 180 | 29.3 | 45.0 | 34.0 | 31.0 | 30.0 | 28.5 |
| Project Exterior Noise Impact | | 51.3 | 54.4 | 52.4 | 51.5 | 51.4 | 51.2 |
| County of Riverside Noise Level Criteria | | 45.0 | -- | -- | -- | -- | -- |
| Does Projected Noise Level Exceed County of Riverside Standards? | | YES | -- | -- | -- | -- | -- |
| Existing Ambient Measurement | | 66.7 | 79.1 | 73.7 | 71.3 | 67.8 | 64.0 |
| Total Combined Exterior Noise Impact | | 66.8 | 79.1 | 73.7 | 71.3 | 67.9 | 64.2 |
| Does Project Create Substantial Permanent Increase of 3 dB or More? | | NO | -- | -- | -- | -- | -- |

¹ Exterior noise levels calculated at future residential homes to the north.

² See Table 34-2 for adjusted noise level.

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

The combined daytime exterior noise level of all stationary sources operating simultaneously is projected to be 51.4 dBA Leq at the northern property line. Therefore, the Project noise levels will not exceed the County of Riverside standard of 65 dBA Leq.

The daytime existing ambient noise level is 71.7 dBA Leq. The combined noise level of the existing ambient conditions and the project is approximately 71.7 dBA Leq, resulting in no further increase from existing conditions. Therefore, the Project will not create a substantial permanent increase of 3 dBA or more.

The combined nighttime exterior noise level of all stationary sources operating simultaneously is projected to be 51.3 dBA Leq at the northern property line. In order to comply with nighttime noise limits, the Project shall comply with **Design Feature DF-2**, which prohibits trash truck operations during nighttime hours (10 p.m. to 7 a.m.).

The nighttime existing ambient noise level is 66.7 dBA Leq. The combined noise level of the existing ambient conditions and the Project is approximately 66.8 dBA Leq. Therefore, the Project is not expected to create a substantial permanent increase of 3 dBA or more and is not expected to generate a significant impact.

Eastern Property Line

Table 34-3, Reference & Adjusted Stationary Noise Level Measurements Eastern Property Line. Table 34-3 lists the reference and adjusted stationary noise levels for each source near the eastern property line. Stationary noise levels are adjusted based on the distance to the property line, topography, and any applicable shielding, such as from buildings. The anticipated distance of each noise source to the sensitive receiver is shown in **Table 34-3**.

Table 34-21, Daytime Exterior Noise Levels from Stationary Sources - Eastern Property Line (dBA)¹, and **Table 34-22, Nighttime Exterior Noise Levels from Stationary Sources - Eastern Property Line (dBA)¹** demonstrate the estimated noise level per stationary source and provides a final noise level at the eastern property line for both daytime and nighttime, respectively. Noise sources projected towards the eastern property line include the drive- thru speakerphone, parking lot noise, HVAC units, and trash truck/loading dock operations.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

**Table 34-21
Daytime Exterior Noise Levels from Stationary Sources - Eastern Property Line (dBA)¹**

| Source | Adjusted Noise Levels (dBA) ² | | | | | | |
|---|--|------|------------|------------------------|------------------------|--------------------------|--------------------------|
| | Distance from Reference Source (feet) | Leq | Lmax (max) | L ₂ (1 min) | L ₅ (5 min) | L ₂₅ (15 min) | L ₅₀ (30 min) |
| Building 5- HVAC | 630 | 34.5 | 34.5 | 34.5 | 34.5 | 34.5 | 34.5 |
| Building 6 - HVAC | 550 | 35.6 | 35.6 | 35.6 | 35.6 | 35.6 | 35.6 |
| Building 6 - Loading Dock Operations | 515 | 22.7 | 40.4 | 34.9 | 24.4 | 17.9 | 14.9 |
| Building 6/7 - Trash Truck Operations | 470 | 23.5 | 41.2 | 35.7 | 25.2 | 18.7 | 15.7 |
| Building 7 - HVAC | 320 | 39.8 | 39.8 | 39.8 | 39.8 | 39.8 | 39.8 |
| Building 7 - Drive Thru Speakerbox | 300 | 29.5 | 32.6 | 32.4 | 31.6 | 30.7 | 29.2 |
| Building 8 - HVAC | 160 | 44.9 | 44.9 | 44.9 | 44.9 | 44.9 | 44.9 |
| Parking Lot Noise | 130 | 32.1 | 47.8 | 36.8 | 33.8 | 32.8 | 31.3 |
| Building E - HVAC | 470 | 37.2 | 37.2 | 37.2 | 37.2 | 37.2 | 37.2 |
| Building F - HVAC | 495 | 36.7 | 36.7 | 36.7 | 36.7 | 36.7 | 36.7 |
| Building G - HVAC | 195 | 43.3 | 43.3 | 43.3 | 43.3 | 43.3 | 43.3 |
| Storage Ctr. Office Building - HVAC | 115 | 47.6 | 47.6 | 47.6 | 47.6 | 47.6 | 47.6 |
| Combined Project Exterior Noise Level | | 51.4 | 53.5 | 51.7 | 51.5 | 51.4 | 51.4 |
| County of Riverside Noise Level Criteria | | 65.0 | -- | -- | -- | -- | -- |
| Does Projected Noise Level Exceed County of Riverside Standards? | | NO | -- | -- | -- | -- | -- |
| Existing Ambient Measurement | | 60.0 | 79.0 | 71.4 | 61.0 | 57.7 | 54.3 |
| Total Combined Exterior Noise Impact | | 60.6 | 79.0 | 71.4 | 61.5 | 58.6 | 56.1 |
| Does Project Create Substantial Permanent Increase of 3 dB or More? | | NO | -- | -- | -- | -- | -- |

¹ Exterior noise levels calculated at future residential homes to the east.

² See Table 34-3 for adjusted noise level.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

**Table 34-22
Nighttime Exterior Noise Levels from Stationary Sources - Eastern Property Line (dBA)¹**

| Source | Adjusted Noise Levels (dBA) ² | | | | | | |
|---|--|------|------------|------------|------------|--------------|--------------|
| | Distance from Reference Source (feet) | Leq | Lmax (max) | L2 (1 min) | L8 (5 min) | L25 (15 min) | L50 (30 min) |
| Building 5- HVAC | 630 | 34.5 | 34.5 | 34.5 | 34.5 | 34.5 | 34.5 |
| Building 6 - HVAC | 550 | 35.6 | 35.6 | 35.6 | 35.6 | 35.6 | 35.6 |
| Building 6 - Loading Dock Operations | 515 | 22.7 | 40.4 | 34.9 | 24.4 | 17.9 | 14.9 |
| Building 7 - HVAC | 320 | 39.8 | 39.8 | 39.8 | 39.8 | 39.8 | 39.8 |
| Building 7 - Drive Thru Speakerbox | 300 | 29.5 | 32.6 | 32.4 | 31.6 | 30.7 | 29.2 |
| Building 8 - HVAC | 160 | 44.9 | 44.9 | 44.9 | 44.9 | 44.9 | 44.9 |
| Parking Lot Noise | 130 | 32.1 | 47.8 | 36.8 | 33.8 | 32.8 | 31.3 |
| Building E - HVAC | 470 | 37.2 | 37.2 | 37.2 | 37.2 | 37.2 | 37.2 |
| Building F - HVAC | 495 | 36.7 | 36.7 | 36.7 | 36.7 | 36.7 | 36.7 |
| Building G - HVAC | 195 | 43.3 | 43.3 | 43.3 | 43.3 | 43.3 | 43.3 |
| Storage Ctr. Office Building - HVAC | 115 | 47.6 | 47.6 | 47.6 | 47.6 | 47.6 | 47.6 |
| Project Exterior Noise Level | | 51.4 | 53.2 | 51.6 | 51.5 | 51.4 | 51.4 |
| County of Riverside Noise Level Criteria | | 45.0 | -- | -- | -- | -- | -- |
| Does Projected Noise Level Exceed County of Riverside Standards? | | YES | -- | -- | -- | -- | -- |
| Existing Ambient Measurement | | 55.0 | 74.0 | 66.4 | 56.0 | 52.7 | 49.3 |
| Total Combined Exterior Noise Impact | | 56.6 | 74.0 | 66.5 | 57.3 | 55.1 | 53.5 |
| Does Project Create Substantial Permanent Increase of 3 dB or More? | | NO | -- | -- | -- | -- | -- |

Nighttime (10:00 PM - 7:00 AM)

¹ Exterior noise levels calculated at future residential homes to the east.
² See Table 34-3 for adjusted noise level.

The combined daytime exterior noise level of all stationary sources operating simultaneously is projected to be 51.4 dBA Leq at the eastern property line. Therefore, the Project noise levels will not exceed the County of Riverside standard of 65 dBA Leq.

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

The daytime existing ambient noise level is 60.0 dBA Leq. The combined noise level of the existing ambient conditions and the Project is approximately 60.6 dBA Leq, resulting in an increase of 0.6 dBA. Therefore, the Project will not create a substantial permanent increase of 3 dBA or more.

The combined nighttime exterior noise level of all stationary sources operating simultaneously is projected to be 51.4 dBA Leq at the eastern property line. In order to comply with nighttime noise limits, **Design Feature DF-2** shall be implemented, which prohibits trash truck operations during nighttime hours (10 p.m. to 7a.m.).

The nighttime existing ambient noise level is 55.0 dBA Leq. The combined noise level of the existing ambient conditions and the Project is approximately 56.6 dBA Leq. Therefore, the Project will not create a substantial permanent increase of 3 dBA or more and is not expected to generate a significant impact.

Southwestern Property Line

Table 34-4 lists the reference and adjusted stationary noise levels for each source near the southwestern property line. Stationary noise levels are adjusted based on the distance to the property line, topography, and any applicable shielding, such as from buildings. The anticipated distance of each noise source to the sensitive receiver is shown in **Table 34-4**.

Table 34-23, Daytime Exterior Noise Levels from Stationary Sources - Southwestern Property Line (dBA)¹, and **Table 34-24, Nighttime Exterior Noise Levels from Stationary Sources - Southwestern Property Line (dBA)¹** demonstrate the estimated noise level per stationary source and provides a final noise level at the southwestern property line for both daytime and nighttime, respectively. Noise sources projected towards the southwestern property line include the drive-thru speakerphone, parking lot noise, HVAC units, trash compactor, and trash truck/loading dock operations.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

**Table 34-23
Daytime Exterior Noise Levels from Stationary Sources - Southwestern Property Line (dBA)¹**

| Source | Adjusted Noise Levels (dBA) ² | | | | | | |
|---|--|------|------------|------------|------------|--------------|--------------|
| | Distance from Reference Source (feet) | Leq | Lmax (max) | L2 (1 min) | L8 (5 min) | L25 (15 min) | L50 (30 min) |
| Building 1 - HVAC | 310 | 28.1 | 28.1 | 28.1 | 28.1 | 28.1 | 28.1 |
| Building 1 - Drive Thru Speakerbox | 365 | 25.8 | 28.9 | 28.7 | 27.9 | 27.0 | 25.5 |
| Building 1 - Trash Truck Operations | 255 | 21.4 | 39.1 | 33.6 | 23.1 | 16.6 | 13.6 |
| Building 2 - HVAC | 100 | 37.6 | 37.6 | 37.6 | 37.6 | 37.6 | 37.6 |
| Building 2 - Loading Dock Operations | 90 | 30.1 | 47.8 | 42.3 | 31.8 | 25.3 | 22.3 |
| Building 2 - Trash Compactor | 85 | 46.3 | 49.4 | 49.0 | 48.7 | 47.4 | 45.8 |
| Building 3 - HVAC | 275 | 29.2 | 29.2 | 29.2 | 29.2 | 29.2 | 29.2 |
| Building 3 - Loading Dock Operations | 170 | 24.8 | 42.5 | 37.0 | 26.5 | 20.0 | 17.0 |
| Building 3 - Trash Truck Operations | 135 | 26.8 | 44.5 | 39.0 | 28.5 | 22.0 | 19.0 |
| Parking Lot Noise | 55 | 31.5 | 47.2 | 36.2 | 33.2 | 32.2 | 30.7 |
| Building E - HVAC | 405 | 26.6 | 26.6 | 26.6 | 26.6 | 26.6 | 26.6 |
| Building F - HVAC | 385 | 26.8 | 26.8 | 26.8 | 26.8 | 26.8 | 26.8 |
| Building G - HVAC | 700 | 22.1 | 22.1 | 22.1 | 22.1 | 22.1 | 22.1 |
| Storage Ctr. Office Building - HVAC | 1020 | 19.4 | 19.4 | 19.4 | 19.4 | 19.4 | 19.4 |
| Project Exterior Noise Level | | 47.4 | 54.2 | 51.0 | 49.5 | 48.2 | 46.9 |
| County of Riverside Noise Level Criteria | | 65.0 | -- | -- | -- | -- | -- |
| Does Projected Noise Level Exceed County of Riverside Standards? | | NO | -- | -- | -- | -- | -- |
| Existing Ambient Measurement | | 48.8 | 58.2 | 55.5 | 52.8 | 49.5 | 46.8 |
| Total Combined Exterior Noise Impact | | 51.2 | 59.7 | 56.8 | 54.5 | 51.9 | 49.8 |
| Does Project Create Substantial Permanent Increase of 3 dB or More? | | NO | -- | -- | -- | -- | -- |

Daytime (7:00 AM - 10:00 PM)

¹ Exterior noise levels calculated at future residential homes to the southwest.

² See Table 34-4 for adjusted noise level.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

**Table 34-24
Nighttime Exterior Noise Levels from Stationary Sources - Southwestern Property Line (dBA)¹**

| Source | Adjusted Noise Levels (dBA) ² | | | | | | |
|---|--|------|------------|------------|------------|--------------|--------------|
| | Distance from Reference Source (feet) | Leq | Lmax (max) | L2 (1 min) | L8 (5 min) | L25 (15 min) | L50 (30 min) |
| Building 1 - HVAC | 310 | 28.1 | 28.1 | 28.1 | 28.1 | 28.1 | 28.1 |
| Building 1 - Drive Thru Speakerbox | 365 | 25.8 | 28.9 | 28.7 | 27.9 | 27.0 | 25.5 |
| Building 2 - HVAC | 100 | 37.6 | 37.6 | 37.6 | 37.6 | 37.6 | 37.6 |
| Building 2 - Loading Dock Operations | 90 | 30.1 | 47.8 | 42.3 | 31.8 | 25.3 | 22.3 |
| Building 3 - HVAC | 275 | 29.2 | 29.2 | 29.2 | 29.2 | 29.2 | 29.2 |
| Building 3 - Loading Dock Operations | 170 | 24.8 | 42.5 | 37.0 | 26.5 | 20.0 | 17.0 |
| Parking Lot Noise | 55 | 31.5 | 47.2 | 36.2 | 33.2 | 32.2 | 30.7 |
| Building E - HVAC | 405 | 26.6 | 26.6 | 26.6 | 26.6 | 26.6 | 26.6 |
| Building F - HVAC | 385 | 26.8 | 26.8 | 26.8 | 26.8 | 26.8 | 26.8 |
| Building G - HVAC | 700 | 22.1 | 22.1 | 22.1 | 22.1 | 22.1 | 22.1 |
| Storage Ctr. Office Building - HVAC | 1020 | 19.4 | 19.4 | 19.4 | 19.4 | 19.4 | 19.4 |
| Project Exterior Noise Level | | 40.6 | 51.4 | 45.5 | 41.2 | 40.4 | 40.1 |
| County of Riverside Noise Level Criteria | | 5.0 | -- | -- | -- | -- | -- |
| Does Projected Noise Level Exceed County of Riverside Standards? | | NO | -- | -- | -- | -- | -- |
| Existing Ambient Measurement | | 43.8 | 53.2 | 50.5 | 47.8 | 44.5 | 41.8 |
| Total Combined Exterior Noise Impact | | 45.5 | 55.4 | 51.7 | 48.7 | 45.9 | 44.0 |
| Does Project Create Substantial Permanent Increase of 3 dB or More? | | NO | -- | -- | -- | -- | -- |

Nighttime (10:00 PM - 7:00 AM)

¹ Exterior noise levels calculated at future residential homes to the southwest.
² See Table 34-4 for adjusted noise level.

The combined daytime exterior noise level of all stationary sources operating simultaneously is projected to be 47.4 dBA Leq at the southwestern property line. Therefore, the Project noise levels will not exceed the County of Riverside standard of 65 dBA Leq.

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

The daytime existing ambient noise level is 48.8 dBA Leq. The combined noise level of the existing ambient conditions and the Project is approximately 51.2 dBA Leq, resulting in an increase of 2.4 dBA. Therefore, the Project will not create a substantial permanent increase of 3 dBA or more.

The combined nighttime exterior noise level of all stationary sources operating simultaneously is projected to be 40.6 dBA Leq at the southwestern property line. In order to comply with nighttime noise limits, no trash truck operations shall be allowed during nighttime hours (10 p.m. to 7 a.m.).

The nighttime existing ambient noise level is 43.8 dBA Leq. The combined noise level of the existing ambient conditions and the Project is approximately 45.5 dBA Leq. Therefore, with the implementation of the recommendations listed in this report, the Project will not create a substantial permanent increase of 3 dBA or more and will not generate a significant impact.

Southeastern Property Line

Table 34-5 lists the reference and adjusted stationary noise levels for each source near the southeastern property line. Stationary noise levels are adjusted based on the distance to the property line, topography, and any applicable shielding, such as from buildings. The anticipated distance of each noise source to the sensitive receiver is shown in **Table 34-5**.

Table 34-25, Daytime Exterior Noise Levels from Stationary Sources - Southeastern Property Line (dBA)¹, and **Table 34-26, Nighttime Exterior Noise Levels from Stationary Sources - Southeastern Property Line (dBA)¹** demonstrate the estimated noise level per stationary source and provides a final noise level at the southeastern property line for both daytime and nighttime, respectively. Noise sources projected towards the southeastern property line include the drive-thru speakerphone, parking lot noise, HVAC units, trash compactor, and trash truck/loading dock operations.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

**Table 33-25
Daytime Exterior Noise Levels from Stationary Sources - Southeastern Property Line (dBA)¹**

| Source | Adjusted Noise Levels (dBA) ² | | | | | | |
|---|--|------|------------|------------|------------|--------------|--------------|
| | Distance from Reference Source (feet) | Leq | Lmax (max) | L2 (1 min) | L8 (5 min) | L25 (15 min) | L50 (30 min) |
| Building 1 - HVAC | 930 | 19.9 | 19.9 | 19.9 | 19.9 | 19.9 | 19.9 |
| Building 1 - Drive Thru Speakerbox | 955 | 17.5 | 20.6 | 20.4 | 19.6 | 18.7 | 17.2 |
| Building 1 - Trash Truck Operations | 885 | 10.7 | 28.4 | 22.9 | 112.4 | 5.9 | 2.9 |
| Building 2 - HVAC | 620 | 23.4 | 23.4 | 23.4 | 23.4 | 23.4 | 23.4 |
| Building 2 - Loading Dock Operations | 645 | 13.5 | 31.2 | 25.7 | 15.2 | 8.7 | 5.7 |
| Building 2 - Trash Compactor | 700 | 28.6 | 31.7 | 31.3 | 31.0 | 29.7 | 28.1 |
| Building 3 - HVAC | 500 | 25.1 | 25.1 | 25.1 | 25.1 | 25.1 | 25.1 |
| Building 3 - Loading Dock Operations | 605 | 14.0 | 31.7 | 26.2 | 15.7 | 9.2 | 6.2 |
| Building 3 - Trash Truck Operations | 595 | 14.2 | 31.9 | 26.4 | 15.9 | 9.4 | 6.4 |
| Parking Lot Noise | 485 | 13.4 | 29.1 | 18.1 | 15.1 | 14.1 | 12.6 |
| Building E - HVAC | 170 | 35.6 | 35.6 | 35.6 | 35.6 | 35.6 | 35.6 |
| Building F - HVAC | 105 | 39.5 | 39.5 | 39.5 | 39.5 | 39.5 | 39.5 |
| Building G - HVAC | 120 | 38.4 | 38.4 | 38.4 | 38.4 | 38.4 | 38.4 |
| Storage Ctr. Office Building - HVAC | 415 | 28.8 | 28.8 | 28.8 | 28.8 | 28.8 | 28.8 |
| Project Exterior Noise Level | | 43.4 | 44.5 | 43.8 | 43.5 | 43.4 | 43.3 |
| County of Riverside Noise Level Criteria | | 65.0 | -- | -- | -- | -- | -- |
| Does Projected Noise Level Exceed County of Riverside Standards? | | NO | -- | -- | -- | -- | -- |
| Existing Ambient Measurement | | 48.8 | 58.2 | 55.5 | 52.8 | 49.5 | 46.8 |
| Total Combined Exterior Noise Impact | | 49.9 | 58.4 | 55.8 | 53.3 | 50.5 | 48.4 |
| Does Project Create Substantial Permanent Increase of 3 dB or More? | | NO | -- | -- | -- | -- | -- |

Daytime (7:00 AM - 10:00 PM)

¹ Exterior noise levels calculated at future residential homes to the southeast.

² See Table 33-5 for adjusted noise level.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 34-26
Nighttime Exterior Noise Levels from Stationary Sources - Southeastern Property Line (dBA)¹

| Source | Adjusted Noise Levels (dBA) ² | | | | | | |
|---|--|------|------------|------------|------------|--------------|--------------|
| | Distance from Reference Source (feet) | Leq | Lmax (max) | L2 (1 min) | L8 (5 min) | L25 (15 min) | L50 (30 min) |
| Building 1 - HVAC | 930 | 19.9 | 19.9 | 19.9 | 19.9 | 19.9 | 19.9 |
| Building 1 - Drive Thru Speakerbox | 955 | 17.5 | 20.6 | 20.4 | 19.6 | 18.7 | 17.2 |
| Building 2 - HVAC | 620 | 23.4 | 23.4 | 23.4 | 23.4 | 23.4 | 23.4 |
| Building 2 - Loading Dock Operations | 645 | 13.5 | 31.2 | 25.7 | 15.2 | 8.7 | 5.7 |
| Building 3 - HVAC | 500 | 25.1 | 25.1 | 25.1 | 25.1 | 25.1 | 25.1 |
| Building 3 - Loading Dock Operations | 605 | 14.0 | 31.7 | 26.2 | 15.7 | 9.2 | 6.2 |
| Parking Lot Noise | 485 | 13.4 | 29.1 | 18.1 | 15.1 | 14.1 | 12.6 |
| Building E - HVAC | 170 | 35.6 | 35.6 | 35.6 | 35.6 | 35.6 | 35.6 |
| Building F - HVAC | 105 | 39.5 | 39.5 | 39.5 | 39.5 | 39.5 | 39.5 |
| Building G - HVAC | 120 | 38.4 | 38.4 | 38.4 | 38.4 | 38.4 | 38.4 |
| Storage Ctr. Office Building - HVAC | 415 | 28.8 | 28.8 | 28.8 | 28.8 | 28.8 | 28.8 |
| Project Exterior Noise Level | | 43.2 | 43.9 | 43.4 | 43.2 | 43.2 | 43.2 |
| County of Riverside Noise Level Criteria | | 45.0 | -- | -- | -- | -- | -- |
| Does Projected Noise Level Exceed County of Riverside Standards? | | NO | -- | -- | -- | -- | -- |
| Existing Ambient Measurement | | 43.8 | 53.2 | 50.5 | 47.8 | 44.5 | 41.8 |
| Total Combined Exterior Noise Impact | | 46.5 | 53.7 | 51.3 | 49.1 | 46.9 | 45.6 |
| Does Project Create Substantial Permanent Increase of 3 dB or More? | | NO | -- | -- | -- | -- | -- |

Nighttime (10:00 PM - 7:00 AM)

¹ Exterior noise levels calculated at future residential homes to the southeast.

² See Table 34-5 for adjusted noise level.

The combined daytime exterior noise level of all stationary sources operating simultaneously is projected to be 43.4 dBA Leq at the southeastern property line. Therefore, the Project noise levels will not exceed the County of Riverside standard of 65 dBA Leq.

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

The daytime existing ambient noise level is 48.8 dBA Leq. The combined noise level of the existing ambient conditions and the project is approximately 49.9 dBA Leq, resulting in an increase of 1.1 dBA. Therefore, the Project will not create a substantial permanent increase of 3 dBA or more.

The combined nighttime exterior noise level of all stationary sources operating simultaneously is projected to be 43.2 dBA Leq at the southeastern property line. In order to comply with nighttime noise limits, **Design Feature DF-2** shall be implemented, which prohibits trash truck operations during nighttime hours (10 p.m. to 7a.m.).

The nighttime existing ambient noise level is 43.8 dBA Leq. The combined noise level of the existing ambient conditions and the Project is approximately 46.5 dBA Leq, or a 2.7 dBA Leq increase in ambient conditions. Therefore, the Project will not create a substantial permanent increase of 3 dBA or more and will not generate a significant impact. Furthermore, given how low the existing nighttime ambient noise level is in the area, a 2.7 dBA increase would be fairly imperceptible.

Western Property Line

Table 34-6 lists the reference and adjusted stationary noise levels for each source near the western property line. Stationary noise levels are adjusted based on the distance to the property line, topography, and any applicable shielding, such as from buildings. The anticipated distance of each noise source to the sensitive receiver is shown in **Table 34-6**.

Table 34-27, Daytime Exterior Noise Levels from Stationary Sources - Southeastern Property Line (dBA)¹, and **Table 34-28, Nighttime Exterior Noise Levels from Stationary Sources - Southeastern Property Line (dBA)¹** demonstrate the estimated noise level per stationary source and provides a final noise level at the western property line for both daytime and nighttime, respectively. Noise sources projected towards the western property line include the drive- thru speakerphone, parking lot noise, HVAC units, trash compactor, and trash truck/loading dock operations.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Table 34-27
Daytime Exterior Noise Levels from Stationary Sources - Western Property Line (dBA)¹

| Source | Adjusted Noise Levels (dBA) ² | | | | | | |
|---|--|------|------------|------------|------------|--------------|--------------|
| | Distance from Reference Source (feet) | Leq | Lmax (max) | L2 (1 min) | L8 (5 min) | L25 (15 min) | L50 (30 min) |
| Building 1 - HVAC | 175 | 44.7 | 44.7 | 44.7 | 44.7 | 44.7 | 44.7 |
| Building 1 - Drive Thru Speakerbox | 190 | 46.8 | 49.9 | 49.7 | 48.9 | 48.0 | 46.5 |
| Building 1 - Trash Truck Operations | 235 | 34.4 | 52.1 | 46.6 | 36.1 | 29.6 | 26.6 |
| Building 2 - HVAC | 310 | 40.3 | 40.3 | 40.3 | 40.3 | 40.3 | 40.3 |
| Building 2 - Loading Dock Operations | 470 | 28.4 | 46.1 | 40.6 | 30.1 | 23.6 | 20.6 |
| Building 2 - Trash Compactor | 405 | 45.6 | 48.7 | 48.3 | 48.0 | 46.7 | 45.1 |
| Building 3 - HVAC | 520 | 36.2 | 36.2 | 36.2 | 36.2 | 36.2 | 36.2 |
| Building 3 - Loading Dock Operations | 525 | 27.5 | 45.2 | 39.7 | 29.2 | 22.7 | 19.7 |
| Building 3 - Trash Truck Operations | 525 | 27.5 | 45.2 | 39.7 | 29.2 | 22.7 | 19.7 |
| Parking Lot Noise | 260 | 31.1 | 46.8 | 35.8 | 32.8 | 31.8 | 30.3 |
| Building 4 - HVAC | 670 | 34.1 | 34.1 | 34.1 | 34.1 | 34.1 | 34.1 |
| Building 4 - Loading Dock Operations | 640 | 25.7 | 43.4 | 37.9 | 27.4 | 20.9 | 17.9 |
| Building 4 - Drive Thru Speakerbox | 640 | 36.2 | 39.3 | 39.1 | 38.3 | 37.4 | 35.9 |
| Building 4 - Trash Truck Operations | 585 | 26.5 | 44.2 | 38.7 | 28.2 | 21.7 | 18.7 |
| Project Exterior Noise Level | | 51.5 | 57.7 | 54.9 | 53.1 | 52.2 | 51.1 |
| County of Riverside Noise Level Criteria | | 65.0 | -- | -- | -- | -- | -- |
| Does Projected Noise Level Exceed County of Riverside Standards? | | NO | -- | -- | -- | -- | -- |
| Existing Ambient Measurement | | 56.3 | 70.6 | 66.3 | 59.2 | 55.5 | 52.3 |
| Total Combined Exterior Noise Impact | | 57.5 | 70.8 | 66.6 | 60.1 | 57.2 | 54.8 |
| Does Project Create Substantial Permanent Increase of 3 dB or More? | | NO | -- | -- | -- | -- | -- |

Daytime (7:00 AM - 10:00 PM)

¹ Exterior noise levels calculated at future residential homes to the west.

² See Table 34-6 for adjusted noise level.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

**Table 34-28
Nighttime Exterior Noise Levels from Stationary Sources - Western Property Line (dBA)¹**

| Source | Adjusted Noise Levels (dBA) ² | | | | | | |
|---|--|------|------------|------------|------------|--------------|--------------|
| | Distance from Reference Source (feet) | Leq | Lmax (max) | L2 (1 min) | L8 (5 min) | L25 (15 min) | L50 (30 min) |
| Building 1 - HVAC | 175 | 44.7 | 44.7 | 44.7 | 44.7 | 44.7 | 44.7 |
| Building 1 - Drive Thru Speakerbox | 190 | 46.8 | 49.9 | 49.7 | 48.9 | 48.0 | 46.5 |
| Building 2 - HVAC | 310 | 40.3 | 40.3 | 40.3 | 40.3 | 40.3 | 40.3 |
| Building 2 - Loading Dock Operations | 470 | 28.4 | 46.1 | 40.6 | 30.1 | 23.6 | 20.6 |
| Building 3 - HVAC | 520 | 36.2 | 36.2 | 36.2 | 36.2 | 36.2 | 36.2 |
| Building 3 - Loading Dock Operations | 525 | 27.5 | 45.2 | 39.7 | 29.2 | 22.7 | 19.7 |
| Parking Lot Noise | 260 | 31.1 | 46.8 | 35.8 | 32.8 | 31.8 | 30.3 |
| Building 4 - HVAC | 670 | 34.1 | 34.1 | 34.1 | 34.1 | 34.1 | 34.1 |
| Building 4 - Loading Dock Operations | 640 | 25.7 | 43.4 | 37.9 | 27.4 | 20.9 | 17.9 |
| Building 4 - Drive Thru Speakerbox | 40 | 36.2 | 39.3 | 39.1 | 38.3 | 37.4 | 35.9 |
| Project Exterior Noise Level | | 50.1 | 54.7 | 52.5 | 51.3 | 50.7 | 49.8 |
| County of Riverside Noise Level Criteria | | 45.0 | -- | -- | -- | -- | -- |
| Does Projected Noise Level Exceed County of Riverside Standards? | | YES | -- | -- | -- | -- | -- |
| Existing Ambient Measurement | | 51.3 | 65.6 | 61.3 | 54.2 | 50.5 | 47.3 |
| Total Combined Exterior Noise Impact | | 53.7 | 65.9 | 61.8 | 56.0 | 53.6 | 51.8 |
| Does Project Create Substantial Permanent Increase of 3 dB or More? | | NO | -- | -- | -- | -- | -- |

Nighttime (10:00 PM - 7:00 AM)

¹ Exterior noise levels calculated at future residential homes to the west.

² See Table 34-6 for adjusted noise level.

The combined daytime exterior noise level of all stationary sources operating simultaneously is projected to be 51.5 dBA Leq at the western property line. Therefore, the Project noise levels will not exceed the County of Riverside standard of 65 dBA Leq.

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

The daytime existing ambient noise level is 56.3 dBA Leq. The combined noise level of the existing ambient conditions and the Project is approximately 57.5 dBA Leq, resulting in an increase of 1.2 dBA. Therefore, the Project will not create a substantial permanent increase of 3 dBA or more.

The combined nighttime exterior noise level of all stationary sources operating simultaneously is projected to be 50.1 dBA Leq at the western property line. In order to comply with nighttime noise limits, **Design Feature DF-2** shall be implemented, which prohibits trash truck operations during nighttime hours (10 p.m. to 7a.m.).

The nighttime existing ambient noise level is 51.3 dBA Leq. The combined noise level of the existing ambient conditions and the Project is approximately 53.7 dBA Leq. Therefore, the Project will not create a substantial permanent increase of 3 dBA or more and will not generate a significant impact.

b) *Would the Project result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?*

Less Than Significant Impact

As discussed in 34.a, above, the Project will result in temporary construction-related noise increases during on-site ground disturbing and construction activities. Construction noise levels vary, depending on the type and intensity of construction activity, equipment type and duration of use, and the distance between the noise sources and the receiver. With adherence to County Noise requirements any short-term construction impacts will be reduced to a less than significant level.

During operations the Project shall not create a substantial permanent increase of 3 dBA or more to the daytime ambient noise level, or nighttime ambient noise levels and there will be no significant operational noise impacts with the incorporation of **Design Features DF-1 through DF-5** as best management practices. **Design Features DF-1 through DF-5**, listed below are part of the Project design and/or conditions of approval, are not considered mitigation measures, as these Project design features would be incorporated into the Project regardless if they were necessary to reduce noise levels or not.

- **Design Feature DF-1:** Limit engine idling time for all delivery vehicles and moving trucks to 5 minutes or less.
- **Design Feature DF-2:** Trash truck operations shall be limited to daytime hours only (7 a.m. to 10 p.m.).
- **Design Feature DF-3:** Install a minimum 4-foot parapet wall along the rooftop of all buildings to shield HVAC equipment.
- **Design Feature DF-4:** Install a minimum 7-foot property line wall along the southern property line, as shown in Exhibit D of the NIS.
- **Design Feature DF-5:** The speakerphone system should incorporate automatic volume control (AVC) into the design. The AVC will adjust the outbound volume based on the outdoor ambient noise level. When ambient noise levels naturally decrease at night, AVC will reduce the outbound volume on the system.

With adherence to County Noise requirements and incorporation of **Design Features DF-1 through DF-5** as best management practices any temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project would be less than significant.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

- c) *Would the Project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Less Than Significant Impact

Please reference the discussion in 34.a and 34.b. With adherence to County Noise requirements any short-term construction impacts will be reduced to a less than significant level. With adherence to County Noise requirements and incorporation of **Design Features DF-1 through DF-5** as best management practices the Project will not result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance. Impacts will be less than significant.

- d) *Would the Project result in exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?*

Less Than Significant with Mitigation Incorporated

Vibration Descriptors

Ground-borne vibrations consist of rapidly fluctuating motions within the ground that have an average motion of zero. The effects of ground-borne vibrations typically only cause a nuisance to people, but at extreme vibration levels, damage to buildings may occur. Although ground-borne vibration can be felt outdoors, it is typically only an annoyance to people indoors where the associated effects of the shaking of a building can be notable. Ground-borne noise is an effect of ground-borne vibration and only exists indoors since it is produced from noise radiated from the motion of the walls and floors of a room and may also consist of the rattling of windows or dishes on shelves.

Several different methods are used to quantify vibration amplitude.

- PPV: Known as the peak particle velocity (PPV) which is the maximum instantaneous peak in vibration velocity, typically given in inches per second.
- RMS: Known as the root mean squared (RMS) can be used to denote vibration amplitude.
- VdB: A commonly used abbreviation to describe the vibration level (VdB) for a vibration source.

Vibration Perception

Typically, developed areas are continuously affected by vibration velocities of 50 VdB or lower. These continuous vibrations are not noticeable to humans whose threshold of perception is around 65 VdB. Outdoor sources that may produce perceptible vibrations are usually caused by construction equipment, steel-wheeled trains, and traffic on rough roads, while smooth roads rarely produce perceptible ground-borne noise or vibration. To counter the effects of ground-borne vibration, the Federal Transit Administration (FTA) has published guidance relative to vibration impacts. According to the FTA, fragile buildings can be exposed to ground-borne vibration levels of 0.3 inches per second without experiencing structural damage.

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

Vibration Propagation

There are three main types of vibration propagation: surface, compression, and shear waves. These are discussed below:

- Surface waves, or Rayleigh waves, travel along the ground's surface. These waves carry most of their energy along an expanding circular wavefront, similar to ripples produced by throwing a rock into a pool of water.
- P-waves, or compression waves, are body waves that carry their energy along an expanding spherical wavefront. The particle motion in these waves is longitudinal (i.e., in a "push-pull" fashion). P-waves are analogous to airborne sound waves.
- S-waves, or shear waves, are also body waves that carry energy along an expanding spherical wavefront. However, unlike P-waves, the particle motion is transverse, or side-to-side and perpendicular to the direction of propagation.

As vibration waves propagate from a source, the vibration energy decreases in a logarithmic nature and the vibration levels typically decrease by 6 VdB per doubling of the distance from the vibration source. This drop-off rate can vary greatly depending on the soil but has been shown to be effective enough for screening purposes, in order to identify potential vibration impacts that may need to be studied through actual field tests.

Construction Related Vibration Level Prediction

Operational activities are separated into two different categories. The vibration can be transient or continuous in nature. Each category can result in varying degrees of ground vibration, depending on the equipment used on the site. Operation of equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Buildings in the vicinity of the project area site respond to these vibrations with varying results ranging from no perceptible effects at the low levels to slight damage at the highest levels. The thresholds from Caltrans Transportation and Construction Induced Vibration Guidance Manual shown **Table 34-29, Vibration Annoyance Potential Criteria**, provides general guidelines as to the maximum vibration limits for when vibration becomes potentially annoying.

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

**Table 34-29
Vibration Annoyance Potential Criteria**

| Human Response | PPV (in/sec) | |
|------------------------|-------------------|--|
| | Transient Sources | Continuous/Frequent Intermittent Sources |
| Barely perceptible | 0.04 | 0.01 |
| Distinctly perceptible | 0.25 | 0.04 |
| Strongly perceptible | 0.90 | 0.10 |
| Severe | 2.00 | 0.40 |

Note: Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.

The Caltrans Transportation and Construction Induced Vibration Guidance Manual provides general thresholds and guidelines as to the vibration damage potential from vibratory impacts. **Table 34-30, *Vibration Damage Potential Threshold Criteria***, provides general vibration damage potential thresholds.

**Table 34-30
Vibration Damage Potential Threshold Criteria**

| Structure and Condition | PPV (in/sec) | |
|---|-------------------|--|
| | Transient Sources | Continuous/Frequent Intermittent Sources |
| Extremely fragile historic buildings ruin ancient monuments | 0.12 | 0.08 |
| Fragile buildings | 0.20 | 0.10 |
| Historic and some old buildings | 0.50 | 0.25 |
| Older residential structures | 0.50 | 0.30 |
| New residential structures | 1.00 | 0.50 |
| Modern industrial/commercial buildings | 2.00 | 0.50 |

Soil conditions have an impact on how vibration propagates through the ground. The Caltrans Transportation and Construction Induced Vibration Guidance Manual provides suggested “n” values based on soil class. **Table 34-31, *Suggested “n” Values Based on Soil Classes***, outlines the manual’s suggested values and description.

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

**Table 34-31
Suggested "n" Values Based on Soil Classes**

| Soil Class | Description of Soil Material | Suggested Value of "n" |
|------------|--|------------------------|
| I | Weak or soft soils: loose soils, dry or partially saturated peat and muck, mud, loose beach sand, and dune sand. | 1.4 |
| II | Most sands, sandy clays, silty clays, gravel, silts, weathered rock. | 1.3 |
| III | Hard soils: densely compacted sand, dry consolidated clay, consolidated glacial till, some exposed rock. | 1.1 |
| IV | Hard, component rock: bedrock, freshly exposed hard rock. | 1.0 |

The Project is not expected to operate heavy equipment or other major sources of vibration, such as pneumatic hammers. Any sporadic occurrences of groundborne vibration, such as those that may take place during loading/unloading activities, are not expected to be of a magnitude that would trigger potential levels of significance for either structural damage or human annoyance at the adjacent residential properties.

Blasting Noise and Vibration Evaluation

This section evaluates the potential noise and vibration impacts at two (2) locations where blasting may occur to remove rock and debris for trenching.

- *Assessment Overview*

The noise and vibration impact from the potential use of ammonium nitrate and fuel oil blasting agent at the said project site has been evaluated. The concern of damage from ground vibration, airblast and flyrock from blasting are typical major concern to adjacent land uses/owners. This analysis shall provide further information on blasting, the science behind the calculations and evaluate the potential impact to any adjacent sensitive uses.

- *Noise and Vibration Requirements*

The County of Riverside outlines their noise regulations in the Noise Ordinance. The County's noise ordinance does not specify any limits associated with vibration and/or noise associated with blasting therefore, the specifications outlined by the U.S. Bureau of Mines and Office of Surface Mining and Reclamation Enforcement (OSMRE) will be utilized for the purposes of this analysis.

1. US. Bureau of Mines (USBM)

In 1974, USBM began a study to gather and update available blast vibration data. Work was included in the area of structural and human response to vibration. This resulted in the publishing in 1980 of

USBM RI 8507, "Structure Response and Damage Produced by Ground Vibration from Surface Mine Blasting." Some of the conclusions contained in the report are as follows:

- The potential for damage to residential structures is greater with low frequency blast vibration (below 40 Hz) than with high frequency blast vibration (40 Hz and above).
- The type of residential construction is a factor in the vibration amplitude required to cause damage.
- For low-frequency blast vibration, a limit of 0.75 in/sec for modern drywall construction and 0.50 in/sec for older plaster-on-lath construction was proposed. For frequencies above 40 Hz, a limit of 2.0 in/sec for all types of construction was proposed. Alternative blasting-level criteria were also proposed that used the above limits over a wide range of frequencies and included some limits on displacement.

2. Office of Surface Mining and Reclamation Enforcement

In 1983, OSMRE established regulations controlling vibration at all surface coal mining operations. Three optional methods of limiting vibration are allowed:

- The first option limits PPV based on the distance to the nearest protected structure. Each blast must be monitored by a seismograph. With this option, velocities must be kept at or below the following levels:
 - Distances up to 300 ft.: 1.25 in/sec
 - Distances of 301 – 5,000 ft.: 1.00 in/sec
 - Distances beyond 5000 ft.: 0.75 in/sec
- The second option does not require monitoring but requires the operator to design his blasts utilizing Square-Root Scaled Distances (Ds). The calculated Scaled Distances must not fall below the following values:
 - Distances up to 300 ft.: 50
 - Distances of 301 – 5000 ft.: 55
 - Distances beyond 5000 ft.: 65
- The third option requires an operator to monitor his blasts with a seismograph and use PPV limits that vary with frequency, similar to the alternative blasting level criteria proposed in USBM Report of Investigations (RI) 8507. The OSMRE option differs from RI 8507 in two areas: (1) it does not differentiate between drywall and plaster-on-lath construction, allowing 0.75 in/sec in the medium frequencies for either case, and (2) it allows a particle velocity of 2.0 in/sec down to a frequency of 30 Hz rather than 40 Hz.

Table 34-32, OSMRE Overpressure Limits, provides the OSMRE Overpressure Limits.

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

**Table 34-32
OSMRE Overpressure Limits**

| Recording Device Characteristics | Limit |
|----------------------------------|---------|
| Lower Limit of 0.1 Hz | 134 dB |
| Lower Limit of 2.0 Hz | 133 dB |
| Lower Limit of 6.0 Hz | 129 dB |
| C-weighted slow response* | 105 dBC |

* To be used only with prior approval of OSMRE.

For several years, an air pressure limit of 140 dB was used primarily to prevent injury to workmen’s hearing, it also successfully prevented damage to structures. In recent times, lower limits have been used, mostly in attempts to reduce annoyance.

o *Evaluation*

The calculation methodologies utilized are outlined in the *2013 Caltrans Transportation and Construction Vibration Manual, Chapter 11, Section 11.3 – Methods of Predicting Blast Vibration and Air Overpressures*. The noise and vibration levels were calculated to the nearest sensitive receptor located approximately 725 feet from the potential blast site location 1 (S1) and 1,120 feet from the potential blast site location 2 (S2) (see Exhibits F and G of the *NIS, Appendix I*).

Noise and vibration predictions are based upon a distance ranging between 725 feet to 1,120 feet from the blast site and utilizes charge weights ranging between 250 to 500 pounds.

The overpressure peak noise level at the nearest sensitive receptor when blasting occurs at S1 location will range between 119 to 132 dB, depending on the charge weight utilized. The overpressure peak noise level when blasting occurs at S2 location will range between 115 to 127 dB, depending on the charge weight utilized.

The predicted vibration level at the nearest sensitive receptor when blasting occurs at S1 location will range between 0.05 to 0.93 PPV in/sec, depending on the charge weight utilized. The vibration level when blasting occurs at S2 location will range between 0.03 to 0.46 PPV in/sec, depending on the charge weight utilized. The predicted levels are below OSMRE’s Option 1 limit of 1.00 PPV in/sec limit and 133 dB limit @ 2.0 Hz.

Mitigation Measure MM-NOI-1 shall be implemented in order to reduce vibrational impacts from blasting such that the overpressure noise level not exceed 120 to 130 dB and the vibration level not exceed 0.75 PPV in/sec at the nearest sensitive receptor. Therefore, the Project will not result in exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels. Impacts will be reduced to a less than significant level with the incorporation of **Mitigation Measure MM-NOI-1**.

Mitigation:

- MM-NOI-1** Prior to issuance of a grading permit, a blasting report, shall be submitted to the County as part of the grading plan check review. Said blasting report shall contain, at a minimum, the following information:
- Explosive handling

- Chemical exposure
- Compliance with 2010 California Fire Code Chapter 33 and the California Code of Regulations, Title 19, Subchapter 4, Article 6

The following shall be required:

- The use and handling of explosives is restricted to permittees, their employees and authorized representatives, who shall be at least 21 years of age; however, persons between the ages of 18 and 21 years may be permitted to use and handle such explosives if they are under the direct personal supervision of an experienced competent permittee, employee or authorized representative over the age of 21 years.
- Smoking shall not be permitted while explosives are being used or handled, and no one within 50 feet of explosives shall possess matches, lighters, open light or other fire or flame. Exception: The lighting of safety fuse in conjunction with approved blasting operations.
- No person shall use or handle explosives while under the influence of intoxicating liquors, or narcotics.
- Authorized containers or Class II magazines shall be used for taking detonators and other explosives from storage magazines to the blasting area.
- When blasting is done in congested areas or in close proximity to a structure, railway, or highway, or any other installation that may be damaged, the blast shall be covered before firing with a mat constructed so that it is capable of preventing fragments from being thrown. Appropriate provisions (water) shall be available in brush areas to extinguish a fire that may occur as a result of blasting operations.
- Persons authorized to prepare explosive charges or conduct blasting operations shall use every reasonable precaution, including but not limited to warning signals, flags, barricades, guards or woven mats to insure the safety of the general public.
- Blasting operations, except by special written permission of the County, shall be conducted during daylight hours.
- Whenever blasting is being conducted in the vicinity of gas, electric, water, fire alarm, telephone, telegraph or steam facilities, and flammable liquid and any similar lines, the blaster shall notify the appropriate representatives of such facilities, at least 24 hours in advance of blasting, specifying the location and intended time of such blasting. In an emergency this time limit may be waived by the County.
- Due precautions shall be taken to prevent accidental discharge of electric blasting caps from current induced by radar, radio transmitters, lightning, adjacent power lines, sand or dust storms, or other sources of extraneous electricity. These precautions shall include:
 1. The suspension of all blasting operations and removal of persons from the blasting area during the approach and progress of an electric storm, or sand or dust storm.
 2. The posting of signs warning against the use of mobile radio transmitters on all access roads between 1,000 feet and 3,000 feet of the blasting operations. The sign shall be in contrasting 8 inch letters on a white background and shall read

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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“BLASTING AREA – NO RADIO TRANSMITTING”. Signs shall be displayed only at time of blasting.

3. No electric blasting shall be done under overhead electric lines, or at such distance where it is possible for the blasting line to be blown in contact with any electric line unless the power in the energized line is shut-off or unless shot blow deflectors, hold downs, mats, logs, or other material are placed over the charge to confine the blast.
4. When blasting near overhead electric lines, and when placing the lead and leg wires near these lines, the lead and leg wires shall not be placed parallel to the power line, and they shall be securely anchored.
5. Before a blast is fired, the person in charge shall make certain that surplus explosive materials are in a safe place, that persons and vehicles are at a safe distance or under sufficient cover, and that a loud warning signal has been sounded. It shall also be ascertained that all entrances to the place or places where charges are to be fired are properly guarded.
6. Tools used for the opening of containers of explosive materials shall be made of non-sparking materials.
7. Empty boxes and paper, plastic or fiber packing material which has previously contained explosive materials shall not be reused and shall be disposed of in an appropriate manner.
8. Explosive materials shall not be abandoned.
9. Temporary storage for use in connection with approved blasting operations shall comply with NFPA 495.

Monitoring: Mitigation monitoring shall be performed by the Building and Safety Department during plan check and blasting operations.

PALEONTOLOGICAL RESOURCES

35. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source(s): *General Plan, Figure OS-8, Paleontological Sensitivity; and Paleontological Resources Assessment Report Winchester Valley 85 Marketplace Project, prepared by CRM TECH, September 11, 2018 (PRA, Appendix J).*

Findings of Fact:

a) *Would the Project directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?*

Less Than Significant Impact

Paleontological sensitivity for a geologic formation is determined by the potential for that formation to produce significant fossils, which generally occur only in areas of sedimentary rock.

The records searches conducted for the Project site identified no known paleontological localities in the Project area or within a one-mile radius.

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

However, the San Bernardino County Museum reported that numerous fossil concentrations have been discovered in the Domenigoni and Diamond Valleys, southeast of the Project site. The Domenigoni Valley and the Diamond Valley both contain sedimentary rock as the Project site.

The Natural History Museum of Los Angeles County (NHMLAC) also identified two fossil localities about 8 to 10 miles from the Project site where fossils have been discovered in fine-grained sediments which are expected to exist on the Project site more than 4 feet below the ground.

Because of these past discoveries, the County Paleontological Resource Sensitivity Map categorizes the soils in the Project area as "High B", carrying a high sensitivity for nonrenewable paleontological resources, indicating that fossils will likely be encountered at a depth of 4 feet below the ground.

Originally, the surface soils in the Project site were mainly alluvial deposits of late Pleistocene or early Holocene age. The southwest portion of the Project site also originally contained granitic igneous rocks from the Cretaceous age. However, aerial photos of the Project site from 1996 to the present day, reveal extensive disturbance to the surface soils to a depth of at least two feet. Such disturbance to the surface soils is typical for lands previously used for agricultural production.

To protect paleontological resources that may be encountered in older sediments from 2 to 5 feet below ground, a paleontological resource impact mitigation program (PRIMP) shall be required. The PRIMP is a standard requirement on all projects, and is therefore, not considered unique mitigation under CEQA. Implementation of the PRIMP will prevent potential impacts on significant, nonrenewable paleontological resources or reduce such impacts to a less than significant level, and shall include the following:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
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4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

Safeguard Artifacts Being Excavated in Riverside County (SABER).

This is considered a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Therefore, implementation of the proposed Project will result in less than significant impacts that would directly or indirectly destroy a unique paleontological resource, or site, or unique geologic features.

Mitigation: No mitigation measures are required.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Monitoring: No mitigation monitoring is required.

POPULATION AND HOUSING Would the Project:

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 36. Housing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) 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"/> |
| d) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) 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"/> |
| f) Affect a County Redevelopment Project Area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Cumulatively exceed official regional or local population projections? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) 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(s): Project Plans (**Appendix L**); *General Plan, Housing Element*; and *HVWAP*.

Findings of Fact:

a) *Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

No Impact

The Project site is currently vacant. There is no existing housing on the Project site. Therefore, the Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impacts will occur.

b) *Would the Project create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?*

Less Than Significant Impact

The proposed Project is a commercial project and, as such, has the potential to indirectly create additional demand for housing. Based on the setting for the Project, type of development, and size of the Project, the Project could create a demand for housing that is affordable to those with lower income. Therefore, implementation of the proposed Project will create an indirect demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. Due to the size of the Project (local serving commercial development, not larger – i.e., regional serving), these impacts will be less than significant.

c) *Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

No Impact

The Project site is currently vacant. There is no existing housing (or residents) on the Project site. The Project will not displace substantial numbers of existing people, necessitating the construction of replacement housing elsewhere. No impacts will occur.

d) *Would the Project affect a County Redevelopment Project Area?*

No Impact

There are no longer any County Redevelopment Project Areas. Therefore, implementation of the proposed Project cannot create any impacts. No impacts will occur.

e) *Would the Project cumulatively exceed official regional or local population projections?*

No Impact

The proposed Project will not result in an increase in population in the area that was not anticipated in the Harvest Valley/Winchester Area Plan or the General Plan. Therefore, implementation of the proposed Project will not cumulatively exceed official regional or local population projections. No impacts will occur.

f) *Would the Project 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)?*

No Impact

The proposed Project is being developed consistent with Winchester Hills Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 7 (SP293, SC7), Harvest Valley/Winchester Area Plan or the General Plan. There are no changes from what was anticipated under these policy documents that would represent the Project inducing 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). No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

PUBLIC SERVICES Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

37. Fire Services

Source(s): *Map My County (Appendix A); Ordinance No. 659; and Google Maps.*

Findings of Fact:

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

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 fire services?

Less Than Significant Impact

The Project site is served by the Riverside County Fire Department/CAL Fire. The closest station to the Project site is Fire Station #34 (Winchester), located approximately 1½ miles east/northeast of the Project site at 32655 Haddock Street, Winchester, CA.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to fire services. This is reflected in Ordinance No. 659. The Project site is located in the Area Plan 16 – Harvest Valley/Winchester. Development Impact Fees (DIF) for fire services will be required to be paid prior to the issuance of a certificate of occupancy (as part of compliance with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance).

Compliance with Ordinance No. 659 prevents any potential effects to fire services from rising to a level of significance. 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 from implementation of the proposed Project that would 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 fire services will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

38. Sheriff Services

Source(s): *Map My County (Appendix A); Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program); telephone conversation with Information Officer Mike Lassig on January 24, 2019; and Google Maps.*

Findings of Fact:

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 sheriff services?

Less Than Significant Impact

The proposed Project would have law enforcement services available from the County Sheriff’s Department and the California Highway Patrol. The Meniffee Police Department has jurisdiction along

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

both East Bound and West Bound Lanes of SR-74 from I-215 to Briggs Road (City Line). The CHP has jurisdiction along both East Bound and West Bound Lanes from Briggs Rd to SR-79/Winchester Road. The closest station is the Southwest Sheriff's Station located approximately 7.37 miles northwest of the Project site at 30755 Auld Rd. The Project will likely lead to an increase in calls. It should be noted that typical commercial retail areas of this sort often employ separate security services.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to sheriff services. This is reflected in Ordinance No. 659. The Project site is located in the Area Plan 16 – Harvest Valley/Winchester. Development Impact Fees (DIF) for sheriff services will be required to be paid prior to the issuance of a certificate of occupancy (as part of compliance with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance).

Compliance with Ordinance No. 659 prevents any potential effects to sheriff services from rising to a level of significance. 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 from implementation of the proposed Project that would 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 sheriff services will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

39. Schools

Source(s): Map My County (**Appendix A**); Hemet Unified School District; and Google Maps.

Findings of Fact:

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 sheriff services?

Less Than Significant Impact

The Project site is located in the west/southwest portion of the Hemet Unified School District (HUSD).

The closest existing schools to the Project site are:

- Winchester Elementary School is located approximately 2.0 miles east/northeast of the Project site;
- Freedom Crest Elementary School is located approximately 2.0 miles west/northwest of the Project site;

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

- Callie Kirkpatrick Elementary School is located approximately 2.0 miles west/southwest of the Project site;
- Ethan A. Chase Middle School is located approximately 1.9 miles north/northwest of the Project site; and
- Bell Mountain Middle School is located approximately 2.7 miles southwest of the Project site.

The Project site is located within the Winchester Hills Specific Plan which has four designated future elementary school sites:

- Planning Area 12 (14.4 acre Elementary School site);
- Planning Area 19 (12.4 acre Elementary School site);
- Planning Area 36 (10.2 acre Elementary School site); and
- Planning Area 56 (12.0 acre Elementary School site).

No housing proposed as part of the Project. Housing generates the primary increase in demand for school services, while commercial uses still generate a smaller, indirect increase. School fees will be assessed on the proposed Project, based on Project square footage. Payments of these fees is a standard condition and are not considered unique mitigation under CEQA. With payment of these fees, any impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

40. Libraries

Source(s): Ordinance No. 659.

Findings of Fact:

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 sheriff services?

No Impact

Library impacts are typically attributed to residential development. No housing is being proposed as part of the Project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

41. Health Services

Source(s): Riverside County General Plan EIR No. 441; and Google Maps.

Findings of Fact:

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

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 health services?

No Impact

The Project site development plan proposes commercial retail and self-storage use. No housing, which could increase the demand for health services, is being proposed. There are three existing major medical center/hospitals proximate to the Project site including:

- Loma Linda University Medical Center – Murrieta located approximately 6¼ miles southwest of the Project site;
- Rancho Springs Medical Center located approximately 9½ miles southwest of the Project site; and
- Temecula Valley Hospital located approximately 14½ miles south of the Project site.

Therefore, the Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for health services. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

RECREATION

42. Parks and Recreation

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Would the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Would the Project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Is the Project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): *Map My County (Appendix A); Ord. No. 460, Section 10.35; Ord. No. 659; and Parks & Open Space Department Review.*

Findings of Fact:

- 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?*

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

No Impact

The proposed Project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Commercial projects do not create impacts to these facilities. No impacts will occur.

- 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?*

No Impact

The proposed Project does not include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Commercial projects do not create impacts to these facilities. No impacts will occur.

- 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)?*

No Impact

Commercial projects do not create impacts to a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

43. Recreational Trails

Source(s): *General Plan; and Winchester Hills Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 7.*

Findings of Fact:

No Impact

A Combination Trail (Regional Trail / Class I Bike Path) is required on Leon Road, adjacent to the Project site pursuant to the Winchester Hills Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 7. This trail will be installed concurrent with Project improvements. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| TRANSPORTATION/TRAFFIC Would the Project | | | | |
| 44. Circulation | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Alter waterborne, rail or air traffic? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Cause an effect upon, or a need for new or altered maintenance of roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Cause an effect upon circulation during the Project's construction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Result in inadequate emergency access or access to nearby uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): *General Plan; HVWAP, Figure 9, Harvest Valley/Winchester Area Plan Trails and Bikeway System; Ordinance No. 348; Winchester Ranch Marketplace Traffic Impact Analysis, prepared by RK Engineering Group, Inc., May 21, 2018 (TIA, Appendix K); General Plan, Figure S-20, Airport Locations; Map My County (Appendix A); SWAP Figure 5, Southwest Area Plan French Valley Airport Influence Area; Figure 11, Aerial Photo, in Section I. of this Initial Study; Riverside Transit Agency (RTA) website; Riverside County Transportation Commission website; Ordinance No. 659; Ordinance No. 824; and Ordinance No. 461.*

Note: Any tables or figures in this section are from the TIA, unless otherwise noted.

Findings of Fact:

- a) *Would the Project 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*

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Less Than Significant with Mitigation Incorporated

Overview

Pursuant to County of Riverside requirements, a traffic study was prepared for the Project (*Winchester Ranch Marketplace Traffic Impact Analysis* prepared by RK Engineering Group, Inc., May 21, 2018 – **TIA, Appendix K**). The purpose of the *TIA* is to evaluate the Project from a traffic circulation standpoint.

The *TIA* objectives include the following:

1. Documentation of existing traffic conditions in the vicinity of the site;
2. Evaluation of projected traffic conditions in the Existing Plus Project scenario;
3. Evaluation of projected traffic conditions in the Project Opening Year (2020) Without and With Cumulative Projects scenarios; and
4. Determination of on-site and off-site improvements needed to achieve County of Riverside and City of Menifee level of service requirements.

Figure 44-1, *Location Map* illustrates the site location and *TIA* study area.







**Figure 24-2
FEMA Firm Map**



Source: <https://msc.fema.gov/portal/search?AddressQuery=14500%20temescal%20cyn%20rd%20lake%20eisnore%2c%20ca>

Legend












NFHL (click to expand)

- LOMRs  Effective
- LOMAs 
- FIRM Panels 
- PLSS 
- River Mile Markers 
- Coastal Transsects 

Profile Baselines

- Transsect Baselines 
- Limit of Moderate Wave Action 
- Coastal Barrier Resources System Area 
- Political Jurisdictions 
- Levees 

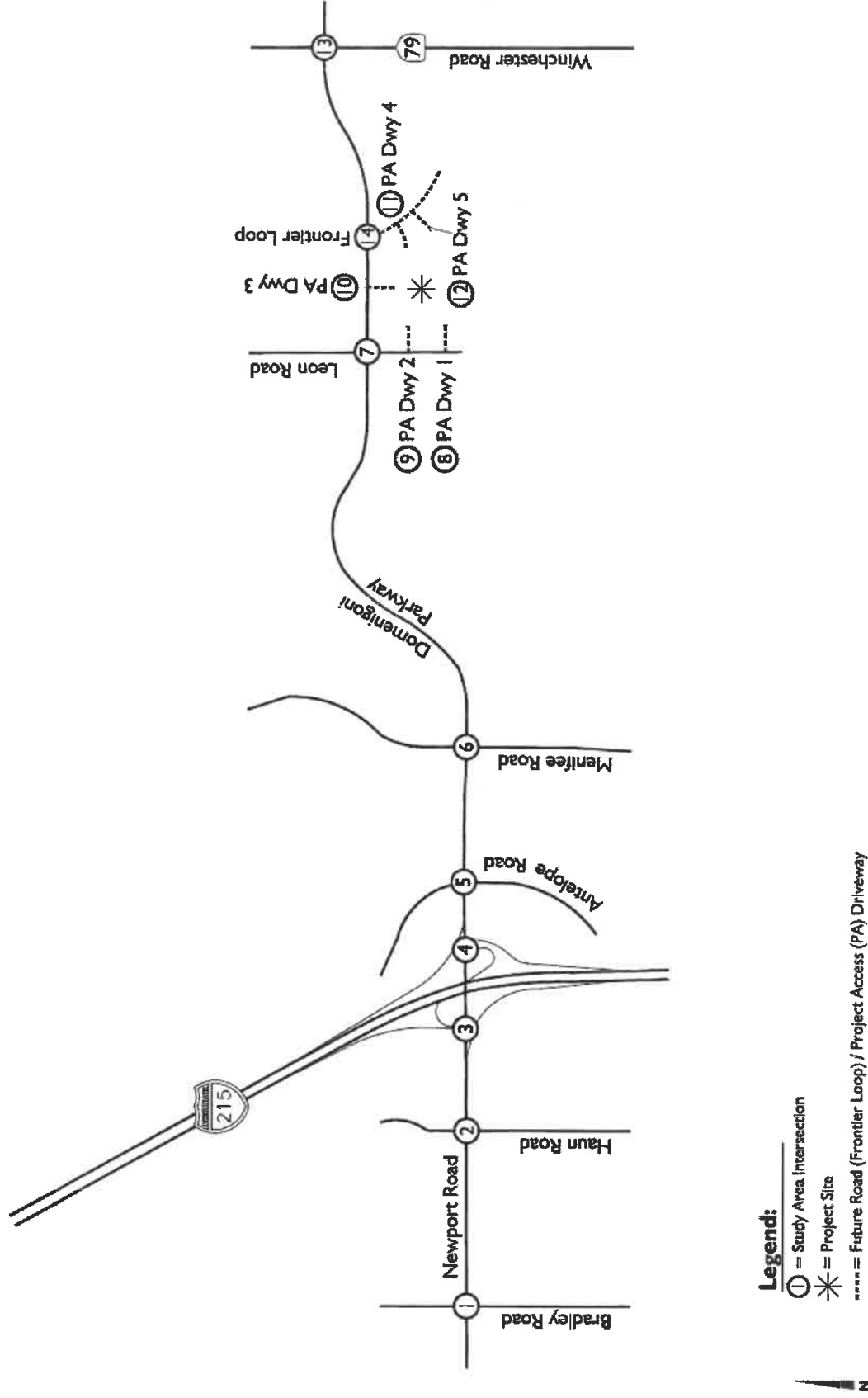
General Structures

- Flood Structure 
- Bridge 
- Dam, Weir, Jetty 
- Other Structure 
- Primary Frontal Dunes 
- Flood Hazard Boundaries 
- Limit Lines 
- SFHA / Flood Zone Boundary 
- Other Boundaries 
- Flood Hazard Zones 
- 1% Annual Chance Flood Hazard 

Flood Hazard Zones

- 1% Annual Chance Flood Hazard 
- Regulatory Floodway 
- Special Floodway 
- Area of Undetermined Flood Hazard 
- 0.2% Annual Chance Flood Hazard 
- Future Conditions 1% Annual Chance Flood Hazard 
- Area with Reduced Risk Due to Levee 

**Figure 43-1
Location Map**



| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

Table 44-1, Study Area Intersections shows the study area intersections:

**Table 44-1
Study Area Intersections**

| No. | North-South Street | East-West Street |
|-----|--------------------------------|-----------------------------------|
| 1. | Bradley Road | Newport Road |
| 2. | Haun Road | Newport Road |
| 3. | I-215 Southbound Ramps | Newport Road |
| 4. | I-215 Northbound Ramps | Newport Road |
| 5. | Antelope Road | Newport Road |
| 6. | Menifee Road | Newport Road / Domenigoni Parkway |
| 7. | Leon Road | Domenigoni Parkway |
| 8. | Leon Road | Project Access Driveway 1 |
| 9. | Leon Road | Project Access Driveway 2 |
| 10. | Project Access Driveway 3 | Domenigoni Parkway |
| 11. | Frontier Loop (Future Roadway) | Project Access Driveway 4 |
| 12. | Frontier Loop (Future Roadway) | Project Access Driveway 5 |
| 13. | Winchester Road | Domenigoni Parkway |
| 14. | Frontier Loop (Future Roadway) | Domenigoni Parkway |

Level of Service

The current technical guide to the evaluation of traffic operations is the *Highway Capacity Manual 2010* (HCM). The HCM defines level of service as a qualitative measure which describes operational conditions within a traffic stream, generally in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety. The criteria used to evaluate LOS (Level of Service) conditions vary based on the type of roadway and whether the traffic flow is considered interrupted or uninterrupted.

The level of service is typically dependent on the quality of traffic flow at the intersections along a roadway. The HCM methodology expresses the level of service at an intersection in terms of delay time for the various intersection approaches. The HCM uses different procedures depending on the type of intersection control. The levels of service in this study are determined using the HCM methodology.

For signalized intersections, average control delay per vehicle is used to determine level of service. Levels of service at signalized study intersections have been evaluated using the HCM intersection analysis program.

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

Study area intersections which are stop sign controlled with stop control on the minor street have been analyzed using the unsignalized intersection methodology of the HCM. For these intersections, the calculation of level of service is dependent on the occurrence of gaps in the traffic flow of the main street. Using data collected describing the intersection configuration and traffic volumes at these locations; the level of service has been calculated. The level of service is determined based on worst individual movement or movements sharing a single lane. The relationship between level of service and delay is different than for signalized intersections.

The level of services are defined for the various analysis methodologies in **Table 44-2, LOS**.

**Table 44-2
LOS**

| LOS | Average Total Control Delay Per Vehicle (Seconds) | |
|-----|---|---------------|
| | Signalized | Unsignalized |
| A | 0.00 - 10.00 | 0.00 - 10.00 |
| B | 10.01 - 20.00 | 10.01 - 15.00 |
| C | 20.01 - 35.00 | 15.01 - 25.00 |
| D | 35.01 - 55.00 | 25.01 - 35.00 |
| E | 55.01 - 80.00 | 35.01 - 50.00 |
| F | >80.01 | >50.01 |

The LOS analysis for signalized intersections has been performed using optimized signal timing. Signal timing optimization has considered pedestrian safety and signal coordination requirements. Saturation flow rates of 1,900 vehicles per hour of green (vphg) have been assumed for all capacity analysis.

The County of Riverside has adopted a LOS D as the performance standards for its street and highway system in the Winchester Area.

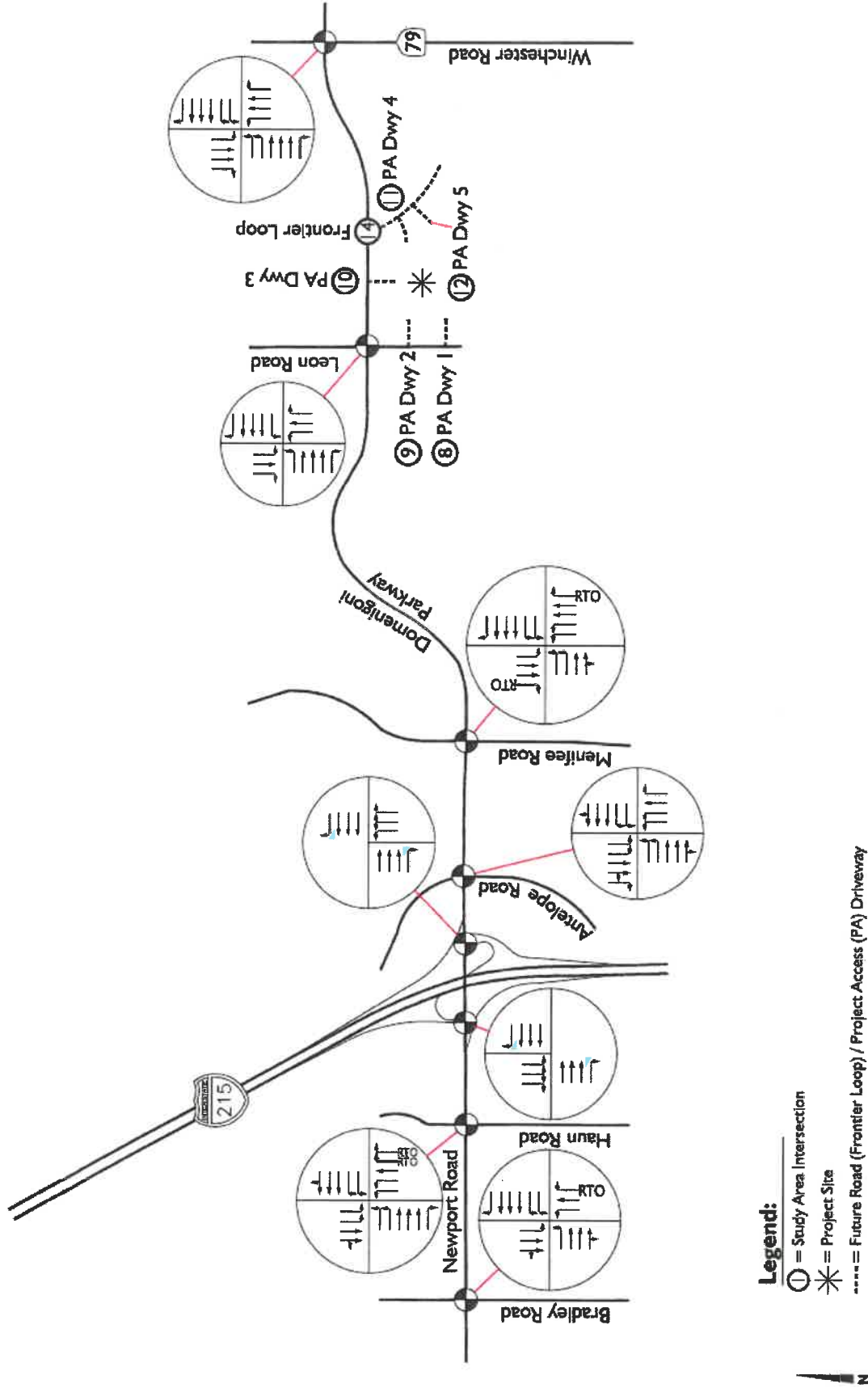
The 215-Freeway ramps are within the jurisdiction of City of Menifee, where the City of Menifee traffic study guidelines allow LOS E or better at freeway ramps and nearby intersections, including the study intersections of Haun Road / Newport Road and Antelope Road / Newport Road.

Existing Conditions

- *Existing Traffic Controls & Intersection Geometrics*

Figure 44-2, Existing Lane Geometry and Intersection Controls identifies the existing roadway conditions for the Project study area roadways. The number of through traffic lanes for existing roadways and the existing intersection controls are identified.

Figure 43-2
Existing Lane Geometry and Intersection Controls



Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

• Existing Traffic Volumes

Existing AM and PM peak hour traffic volumes for study area intersections are shown on **Figure 44-3, Existing Traffic Volumes**. These volumes are based upon manual AM and PM peak hour turning movement counts compiled in March 2018.

• Intersection Analysis for Existing Conditions

Existing intersection level of service calculations are shown in **Table 44-3, Intersection Analysis for Existing Conditions**.

**Table 44-3
Intersection Analysis for Existing Conditions**

| Intersection | Traffic Control ⁴ | Intersection Approach Lane(s) ^{1,2} | | | | | | | | | | | | Delay ³ (Seconds) | | Level of Service | |
|---|------------------------------|--|------|------|------------|------|------|-----------|-----|-----|-----------|------------|-----|------------------------------|-------------|------------------|-----|
| | | Northbound | | | Southbound | | | Eastbound | | | Westbound | | | AM | PM | AM | PM |
| | | L | T | R | L | T | R | L | T | R | L | T | R | | | | |
| 1. Bradley Road (NS) / Newport Road (EW) | TS | 1.0 | 1.0 | 1.0> | 1.0 | 1.5 | 0.5 | 1.0 | 2.5 | 0.5 | 2.0 | 3.0 | 1.0 | 31.4 | 32.0 | C | C |
| 2. Haun Road (NS) / Newport Road (EW) | TS | 2.0 | 1.0 | 2.0> | 2.0 | 1.5 | 0.5 | 2.0 | 3.0 | 1.0 | 2.0 | 2.5 | 0.5 | 32.5 | 41.9 | C | D |
| 3. I-215 SB Ramps (NS) / Newport Road (EW) | TS | 0.0 | 0.0 | 0.0 | 1.0 | 1.0! | 1.0 | 0.0 | 3.0 | 1>> | 0.0 | 3.0 | 1>> | 11.7 | 17.7 | B | B |
| 4. I-215 NB Ramps (NS) / Newport Road (EW) | TS | 1.0 | 1.0! | 1.0 | 0.0 | 0.0 | 0.0 | 0.0 | 3.0 | 1>> | 0.0 | 3.0 | 1>> | 17.1 | 21.9 | B | C |
| 5. Antelope Road (NS) / Newport Road (EW) | TS | 2.0 | 1.0 | 1.0 | 2.0 | 1.5 | 1.5 | 2.0 | 2.5 | 0.5 | 2.0 | 2.5 | 0.5 | 41.3 | 52.1 | D | D |
| 6. Menifee Road (NS) / Newport Road (EW) | TS | 2.0 | 2.0 | 1.0> | 1.0 | 2.0 | 1.0> | 2.0 | 1.5 | 0.5 | 2.0 | 3.0 | 1.0 | 29.3 | 31.3 | C | C |
| 7. Leon Road (NS) / Domenigoni Parkway (EW) | TS | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 3.0 | 1.0 | 1.0 | 3.0 | 1.0 | 23.3 | 22.8 | C | C |
| 8. Leon Road (NS) / Project Driveway 1 (EW) | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 9. Leon Road (NS) / Project Driveway 2 (EW) | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 10. Project Driveway 3 (NS) / Domenigoni Parkway (EW) | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 11. Frontier Loop (NS) / Project Driveway 4 (EW) | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 12. Frontier Loop (NS) / Project Driveway 5 (EW) | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| 13. Winchester Road (NS) / Domenigoni Parkway (EW) | TS | 1.0 | 2.0 | 1.0 | 1.0 | 2.0 | 1.0 | 2.0 | 3.0 | 1.0 | 2.0 | 3.0 | 1.0 | 42.5 | 67.8 | D | E |
| 14. Frontier Loop (NS) / Domenigoni Parkway (EW) | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |

¹ Deficient LOS operation shown in bold; "- -" (cells shaded in gray) = Intersection does not currently exist and is constructed in the future as part of the proposed project.

² L = Left; T = Through; R = Right; 1.0! = Left/Thru/Right; > = Right Turn Overlap; >> = Free Right Turn; **Bold** = Improvements

³ Analysis Software: Synchro, Version 10.0.

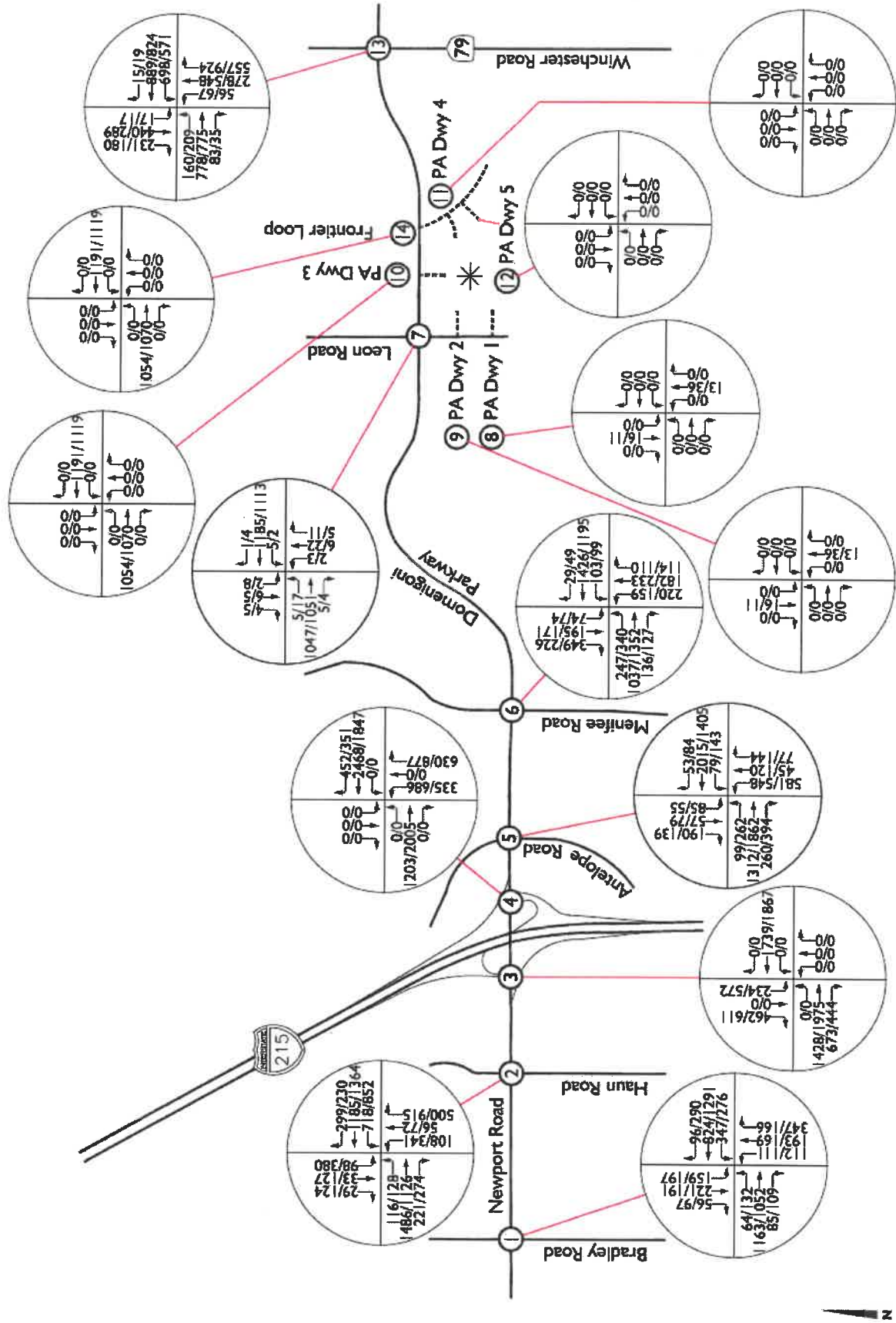
⁴ TS = Traffic Signal CSS = Cross Street Stop

N/A = Not Applicable (Intersection does not exist for this scenario)

For existing traffic conditions, all Project study area intersections are currently operating at acceptable Levels of Service during the peak hours, with the exception of the following intersection that is currently operating at an unacceptable Level of Service for Existing Conditions:

- Winchester Road / Domenigoni Parkway (PM peak hour only).

Figure 43-3
Existing Traffic Volumes



| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

Projected Traffic

- *Trip Generation*

Trip generation represents the amount of traffic that is attracted and produced by a development. The trip generation for the Project is based upon the specific land uses that have been planned for the Project site.

Trip generation rates for the proposed development are shown in **Table 44-4, Proposed Project Trip Generation Rates**, and are from the *Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition, 2017*. This publication provides a comprehensive evaluation of trip generation rates for a variety of landuses.

**Table 44-4
Proposed Project Trip Generation Rates¹**

| Land Use | ITE Trip Code | Units ² | Peak Hour | | | | | | Daily |
|--------------------------------------|---------------|--------------------|-----------|-------|-------|-------|-------|-------|--------|
| | | | AM | | | PM | | | |
| | | | In | Out | Total | In | Out | Total | |
| Mini-Warehouse (Self Storage) | 151 | TSF | 0.06 | 0.04 | 0.10 | 0.08 | 0.09 | 0.17 | 1.51 |
| Supermarket | 850 | TSF | 2.29 | 1.53 | 3.82 | 4.71 | 4.53 | 9.24 | 106.78 |
| Shopping Center | 820 | TSF | 0.58 | 0.36 | 0.94 | 1.83 | 1.98 | 3.81 | 37.75 |
| Super Convenience Market/Gas Station | 960 | VFP | 14.04 | 14.04 | 28.08 | 11.48 | 11.48 | 22.96 | 230.52 |
| Fast Food with Drive-Thru | 934 | TSF | 20.50 | 19.69 | 40.19 | 16.99 | 15.68 | 32.67 | 470.95 |
| Fast Food without Drive-Thru | 933 | TSF | 15.06 | 10.04 | 25.10 | 14.17 | 14.17 | 28.34 | 346.23 |

¹ Source: Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition, 2017

² TSF = Thousand Square Feet;
FP = Fueling Positions

Both daily and peak hour trip generation for the proposed development are shown in **Table 44-5, Proposed Project Trip Generation**. The proposed Project is projected to generate approximately 8,667 net total trip-ends per day with 644 net total vehicles per hour during the AM peak hour and 735 net total vehicles per hour during the PM peak hour. It should be noted that these net totals include pass-by rates. **Table 44-5** shows both the trip generation with and without any pass-by adjustments. For analysis purposes, all Project study area intersections were analyzed utilizing the net Project trip generation, with the exception of the intersections of Leon Road at Domenigoni Parkway, Frontier Loop (future roadway) at Domenigoni Parkway, and the Project driveways which the analysis utilizes the trip generation without any pass-by reduction.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

**Table 44-5
Proposed Project Trip Generation**

| Land Use | Quantity | Units ¹ | AM | | | PM | | | Daily |
|--|----------|--------------------|------------|------------|--------------|------------|------------|--------------|---------------|
| | | | In | Out | Total | In | Out | Total | |
| Mini-Warehouse (151) | 146.701 | TSF | 9 | 6 | 15 | 12 | 13 | 25 | 222 |
| Supermarket (850) | 40.000 | TSF | 92 | 61 | 153 | 188 | 181 | 369 | 4,271 |
| <i>ITE Pass-By (36% PM, 36% Daily)*</i> | | | -- | -- | -- | -67 | -65 | -132 | -1,537 |
| Supermarket Subtotal | | | 92 | 61 | 153 | 121 | 116 | 237 | 2,734 |
| Shopping Center (820) | 17.243 | TSF | 10 | 6 | 16 | 32 | 34 | 66 | 651 |
| <i>ITE Pass-By (34% PM, 34% Daily)*</i> | | | -- | -- | -- | -10 | -11 | -21 | -221 |
| Shopping Center Subtotal | | | 10 | 6 | 16 | 22 | 23 | 45 | 430 |
| Super Convenience Market/Gas Station (960) | 12 | FP | 168 | 168 | 336 | 138 | 138 | 276 | 2,766 |
| <i>ITE Pass-By (62% AM, 56% PM, 56% Daily)*</i> | | | -104 | -104 | -208 | -77 | -77 | -154 | -1,548 |
| Super Convenience Market/Gas Station Subtotal | | | 64 | 64 | 128 | 61 | 61 | 122 | 1,218 |
| Fast Food with Drive Thru (934) | 9.475 | TSF | 194 | 187 | 381 | 161 | 149 | 310 | 4,462 |
| <i>ITE Pass-By (49% AM, 50% PM, 50% Daily)*</i> | | | -95 | -91 | -186 | -80 | -74 | -154 | -2,231 |
| Fast Food with Drive Thru Subtotal | | | 99 | 96 | 195 | 81 | 75 | 156 | 2,231 |
| Fast Food without Drive Thru (933) | 10.582 | TSF | 159 | 106 | 265 | 150 | 150 | 300 | 3,664 |
| <i>ITE Pass-By (49% AM, 50% PM, 50% Daily)*</i> | | | -77 | -51 | -128 | -75 | -75 | -150 | -1,832 |
| Fast Food without Drive Thru Subtotal | | | 82 | 55 | 137 | 75 | 75 | 150 | 1,832 |
| Total Trips (without Pass-By Adjustments) | | | 632 | 534 | 1,166 | 681 | 665 | 1,346 | 16,036 |
| Total Trips (with Pass-By Adjustments) | | | 356 | 288 | 644 | 372 | 363 | 735 | 8,667 |

¹ Source: 2017 ITE Trip Generation Manual (10th Edition)

² TSF = Thousand Square Feet;

FP = Fueling Positions

* = Pass-by trip adjustment rate is based on ITE 10th Edition (2017)

Pass-By Trips

Studies have shown that for some developments such as the one proposed, a portion of the site-generated vehicle trips are already present in the adjacent passing stream of traffic. These types of trips are known as pass-by trips. Pass-by trips are made by traffic already using the adjacent roadway and enter the site as an intermediate stop on the way from another destination. The trip may not necessarily be “generated” by the land use under study, and thus, no new trips are added to the roadway system.

For this project, a pass-by credit was applied to individual land uses as shown on **Table 44-5**. Pass-by rates are based on the ITE Trip Generation Manual 10th Edition, Users Guide and Handbook.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Pass-by credits are not applied to project driveways or the intersections immediately adjacent to the site.

- *Trip Distribution & Assignment*

Trip distribution represents the directional orientation of traffic to and from the Project site. Trip distribution is heavily influenced by the geographical location of the site, the location of residential, employment and recreational opportunities and the proximity to the regional freeway system. The directional orientation of traffic was determined by evaluating existing and proposed land uses, and highways within the community and existing traffic volumes.

Trip distribution for this study has been based upon near-term conditions, based upon those highway facilities, which are either in place or will be implemented over the next few years, which represents the buildout occupancy for the proposed development. The trip distribution pattern for the Project is graphically depicted on Exhibits 3-1a & 3-1b of the TIA. The County of Riverside approved the Project trip distribution pattern during the scoping agreement (Appendix A of the TIA).

The assignment of traffic from the site to the adjoining roadway system is based upon the Project's trip generation, trip distributions, existing and proposed arterial highway and local street systems, which would be in place by the time of initial occupancy of the site.

- *Modal Split*

Modal split denotes the proportion of traffic generated by a project that would use any of the transportation modes, namely buses, cars, bicycles, motorcycles, trains, carpools, etc. The traffic reducing potential of public transit and other modes is significant. However, the traffic projections are "conservative" in that public transit and alternative transportation may be able to reduce the traffic volumes. Thus, no modal split reduction is applied to the projections. With the implementation of transit service and provision of alternative transportation ideas and incentives, the automobile traffic demand can be reduced.

- *Project Peak Hour Traffic Volumes*

Project peak hour traffic volumes were calculated throughout the Project study area. The Project's AM and PM peak hour intersection turning movement volumes are shown on Exhibit 3-2 of the TIA.

Intersection Level of Service for Existing Plus Project Conditions

The Existing Plus Project scenario is a hypothetical scenario that assumes the proposed Project would be fully implemented at the present time, with no other changes to area traffic volumes. This analysis is intended to comply with *State CEQA Guidelines* Section 15125, and specifically recent court cases, including, without limitation, *Neighbors for Smart Rail v. Exposition Metro Line Construction Authority* (2013) 57 Cal. 4th 439. This scenario assumes the full development of the proposed Project and full absorption of the proposed Project traffic on the circulation systems at the present time. This scenario is provided for informational purposes only and is not intended to be used for potential Project impact determination or mitigation.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Intersection levels of service for the existing network with the proposed Project are shown in **Table 43-6, Intersection Analysis for Existing Plus Project Conditions**. As shown in **Table 44-6**, HCM calculations are based on the existing intersection geometrics.

**Table 44-6
Intersection Analysis for Existing Plus Project Conditions**

| Intersection | Traffic Control ⁴ | Intersection Approach Lane(s) ^{1,2} | | | | | | | | | | | | Delay ³ (Seconds) | | Level of Service | |
|---|------------------------------|--|------|--------------|------------|------|------|-----------|------|-----|-----------|-----|-----|------------------------------|-------------|------------------|----|
| | | Northbound | | | Southbound | | | Eastbound | | | Westbound | | | AM | PM | AM | PM |
| | | L | T | R | L | T | R | L | T | R | L | T | R | | | | |
| 1. Bradley Road (NS) / Newport Road (EW) | TS | 1.0 | 1.0 | 1.0> | 1.0 | 1.5 | 0.5 | 1.0 | 2.5 | 0.5 | 2.0 | 3.0 | 1.0 | 33.0 | 32.4 | C | C |
| 2. Haun Road (NS) / Newport Road (EW) | TS | 2.0 | 1.0 | 2.0> | 2.0 | 1.5 | 0.5 | 2.0 | 3.0 | 1.0 | 2.0 | 2.5 | 0.5 | 33.1 | 42.7 | C | D |
| 3. I-215 SB Ramps (NS) / Newport Road (EW) | TS | 0.0 | 0.0 | 0.0 | 1.0 | 1.0! | 1.0 | 0.0 | 3.0 | 1>> | 0.0 | 3.0 | 1>> | 12.2 | 18.8 | B | B |
| 4. I-215 NB Ramps (NS) / Newport Road (EW) | TS | 1.0 | 1.0! | 1.0 | 0.0 | 0.0 | 0.0 | 0.0 | 3.0 | 1>> | 0.0 | 3.0 | 1>> | 18.5 | 24.1 | B | C |
| 5. Antelope Road (NS) / Newport Road (EW) | TS | 2.0 | 1.0 | 1.0 | 2.0 | 1.5 | 1.5 | 2.0 | 2.5 | 0.5 | 2.0 | 2.5 | 0.5 | 47.4 | 63.0 | D | E |
| 6. Menifee Road (NS) / Newport Road (EW) | TS | 2.0 | 2.0 | 1.0> | 1.0 | 2.0 | 1.0> | 2.0 | 1.5 | 0.5 | 2.0 | 3.0 | 1.0 | 33.5 | 38.2 | C | D |
| 7. Leon Road (NS) / Domenigoni Parkway (EW) | TS | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 3.0 | 1.0 | 1.0 | 3.0 | 1.0 | 27.4 | 26.4 | C | C |
| 8. Leon Road (NS) / Project Driveway 1 (EW) | CSS | 0.0 | 0.5 | 0.5 | 0.0 | 1.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1.0 | 9.2 | 9.6 | A | A |
| 9. Leon Road (NS) / Project Driveway 2 (EW) | CSS | 0.0 | 0.5 | 0.5 | 0.5 | 0.5 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1! | 0.0 | 0.0 | 0.0 | A | A |
| 10. Project Driveway 3 (NS) / Domenigoni Parkway (EW) | CSS | 0.0 | 0.0 | 1.0 | 0.0 | 0.0 | 0.0 | 0.0 | 3.0 | 1.0 | 0.0 | 3.0 | 0.0 | 25.1 | 31.4 | D | D |
| 11. Frontier Loop (NS) / Project Driveway 4 (EW) | CSS | 0.5 | 0.5 | 0.0 | 0.0 | 0.5 | 0.5 | 0.0 | 1.0! | 0.0 | 0.0 | 0.0 | 0.0 | 11.3 | 12.2 | B | B |
| 12. Frontier Loop (NS) / Project Driveway 5 (EW) | CSS | 0.5 | 0.5 | 0.0 | 0.0 | 0.5 | 0.5 | 0.0 | 1.0! | 0.0 | 0.0 | 0.0 | 0.0 | 8.7 | 8.7 | A | A |
| 13. Winchester Road (NS) / Domenigoni Parkway (EW) | TS | 1.0 | 2.0 | 1.0 | 1.0 | 2.0 | 1.0 | 2.0 | 3.0 | 1.0 | 2.0 | 3.0 | 1.0 | 42.8 | 68.1 | D | E |
| 13. Winchester Road (NS) / Domenigoni Parkway (EW) <i>With Mitigation</i> | TS | 1.0 | 2.0 | 1.0 > | 1.0 | 2.0 | 1.0 | 2.0 | 3.0 | 1.0 | 2.0 | 3.0 | 1.0 | 27.9 | 39.8 | C | D |
| 14. Frontier Loop (NS) / Domenigoni Parkway (EW) | TS | 0.0 | 1.0! | 0.0 | 0.0 | 0.0 | 0.0 | 1.0 | 3.0 | 1.0 | 1.0 | 3.0 | 0.0 | 12.6 | 14.6 | B | B |

¹ Deficient LOS operation shown in bold.
² L = Left; T = Through; R = Right; 1.0! = Left/Thru/Right; > = Right Turn Overlap; >> = Free Right Turn; Bold = Improvements
³ Analysis Software: Synchro, Version 10.0.
⁴ TS = Traffic Signal CSS = Cross Street Stop

As shown in **Table 44-6**, all study area intersections are forecast to continue to operate at an acceptable level of service during the peak hours for Existing Plus Project Conditions with the exception of the following study intersection which is forecast to continue to operate at a deficient LOS:

- Winchester Road / Domenigoni Parkway (PM peak hour only).

As previously shown, the Winchester Road / Domenigoni Parkway study intersection currently operates deficiently during the PM peak hour under Existing Conditions.

Mitigation Measure MM-TR-1, requiring fair share contribution to this intersection has been identified. With the implementation of **MM-TR-1**, any significant traffic impacts will be reduced to a less than significant level for Existing Plus Project Conditions.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Cumulative Projects Traffic

Table 44-7, Cumulative Projects Trip List, lists the proposed land uses for the nearby developments for Forecast Project Opening Year (2020) With Cumulative Projects traffic conditions known by the County of Riverside, City of Menifee and RK Engineering at the time the TIA was prepared. Trip generation volumes shown in **Table 44-7** account for the full trip generation for each project, and therefore, do not account for any trip reduction rates.

It should be noted that although several cumulative projects have been submitted and are being processed by the County of Riverside and the City of Menifee at this time, not all cumulative projects are expected to be built and fully operational by the time the proposed Project is open in 2020. Final cumulative Project peak hour intersection turning movement volumes have been derived utilizing an adjustment factor to account for this.

**Table 44-7
Cumulative Projects Trip Generation**

| ID No. | Jurisdiction | Case Number | Land Use | ITE Trip Code | Quantity | Units | Peak Hour | | | | | | Daily |
|--------------------|--------------|-------------------------|-----------------------------------|---------------|----------|---------------|------------|------------|------------|------------|------------|------------|--------------|
| | | | | | | | AM | | | PM | | | |
| | | | | | | | In | Out | Total | In | Out | Total | |
| TAZ 1 | | | | | | | | | | | | | |
| 28 | Menifee | TR 30812 | Single Family Homes | 210 | 29 | DU | 5 | 16 | 21 | 18 | 11 | 29 | 274 |
| 69 | Menifee | TM 28788 | Single Family Homes | 210 | 123 | DU | 23 | 68 | 91 | 77 | 45 | 122 | 1,161 |
| 35 | Menifee | TR 28786 | Single Family Homes | 210 | 72 | DU | 13 | 40 | 53 | 45 | 26 | 71 | 680 |
| 71 | Menifee | TM 28790 | Single Family Homes | 210 | 156 | DU | 29 | 87 | 116 | 97 | 57 | 154 | 1,473 |
| 70 | Menifee | TM 28789 | Single Family Homes | 210 | 131 | DU | 24 | 73 | 97 | 82 | 48 | 130 | 1,237 |
| 140 | Menifee | TR 28790 | Single Family Homes | 210 | 156 | DU | 29 | 87 | 116 | 97 | 57 | 154 | 1,473 |
| 103 | Menifee | MC 2016-107 | Single Family Homes | 210 | 242 | DU | 45 | 134 | 179 | 151 | 89 | 240 | 2,284 |
| TAZ 1 Total | | | | | | | 168 | 505 | 673 | 567 | 333 | 900 | 8,582 |
| TAZ 2 | | | | | | | | | | | | | |
| 51 | Menifee | CUP 2015-157 | Automated Car Wash | 948 | 4 | TSF | 0 | 0 | 0 | 31 | 31 | 62 | 620 |
| | | | Tire Store | 848 | 6 | TSF | 11 | 6 | 17 | 11 | 14 | 25 | 176 |
| | | | Shopping Center | 820 | 1 | TSF | 1 | 0 | 1 | 2 | 2 | 4 | 46 |
| 110 | Menifee | 2016-164 PP | Fast Food with Drive Thru | 934 | 3 | TSF | 56 | 54 | 110 | 46 | 43 | 89 | 1,286 |
| 87 | Menifee | PP 2015-099 | Fast Food with Drive Thru | 934 | 2 | TSF | 45 | 43 | 88 | 37 | 34 | 71 | 1,036 |
| | | | General Office | 710 | 3 | TSF | 3 | 1 | 4 | 1 | 3 | 4 | 34 |
| | | | Shopping Center | 820 | 4 | TSF | 2 | 1 | 3 | 7 | 8 | 15 | 153 |
| 76 | Menifee | CUP 2013-157 | Tire Store | 848 | 7 | TSF | 12 | 7 | 19 | 12 | 16 | 28 | 205 |
| TAZ 2 Total | | | | | | | 130 | 112 | 242 | 147 | 151 | 298 | 3,556 |
| TAZ 3 | | | | | | | | | | | | | |
| 102 | Menifee | CUP 2016-130 | Multiplex Movie Theater | 445 | 12 | Movie Screens | 0 | 0 | 0 | 84 | 81 | 165 | 1,650 |
| | | | Drinking Place | 925 | 10 | TSF | 0 | 0 | 0 | 73 | 37 | 110 | 1,100 |
| | | | Bowling Alley | 437 | 22 | Lanes | 31 | 2 | 33 | 19 | 10 | 29 | 290 |
| | | | High Turnover/Sit Down Restaurant | 932 | 7 | TSF | 38 | 31 | 69 | 42 | 26 | 68 | 785 |
| | | | Fast Food without Drive Thru | 933 | 7 | TSF | 105 | 70 | 175 | 99 | 99 | 198 | 2,424 |
| | | | Shopping Center | 820 | 21 | TSF | 12 | 8 | 20 | 39 | 42 | 81 | 797 |
| 138 | Menifee | PP 2018-023 | Shopping Center | 820 | 14 | TSF | 8 | 5 | 13 | 26 | 28 | 54 | 529 |
| 130 | Menifee | 2017-123 PP | Medical Office | 720 | 34 | TSF | 73 | 21 | 94 | 33 | 84 | 117 | 1,176 |
| 131 | Menifee | 2017-137 PP | Hotel | 310 | 99 | Rooms | 27 | 19 | 46 | 30 | 29 | 59 | 828 |
| TAZ 3 Total | | | | | | | 294 | 156 | 450 | 445 | 436 | 881 | 9,579 |
| TAZ 4 | | | | | | | | | | | | | |
| 136 | Menifee | DA 1 | Single Family Homes | 210 | 151 | DU | 28 | 84 | 112 | 94 | 55 | 149 | 1,425 |
| 128 | Menifee | 2017-094TR, 2017-095 PP | Multifamily Housing (Low-Rise) | 220 | 218 | DU | 23 | 77 | 100 | 77 | 45 | 122 | 1,596 |
| 124 | Menifee | 2017-005 PP | Multifamily Housing (Low-Rise) | 220 | 330 | DU | 35 | 117 | 152 | 116 | 68 | 184 | 2,416 |
| 137 | Menifee | DA 4 | Single Family Homes | 210 | 125 | DU | 23 | 69 | 92 | 78 | 46 | 124 | 1,180 |
| TAZ 4 Total | | | | | | | 109 | 347 | 456 | 365 | 214 | 579 | 6,617 |

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

| | | | | Potentially Significant Impact | | Less than Significant with Mitigation Incorporated | | Less Than Significant Impact | | No Impact | | | |
|---------------------|---------------|-------------------------|---------------------------------|--------------------------------|-----|--|------------|------------------------------|--------------|------------|------------|--------------|---------------|
| TAZ 5 | | | | | | | | | | | | | |
| 97 | Menifee | 2015-239 | Single Family Homes | 210 | 98 | DU | 18 | 54 | 72 | 61 | 36 | 97 | 925 |
| 133 | Menifee | 2017-173 CUP, 174 TR | Assisted Living | 254 | 356 | Beds | 43 | 25 | 68 | 35 | 57 | 92 | 926 |
| | | | Medical Office | 720 | 101 | TSF | 219 | 62 | 281 | 98 | 252 | 350 | 3,515 |
| TAZ 5 Total | | | | | | | 280 | 141 | 421 | 194 | 345 | 539 | 5,386 |
| TAZ 6 | | | | | | | | | | | | | |
| 109 | Menifee | 2017-021 | Supermarket | 850 | 30 | TSF | 69 | 46 | 115 | 141 | 136 | 277 | 3,197 |
| | | | Shopping Center | 820 | 13 | TSF | 8 | 5 | 13 | 24 | 26 | 50 | 491 |
| | | | Fast Food with Drive Thru | 934 | 9 | TSF | 177 | 170 | 347 | 147 | 136 | 283 | 4,072 |
| 108 | Menifee | 2016-135 PP | Medical Office | 720 | 26 | TSF | 56 | 16 | 72 | 25 | 64 | 89 | 894 |
| TAZ 6 Total | | | | | | | 310 | 237 | 547 | 337 | 362 | 699 | 8,654 |
| TAZ 7 | | | | | | | | | | | | | |
| 88 | Menifee | PP 2015-115 | Shopping Center | 820 | 232 | TSF | 135 | 83 | 218 | 424 | 459 | 883 | 8,743 |
| TAZ 7 Total | | | | | | | 135 | 83 | 218 | 424 | 459 | 883 | 8,743 |
| TAZ 8 | | | | | | | | | | | | | |
| 32 | Menifee | PP2014-113, CUP2016-289 | Hotel | 310 | 70 | Rooms | 19 | 13 | 32 | 21 | 21 | 42 | 585 |
| | | | Fast Food without Drive Thru | 933 | 15 | TSF | 229 | 153 | 382 | 215 | 215 | 430 | 5,263 |
| | | | Fast Food with Drive Thru | 934 | 8 | TSF | 155 | 149 | 304 | 129 | 119 | 248 | 3,562 |
| | | | Shopping Center | 820 | 52 | TSF | 31 | 19 | 50 | 96 | 104 | 200 | 1,981 |
| | | | Supermarket | 850 | 18 | TSF | 41 | 27 | 68 | 84 | 81 | 165 | 1,906 |
| | | | Health/Fitness Club | 492 | 38 | TSF | 25 | 24 | 49 | 75 | 56 | 131 | 1,310 |
| TAZ 8 Total | | | | | | | 500 | 385 | 885 | 620 | 596 | 1,216 | 14,607 |
| TAZ 9 | | | | | | | | | | | | | |
| 79 | Menifee | PP 2015-164 | Single Family Homes | 210 | 88 | DU | 13 | 38 | 51 | 42 | 25 | 67 | 642 |
| | | | Multifamily Housing (Low-Rise) | 220 | 238 | DU | 25 | 84 | 109 | 84 | 49 | 133 | 1,742 |
| | | | Senior Adult Housing - Attached | 252 | 100 | DU | 7 | 13 | 20 | 14 | 12 | 26 | 370 |
| TAZ 9 Total | | | | | | | 45 | 135 | 180 | 140 | 86 | 226 | 2,754 |
| TAZ 10 | | | | | | | | | | | | | |
| 22 | Menifee | TR 34408 | Single Family Homes | 210 | 667 | DU | 123 | 370 | 493 | 416 | 244 | 660 | 6,296 |
| 22 | Menifee | TR 34180 | Single Family Homes | 210 | 50 | DU | 9 | 28 | 37 | 31 | 18 | 49 | 472 |
| 65 | Menifee | TM 31582 | Single Family Homes | 210 | 142 | DU | 26 | 79 | 105 | 89 | 52 | 141 | 1,340 |
| 23 | Menifee | TR 32100/32102 | Single Family Homes | 210 | 277 | DU | 51 | 154 | 205 | 173 | 101 | 274 | 2,615 |
| TAZ 10 Total | | | | | | | 209 | 631 | 840 | 709 | 415 | 1,124 | 10,723 |
| TAZ 11 | | | | | | | | | | | | | |
| 33 | Menifee | TTM 32101 | Single Family Homes | 210 | 197 | DU | 36 | 109 | 145 | 123 | 72 | 195 | 1,860 |
| 100 | Menifee | 2016-061 GPA; -062 SPA | Single Family Homes | 210 | 54 | DU | 10 | 30 | 40 | 34 | 20 | 54 | 510 |
| 120 | Menifee | 2016-286 SP, -287 GPA | Single Family Homes | 210 | 305 | DU | 56 | 169 | 225 | 190 | 112 | 302 | 2,879 |
| 36 | Menifee | TR 30422 | Single Family Homes | 210 | 166 | DU | 31 | 92 | 123 | 104 | 61 | 165 | 1,567 |
| 37 | Menifee | TTM 31229 | Single Family Homes | 210 | 239 | DU | 44 | 133 | 177 | 149 | 88 | 237 | 2,256 |
| 38 | Menifee | TTM 32277 | Single Family Homes | 210 | 359 | DU | 66 | 199 | 265 | 224 | 132 | 356 | 3,389 |
| TAZ 11 Total | | | | | | | 243 | 732 | 975 | 824 | 485 | 1,309 | 12,461 |
| TAZ 12 | | | | | | | | | | | | | |
| 2 | Riverside Co. | TR36365 | Single Family Homes | 210 | 224 | DU | 41 | 124 | 165 | 140 | 82 | 222 | 2,115 |
| 16 | Riverside Co. | TR34842 | Single Family Homes | 210 | 35 | DU | 6 | 19 | 25 | 22 | 13 | 35 | 330 |
| 7 | Riverside Co. | TR31100 | Single Family Homes | 210 | 243 | DU | 45 | 135 | 180 | 152 | 89 | 241 | 2,294 |
| 15 | Riverside Co. | TR34677 | Single Family Homes | 210 | 422 | DU | 78 | 234 | 312 | 263 | 155 | 418 | 3,984 |
| 17 | Riverside Co. | TR36417 | Single Family Homes | 210 | 243 | DU | 45 | 135 | 180 | 152 | 89 | 241 | 2,294 |
| 12 | Riverside Co. | TR32816 | Multifamily Housing (Low-Rise) | 220 | 84 | DU | 9 | 30 | 39 | 30 | 17 | 47 | 615 |
| 13 | Riverside Co. | TR32818 | Multifamily Housing (Low-Rise) | 220 | 252 | DU | 27 | 89 | 116 | 89 | 52 | 141 | 1,845 |
| TAZ 12 Total | | | | | | | 251 | 766 | 1,017 | 848 | 497 | 1,345 | 13,477 |
| TAZ 13 | | | | | | | | | | | | | |
| 10 | Riverside Co. | TR31892 | Single Family Homes | 210 | 379 | DU | 70 | 210 | 280 | 236 | 139 | 375 | 3,578 |
| 3 | Riverside Co. | TR30806 | Single Family Homes | 210 | 179 | DU | 33 | 99 | 132 | 112 | 66 | 178 | 1,690 |
| 14 | Riverside Co. | TR33145 | Multifamily Housing (Low-Rise) | 220 | 378 | DU | 40 | 134 | 174 | 133 | 78 | 211 | 2,767 |
| 4 | Riverside Co. | TR30807 | Single Family Homes | 210 | 208 | DU | 38 | 115 | 153 | 130 | 76 | 206 | 1,964 |
| 5 | Riverside Co. | TR30976 | Single Family Homes | 210 | 162 | DU | 30 | 90 | 120 | 101 | 59 | 160 | 1,529 |

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

| | | | | | | | | | | | | | |
|---------------------|---------------|----------|--------------------------------|-----|-----|-----|------------|--------------|--------------|--------------|------------|--------------|---------------|
| 18 | Riverside Co. | TR36467 | Single Family Homes | 210 | 381 | DU | 70 | 211 | 281 | 238 | 140 | 378 | 3,597 |
| | | | Multifamily Housing (Low-Rise) | 220 | 40 | DU | 4 | 14 | 18 | 14 | 8 | 22 | 293 |
| 6 | Riverside Co. | TR31008 | Single Family Homes | 210 | 366 | DU | 68 | 203 | 271 | 228 | 134 | 362 | 3,455 |
| 11 | Riverside Co. | TR32027 | Single Family Homes | 210 | 101 | DU | 19 | 56 | 75 | 63 | 37 | 100 | 953 |
| TAZ 13 Total | | | | | | | 372 | 1,132 | 1,504 | 1,255 | 737 | 1,992 | 19,826 |
| TAZ 14 | | | | | | | | | | | | | |
| 8 | Riverside Co. | TR31141 | Single Family Homes | 210 | 68 | DU | 13 | 38 | 51 | 42 | 25 | 67 | 642 |
| 9 | Riverside Co. | TR31633 | Single Family Homes | 210 | 136 | DU | 25 | 75 | 100 | 85 | 50 | 135 | 1,284 |
| 19 | Riverside Co. | TR37119 | Single Family Homes | 210 | 443 | DU | 82 | 246 | 328 | 276 | 162 | 438 | 4,182 |
| TAZ 14 Total | | | | | | | 120 | 359 | 479 | 403 | 237 | 640 | 6,108 |
| TAZ 15 | | | | | | | | | | | | | |
| 1 | Riverside Co. | CUP03770 | Serv.Station w/ Conven.Mkt | 945 | 16 | VFP | 102 | 98 | 200 | 114 | 110 | 224 | 3,286 |
| | | | Fast Food with Drive Thru | 934 | 4 | TSF | 90 | 87 | 177 | 75 | 69 | 144 | 2,078 |
| | | | Fast Food with Drive Thru | 934 | 3 | TSF | 66 | 63 | 129 | 54 | 50 | 104 | 1,507 |
| | | | Coffee Shop with Drive Thru | 937 | 2 | TSF | 68 | 65 | 133 | 33 | 33 | 66 | 1,231 |
| | | | Shopping Center Rate | 820 | 53 | TSF | 31 | 19 | 50 | 97 | 105 | 202 | 2,001 |
| | | | Automated Car Wash | 948 | 2 | TSF | 0 | 0 | 0 | 15 | 15 | 30 | 300 |
| TAZ 15 Total | | | | | | | 357 | 332 | 689 | 388 | 382 | 770 | 10,403 |

Development that has been approved or is being processed concurrently in the Project study area includes the projects illustrated on **Figure 44-4, Cumulative Project Location Map.**

| | | | |
|--------------------------------------|--|---------------------------------------|--------------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------------|--|---------------------------------------|--------------|

Figure 44-4, Cumulative Project Location Map

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

Forecast Project Opening Year (2020) Conditions

- *Background Traffic*

The Project development is proposed for completion by Year 2020. To be conservative, the TIA analyzed the project in one (1) complete phase.

The Project Opening Year (2020) area wide ambient growth rate was derived by applying a two percent (2%) annual growth rate over a two-year period to existing volumes. A total of four percent (4%) growth has been used to analyze Forecast Project Opening Year (2020) conditions. The background traffic growth rate is consistent with typical ambient growth rates used for traffic impact studies in the County of Riverside.

- *Intersection Level of Service for Forecast Project Opening Year (2020) Conditions*

Intersection levels of service for the existing network with background growth, and the proposed Project are shown in **Table 44-8, Intersection Analysis for Forecast Project Opening Year (2020) Conditions**. As shown in **Table 44-8**, HCM calculations are based on the existing intersection geometrics and the intersection geometrics necessary to achieve acceptable level of service.

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

**Table 44-8
Intersection Analysis for Forecast Project Opening Year (2020) Conditions**

| Intersection | Traffic Control ⁴ | Intersection Approach Lane(s) ^{1,2} | | | | | | | | | | | | Delay ³ (Seconds) | | Level of Service | |
|---|------------------------------|--|------|------|------------|------|------|-----------|------|-----|-----------|-----|-----|------------------------------|------|------------------|----|
| | | Northbound | | | Southbound | | | Eastbound | | | Westbound | | | AM | PM | AM | PM |
| | | L | T | R | L | T | R | L | T | R | L | T | R | | | | |
| 1. Bradley Road (NS) / Newport Road (EW) | TS | 1.0 | 1.0 | 1.0> | 1.0 | 1.5 | 0.5 | 1.0 | 2.5 | 0.5 | 2.0 | 3.0 | 1.0 | 35.0 | 33.6 | C | C |
| 2. Haun Road (NS) / Newport Road (EW) | TS | 2.0 | 1.0 | 2.0> | 2.0 | 1.5 | 0.5 | 2.0 | 3.0 | 1.0 | 2.0 | 2.5 | 0.5 | 35.1 | 45.4 | D | D |
| 3. I-215 SB Ramps (NS) / Newport Road (EW) | TS | 0.0 | 0.0 | 0.0 | 1.0 | 1.0! | 1.0 | 0.0 | 3.0 | 1>> | 0.0 | 3.0 | 1>> | 12.5 | 19.7 | B | B |
| 4. I-215 NB Ramps (NS) / Newport Road (EW) | TS | 1.0 | 1.0! | 1.0 | 0.0 | 0.0 | 0.0 | 0.0 | 3.0 | 1>> | 0.0 | 3.0 | 1>> | 20.1 | 26.2 | C | C |
| 5. Antelope Road (NS) / Newport Road (EW) | TS | 2.0 | 1.0 | 1.0 | 2.0 | 1.5 | 1.5 | 2.0 | 2.5 | 0.5 | 2.0 | 2.5 | 0.5 | 53.1 | 71.4 | D | E |
| 6. Menfee Road (NS) / Newport Road (EW) | TS | 2.0 | 2.0 | 1.0> | 1.0 | 2.0 | 1.0> | 2.0 | 1.5 | 0.5 | 2.0 | 3.0 | 1.0 | 35.3 | 41.3 | D | D |
| 7. Leon Road (NS) / Domenigoni Parkway (EW) | TS | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 3.0 | 1.0 | 1.0 | 3.0 | 1.0 | 27.7 | 26.7 | C | C |
| 8. Leon Road (NS) / Project Driveway 1 (EW) | CSS | 0.0 | 0.5 | 0.5 | 0.0 | 1.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1.0 | 9.2 | 9.6 | A | A |
| 9. Leon Road (NS) / Project Driveway 2 (EW) | CSS | 0.0 | 0.5 | 0.5 | 0.5 | 0.5 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1! | 0.0 | 0.0 | 0.0 | A | A |
| 10. Project Driveway 3 (NS) / Domenigoni Parkway (EW) | CSS | 0.0 | 0.0 | 1.0 | 0.0 | 0.0 | 0.0 | 0.0 | 3.0 | 1.0 | 0.0 | 3.0 | 0.0 | 26.4 | 33.6 | D | D |
| 11. Frontier Loop (NS) / Project Driveway 4 (EW) | CSS | 0.5 | 0.5 | 0.0 | 0.0 | 0.5 | 0.5 | 0.0 | 1.0! | 0.0 | 0.0 | 0.0 | 0.0 | 11.3 | 12.2 | B | B |
| 12. Frontier Loop (NS) / Project Driveway 5 (EW) | CSS | 0.5 | 0.5 | 0.0 | 0.0 | 0.5 | 0.5 | 0.0 | 1.0! | 0.0 | 0.0 | 0.0 | 0.0 | 8.7 | 8.7 | A | A |
| 13. Winchester Road (NS) / Domenigoni Parkway (EW) | TS | 1.0 | 2.0 | 1.0 | 1.0 | 2.0 | 1.0 | 2.0 | 3.0 | 1.0 | 2.0 | 3.0 | 1.0 | 47.3 | 75.3 | D | E |
| | <i>With Mitigation</i> | 1.0 | 2.0 | 1.0> | 1.0 | 2.0 | 1.0 | 2.0 | 3.0 | 1.0 | 2.0 | 3.0 | 1.0 | 26.3 | 43.8 | C | D |
| 14. Frontier Loop (NS) / Domenigoni Parkway (EW) | TS | 0.0 | 1.0! | 0.0 | 0.0 | 0.0 | 0.0 | 1.0 | 3.0 | 1.0 | 1.0 | 3.0 | 0.0 | 12.7 | 14.8 | B | B |

¹ Deficient LOS operation shown in bold; N/A = Not Applicable (Intersection does not currently exist and is constructed in the future as part of the proposed project).

² L = Left; T = Through; R = Right; 1.0! = Left/Thru/Right; > = Right Turn Overlap; >> = Free Right Turn; Bold = Improvements

³ Analysis Software: Synchro, Version 10.0.

⁴ TS = Traffic Signal CSS = Cross Street Stop

As shown in **Table 44-8**, all Project study area intersections are forecast to continue to operate at an acceptable level of service during the peak hours for Forecast Project Opening Year (2020) Conditions with the exception of the following study intersection which is forecast to continue to operate at a deficient LOS:

- Winchester Road / Domenigoni Parkway (PM peak hour only).

Mitigation Measure MM-TR-1, requiring fair share contribution to this intersection has been identified. With the implementation of **MM-TR-1**, any significant traffic impacts will be reduced to a less than significant level for Forecast Project Opening Year (2020) Conditions.

- *Intersection Level of Service for Forecast Project Opening Year (2020) With Cumulative Projects Conditions*

Potentially Significant Impact Less than Significant with Mitigation Incorporated Less Than Significant Impact No Impact

Intersection levels of service for the existing network with background growth, the proposed Project, and cumulative projects are shown in **Table 44-9, Intersection Analysis for Forecast Project Opening Year (2020) With Cumulative Projects Conditions**. As shown in **Table 44-9**, HCM calculations are based on the existing intersection geometrics and the intersection geometrics necessary to return the intersection to acceptable level of service.

**Table 44-9
Intersection Analysis for Forecast Project Opening Year (2020) With Cumulative Projects Conditions**

| Intersection | Traffic Control ⁴ | Intersection Approach Lane(s) ^{1,2} | | | | | | | | | | | | Delay ³ (Seconds) | | Level of Service | |
|---|------------------------------|--|------|----------------|------------|------|------|------------|------------|------------|-----------|-----|-----|------------------------------|--------------|------------------|----------------|
| | | Northbound | | | Southbound | | | Eastbound | | | Westbound | | | AM | PM | AM | PM |
| | | L | T | R | L | T | R | L | T | R | L | T | R | | | | |
| 1. Bradley Road (NS) / Newport Road (EW) | TS | 1.0 | 1.0 | 1.0> | 1.0 | 1.5 | 0.5 | 1.0 | 2.5 | 0.5 | 2.0 | 3.0 | 1.0 | 46.3 | 41.5 | D | D |
| 2. Haun Road (NS) / Newport Road (EW) | TS | 2.0 | 1.0 | 2.0> | 2.0 | 1.5 | 0.5 | 2.0 | 3.0 | 1.0 | 2.0 | 2.5 | 0.5 | 48.1 | 78.2 | D | E |
| 3. I-215 SB Ramps (NS) / Newport Road (EW) | TS | 0.0 | 0.0 | 0.0 | 1.0 | 1.0! | 1.0 | 0.0 | 3.0 | 1>> | 0.0 | 3.0 | 1>> | 28.0 | 31.5 | C | C |
| 4. I-215 NB Ramps (NS) / Newport Road (EW) | TS | 1.0 | 1.0! | 1.0 | 0.0 | 0.0 | 0.0 | 0.0 | 3.0 | 1>> | 0.0 | 3.0 | 1>> | 23.8 | 33.2 | C | C |
| 5. Antelope Road (NS) / Newport Road (EW) | TS | 2.0 | 1.0 | 1.0 | 2.0 | 1.5 | 1.5 | 2.0 | 2.5 | 0.5 | 2.0 | 2.5 | 0.5 | 68.9 | 100.3 | E | F |
| <i>With Mitigation</i> | TS | 2.0 | 1.0 | 1.0 | 2.0 | 1.5 | 1.5 | 2.0 | 3.0 | 1.0 | 2.0 | 2.5 | 0.5 | 59.6 | 59.9 | E | E |
| 6. Menifee Road (NS) / Newport Road (EW) | TS | 2.0 | 2.0 | 1.0> | 1.0 | 2.0 | 1.0> | 2.0 | 1.5 | 0.5 | 2.0 | 3.0 | 1.0 | 51.3 | 88.0 | D | F |
| <i>With Mitigation</i> | TS | 2.0 | 2.0 | 1.0> | 1.0 | 2.0 | 1.0> | 2.0 | 2.5 | 0.5 | 2.0 | 3.0 | 1.0 | 36.0 | 46.1 | D | D |
| 7. Leon Road (NS) / Domenigoni Parkway (EW) | TS | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 3.0 | 1.0 | 1.0 | 3.0 | 1.0 | 80.3 | 110.8 | F | F |
| <i>With Mitigation</i> | TS | 2.0 | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | 2.0 | 3.0 | 1.0 | 1.0 | 3.0 | 1.0 | 37.8 | 44.8 | D | D |
| 8. Leon Road (NS) / Project Driveway 1 (EW) | CSS | 0.0 | 0.5 | 0.5 | 0.0 | 1.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1.0 | 13.5 | 12.7 | B | B |
| 9. Leon Road (NS) / Project Driveway 2 (EW) | CSS | 0.0 | 0.5 | 0.5 | 0.5 | 0.5 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 1! | 0.0 | 0.0 | 0.0 | A | A |
| 10. Project Driveway 3 (NS) / Domenigoni Parkway (EW) | CSS | 0.0 | 0.0 | 1.0 | 0.0 | 0.0 | 0.0 | 0.0 | 3.0 | 1.0 | 0.0 | 3.0 | 0.0 | 50.5 | 109.4 | F ⁵ | F ⁵ |
| 11. Frontier Loop (NS) / Project Driveway 4 (EW) | CSS | 0.5 | 0.5 | 0.0 | 0.0 | 0.5 | 0.5 | 0.0 | 1.0! | 0.0 | 0.0 | 0.0 | 0.0 | 11.3 | 12.2 | B | B |
| 12. Frontier Loop (NS) / Project Driveway 5 (EW) | CSS | 0.5 | 0.5 | 0.0 | 0.0 | 0.5 | 0.5 | 0.0 | 1.0! | 0.0 | 0.0 | 0.0 | 0.0 | 8.7 | 8.7 | A | A |
| 13. Winchester Road (NS) / Domenigoni Parkway (EW) | TS | 1.0 | 2.0 | 1.0 | 1.0 | 2.0 | 1.0 | 2.0 | 3.0 | 1.0 | 2.0 | 3.0 | 1.0 | 62.7 | 78.1 | E | E |
| <i>With Mitigation</i> | TS | 1.0 | 2.0 | 1.0> | 1.0 | 2.0 | 1.0 | 2.0 | 3.0 | 1.0 | 2.0 | 3.0 | 1.0 | 50.1 | 49.0 | D | D |
| 14. Frontier Loop (NS) / Domenigoni Parkway (EW) | TS | 0.0 | 1.0! | 0.0 | 0.0 | 0.0 | 0.0 | 1.0 | 3.0 | 1.0 | 1.0 | 3.0 | 0.0 | 15.0 | 17.8 | B | B |

¹ Deficient LOS operation shown in bold; N/A = Not Applicable (Intersection does not currently exist and is constructed in the future as part of the proposed project).

² L = Left; T = Through; R = Right; 1.0! = Left/Thru/Right; > = Right Turn Overlap; >> = Free Right Turn; Bold = Improvements

³ Analysis Software: Synchro, Version 10.0.

⁴ TS = Traffic Signal CSS = Cross Street Stop

⁵ This project driveway is planned to be restricted to right-in/right-out movements only. The deficient operation and level of service is related to and experienced by the vehicles exiting the project driveway and making a right-turn onto Domenigoni Parkway.

As shown in **Table 44-9**, all Project study area intersections are forecast to continue to operate at an acceptable level of service during the peak hours for Forecast Project Opening Year (2020) With

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Cumulative Projects Conditions with the exception of the following study intersections which are forecast to operate at a deficient LOS:

- Antelope Road / Newport Road (PM peak hour only);
- Menifee Road / Newport Road (Pm peak hour only);
- Leon Road / Domenigoni Parkway (both AM and PM peak hours);
- Project Driveway 3 / Domenigoni Parkway (both AM and PM peak hours); and
- Winchester Road / Domenigoni Parkway (both AM and PM peak hours).

Mitigation Measures MM-TR-1 through MM-TR-4, requiring fair share contribution to these intersections has been identified. With the implementation of **Mitigation Measures MM-TR-1 through MM-TR-4**, any significant traffic impacts will be reduced to a less than significant level for Forecast Project Opening Year (2020) With Cumulative Projects Conditions.

As shown in **Table 44-9**, assuming implementation of the identified mitigation measures, the impacts are reduced to a level considered less than significant for Forecast Project Opening Year (2020) With Cumulative Projects Conditions with the exception of the following study intersection:

- Project Driveway 3 / Domenigoni Parkway (both AM and PM peak hours).

This project driveway is planned to be restricted to right-in/right-out movements only. The deficient operation and level of service is related to and experienced by the vehicles exiting the project driveway and making a right-turn onto Domenigoni Parkway.

The traffic flow on Domenigoni Parkway is free flow and does not experience any delay.

Furthermore, with installation of the traffic signal at the Leon Road / Domenigoni Parkway intersection, the signal would provide gaps in the flow of traffic on Domenigoni Parkway and allow the vehicles exiting this driveway to make right-turn maneuvers onto Domenigoni Parkway. Impacts would be less than significant.

- Construction Traffic

Construction traffic is expected to be heaviest during the grading phase when approximately 55,951 cubic yards (CY) of material will be imported to the site. Approximately 6,994 hauling trips will be required to import the earthwork material. The import site will be located within a 5-mile radius of the Project site.

In terms of construction traffic associated the Project would result in the following impacts:

- 55,951 CY / 8 CY per truck load x 2 trips per truck (round trip);
- 80 truckloads per day X 3.0 passenger car equivalent (PCE) factor = 240 trips per hour (in PCE's).

After grading the building construction phase will have a total of 440 trips (315 worker and 125 vendor).

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

As discussed above, this intersection and the roadway segment are operating at acceptable levels of service. Due to the percentage of PCEs, any impacts from construction traffic due to truck trips and construction workers are considered less than significant.

Transportation Uniform Mitigation Fee (TUMF)

The Transportation Uniform Mitigation Fee (TUMF) program is administered by the Western Riverside Council of Governments (WRCOG) based upon a regional Nexus Study most recently updated in 2016 to address major changes in right of way acquisition and improvement cost factors. This regional program was put into place to ensure that development pays its fair share and that funding is in place for construction of facilities needed to maintain the requisite level of service and critical to mobility in the region. TUMF is a truly regional mitigation fee program and is imposed and implemented in every jurisdiction in Western Riverside County, except the City of Beaumont.

TUMF fees are imposed on new residential, industrial, and commercial development through application of the TUMF fee ordinance and fees are collected at the building or occupancy permit stage. In addition, an annual inflation adjustment is considered each year in February. In this way, TUMF fees are adjusted upwards on a regular basis to ensure that the development impact fees collected keep pace with construction and labor costs, etc.

Payment of the TUMF is required and is not considered unique mitigation under CEQA. TUMF roadways in the County, in proximity of the Project site include: Briggs Road, Newport Road, Scott Road and Menifee Road. TUMF bridge improvements in the City of Menifee, in proximity of the Project site include: Holland Road and Briggs Road at Newport Road. Credits may be afforded to the applicant if improvements are made to these facilities as part of the Project development.

Ordinance No. 659, Development Impact Fees (DIF)

The Project is located within the County’s Harvest Valley/Winchester Area Plan and therefore will be subject to County of Riverside Development Impact Fees (DIF) in an effort by the County to address development throughout its unincorporated area. The DIF program consists of two separate transportation components: the Roads, Bridges and Major Improvements component and the Traffic Signals component. Eligible facilities for funding by the County DIF program are identified on the County’s Public Needs List, which currently extends through the year 2010. A comprehensive review of the DIF program is now planned in order to update the nexus study. This will result in development of a revised “needs list” extending the program time horizon from 2010 to 2030.

The cost of signaling DIF network intersections is identified under the Traffic Signals component of the DIF program. County staff generally defines DIF eligible intersections as those consisting of two intersecting general plan roadways. If the intersection meets this requirement, it is potentially eligible for up to \$235,000 of credit, which is subject to negotiations with the County.

Payment of the DIF is required and is not considered unique mitigation under CEQA.

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

Frontier Loop / Domenigoni Parkway Traffic Signal Warrant Analysis

Peak hour traffic signal warrants have been performed at the intersection of Frontier Loop at Domenigoni Parkway in accordance with the California Manual on Traffic Control devices (MUTCD) guidelines. **Table 44-10, Frontier Loop / Domenigoni Parkway Traffic Signal Warrant Analysis** summarizes the results of the traffic signal warrant analysis.

**Table 44-10
Frontier Loop / Domenigoni Parkway Traffic Signal Warrant Analysis**

| Intersection | Existing Conditions | Existing Plus Project Conditions | Project Opening Year (2020) Conditions | Project Opening Year (2020) With Cumulative Projects Conditions |
|-------------------------------------|---------------------|----------------------------------|--|---|
| Frontier Loop at Domenigoni Parkway | --- | X | X | X |

X= Intersection traffic volumes satisfy one or more MUTCD peak hour traffic signal warrant.

As shown on **Table 44-10**, the intersection of Frontier Loop at Domenigoni Parkway is projected to meet traffic signal warrants for all of the future analysis scenarios. This signal is a Project design feature and will be included as a condition of approval.

There is no transit Riverside Transit Agency Route 74 provides bus service in the immediate vicinity of the Project site along Domenigoni Parkway. The Project proposes no changes to this routing. A Combination Trail (Regional Trail / Class I Bike Path) is required on Leon Road, adjacent to the Project site pursuant to the Winchester Hills Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 7. This trail will be installed concurrent with Project improvements. The Project will also be served by sidewalks.

Therefore, the Project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. With the incorporation of **Mitigation Measures MM-TR-1** through **MM-TR-4**, payment of TUMF and DIF, any impacts will be less than significant.

- b) *Would the Project 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?*

Less Than Significant Impact

Every county in California is required to develop a Congestion Management Program (CMP) that looks at the links between land use, transportation, and air quality. In its role as Riverside County's Congestion Management Agency, the Riverside County Transportation Commission (RCTC) prepares and periodically updates the county's CMP to meet federal Congestion Management System guidelines as well as state CMP legislation. The Southern California Association of

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Governments (SCAG) is required under federal planning regulations to determine that CMPs in the region are consistent with the Regional Transportation Plan. The RCTC's current Congestion Management Program was adopted in March 2011. Interstate 15 (I-15), State Route 79 South (Temecula Parkway), State Route 79 North (Winchester Road), Interstate 215 (I-215), and State Route 74 are included in the CMP.

The RCTC CMP does not require traffic impact assessments for development proposals. However, local agencies are required to maintain the minimum LOS thresholds included in their respective general plans. If a street or highway segment included as part of the CMP falls below the adopted minimum level of service of E, a deficiency plan is required. The Project could conflict with the CMP if the Project were to cause the CMP facility to operate at an unacceptable LOS. The Project's is located approximately 10.5 miles, 14.6 miles, 1.85 miles, 3.1 miles, and 3.9 miles from Interstate 15 (I-15), State Route 79 South (Temecula Parkway), State Route 79 North (Winchester Road), Interstate 215 (I-215), and State Route 74 respectively.

Some of the vehicle trips generated by the development on the Project site will connect to the CMP network at State Route 79 North (Winchester Road), Interstate 215 (I-215), State Route 74, Interstate 15 and SR-79S (in order of proximity); and development associated with the proposed Project may add an additional increment of traffic to the designated CMP network. While the Project does represent an increase in trips, the County has determined that this increase is not considered cumulatively considerable due to the small percentage increase. The Project will be required to pay its TUMF and DIF fees assessed against all residential projects, which collectively work towards reducing the overall impact to the transportation system to less than significant. Any impacts will be less than significant.

- c) *Would the Project 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?*

No Impact

The closest airport to the Project site is the Hemet-Ryan Airport located approximately 5.4 miles northeasterly of the Project site. The second closest airport to the Project site is the French Valley Airport located approximately 7.6 miles to the south of the Project site. The Project is not located within any area such that it would 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. This criterion is not applicable to the Project. No impacts will occur.

- d) *Would the Project alter waterborne, rail or air traffic?*

No Impact

Please reference the detailed discussion in Section 23: Hazards and Hazardous Materials - Airports, above. This consistency ensures that implementation of the Project will not alter air traffic. There are no railroad lines in proximity to the Project. The closest active rail line is the South Perris Metrolink Station, located in Perris, CA, approximately 7.1 miles northwesterly of the Project site. Lastly, waterborne traffic does not exist in proximity to the Project site. Therefore, implementation of the proposed Project will not alter waterborne, rail, or air traffic. No impacts will occur.

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

- e) *Would the Project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?*

Less Than Significant Impact

Project roadway improvements are proposed as part of the Project. Leon Road and Domenigoni Parkway are improved and will be modified to County and/or Caltrans standards to accommodate the Project. Frontier Loop will be installed as part of the Project improvements per County and/or Caltrans standards. Due to the location of the Project (adjacent to existing roadways in an area that is undergoing urbanization and has planned urbanization) there will not be any conflicted with farm equipment. Therefore, implementation of the proposed Project will not create any roadways or road improvements that could increase hazards to a circulation system design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Any impacts from the Project will be less than significant.

- f) *Would the Project cause an effect upon, or a need for new or altered maintenance of roads?*

Less Than Significant Impact

The Project will result in an incremental impact for additional roadway maintenance; and an incremental impact to new, roadway maintenance. The Project is located off of Leon Road and Domenigoni Parkway, both of which are existing roadways that are assigned by the County of Riverside’s roadway maintenance list. Roadways on that list require maintenance to be continuing and on-going on an annual basis. Frontier Loop will also be added to that list and will be subject to continuing and on-going on an annual basis. Therefore, any impacts from the Project will be less than significant.

- g) *Would the Project cause an effect upon circulation during the Project’s construction?*

Less Than Significant Impact

Construction of the proposed Project may temporarily affect the operation of the immediate circulation network during the construction phase of the Project. The Project will be required to obtain an encroachment permit prior to commencing any construction within the public right-of-way. This will also include the submittal and approval of a TCP which is designed to mitigate any construction circulation impacts. The TCP is a standard condition and is not considered unique mitigation under CEQA. Lastly, any impacts will be short-term and will cease once the construction phase is completed. Therefore, any impacts upon circulation during the Project’s construction will be less than significant.

- h) *Would the Project result in inadequate emergency access or access to nearby uses?*

No Impact

The Project will take access from an existing, improved roadways that will connect into part of an adopted emergency response plan/emergency evacuation plan, as implemented by the County of Riverside. None of the Project components will create impacts that would result in inadequate emergency access or access to nearby uses. No impacts will occur.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
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i) *Would the Project 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?*

No Impact

There is no transit Riverside Transit Agency Route 74 provides bus service in the immediate vicinity of the Project site along Domenigoni Parkway. The Project proposes no changes to this routing. A Combination Trail (Regional Trail / Class I Bike Path) is required on Leon Road, adjacent to the Project site pursuant to the Winchester Hills Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 7. This trail will be installed concurrent with Project improvements. The Project will also be served by sidewalks. Therefore, implementation of the Project will not result in any conflicts with any adopted policies supporting alternative transportation (e.g. bus turnouts). No impacts will occur.

Mitigation:

- MM-TR-1** Intersection of Winchester Road / Domenigoni Parkway. Prior to the 1st certificate of occupancy, the Project applicant to make a fair share contribution for the modification of the northbound Winchester Road approach to include a right-turn overlap phase.
- MM-TR-2** Intersection of Antelope Road / Newport Road. Prior to the 1st certificate of occupancy, the Project applicant to make a fair share contribution to widen the eastbound approach of Newport Road from two left-turn lanes, two through lanes, and one shared through/right-turn lane to consist of two left-turn lanes, three through lanes, and one right-turn lane.
- MM-TR-3** Intersection of Menifee Road / Newport Road. Prior to the 1st certificate of occupancy, the Project applicant to make a fair share contribution to widen the eastbound approach of Newport Road from two left-turn lanes, one through lane, and one shared through/right-turn lane to consist of two left-turn lanes, two thru lanes, and one shared through/right-turn lane.
- MM-TR-4** Intersection of Leon Road / Newport Road. Prior to the 1st certificate of occupancy, the Project applicant to make a fair share contribution to widen:
 - a) The northbound approach of Leon Road from one left-turn lane, one through lane, and one right-turn lane to consist of two left-turn lanes, one through lane, and one right-turn lane; and
 - b) The eastbound approach of Domenigoni Parkway from one left-turn lane, three through lanes, and one right-turn lane to consist of two left-turn lanes, three through lanes, and one right-turn lane.

Monitoring: Proof of payment of fair share demonstrating compliance with **Mitigation Measures MM-TR-1** through **Mitigation Measure MM-TR-4**, above, shall be submitted to the Riverside County Transportation Department.

45. Bike Trails

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Source(s): *General Plan; and Winchester Hills Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 7.*

Findings of Fact:

No Impact

A Combination Trail (Regional Trail / Class I Bike Path) is required on Leon Road, adjacent to the Project site pursuant to the Winchester Hills Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 7. This trail will be installed concurrent with Project improvements. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

TRIBAL CULTURAL RESOURCES Would the Project

46. Tribal Cultural Resources

a) Would the Project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source(s): *Inspection of the Archaeological Sites Within and Near the Winchester Ranch Marketplace Project, PP 26367, CUP 03782, WV Marketplace Near Winchester, Riverside County, California prepared by CRM TECH, April 23, 2018 (Archaeo Inspection, **Appendix E**); Assembly Bill 52 (AB 52) Materials (**Appendix M**).*

Findings of Fact:

(a) *Would the Project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred*

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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place, or object with cultural value to a Cultural Native American tribe, and that is listed or eligible for listing in the California Register of Historical resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?

Less Than Significant with Mitigation Incorporated

Assembly Bill (AB) 52 specifies that a project that may cause a substantial adverse change to a defined Tribal Cultural Resource (TCR) may result in a significant effect on the environment. AB 52 requires tribes interested in development projects within a traditionally and culturally affiliated geographic area to notify a lead agency of such interest and to request notification of future projects subject to CEQA prior to determining if a negative declaration, mitigated negative declaration, or environmental impact report is required. The lead agency is then required to notify the requesting tribe within 14 days of deeming complete a development application subject to CEQA, as an invitation to consult on the project. AB 52 identifies examples of mitigation measures that will avoid or minimize impacts to a TCR. The bill makes the above provisions applicable to projects that have a notice of preparation or a notice of intent to adopt a negative declaration/mitigated negative declaration circulated on or after July 1, 2015.

CEQA defines the term “tribal cultural resource” and delineates restrictions on the meaning of the term “cultural landscape.” Pursuant to Public Resources Code section 21074(a), “tribal cultural resources” consist of either of the following:

- (1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:
 - (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources,
 - (B) Included in a local register of historical resources as defined in subdivision (k) of [Public Resources Code] Section 5020.1;
- (2) At the discretion of the lead agency, and if supported by substantial evidence, a tribal cultural resource may also be determined 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 Section 5024.1 for the purposes of this paragraph, *the lead agency shall consider the significance of the resource to a California Native American tribe. (Emphasis added.)*

Regarding the term “cultural landscape”, above, Public Resources Code section 21074(b), limits its definition such that “[a] cultural landscape that meets the definition of [Public Resources Code section 21074] subsection (a) is a tribal cultural resource *to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.*” (Emphasis added.) Accordingly, if an area that may potentially be considered a “cultural landscape” is *not* geographically defined in terms of the size and scope of the landscape, it cannot be found to be a “tribal cultural resource” even if it otherwise meets the qualifications for such in Public Resources code section 21074(a).

Regarding the lead agency’s consideration of whether a resource is significant to a California Native American Tribe in (2) above, Section 5024.1(c), provides the criteria to be considered:

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- If [the resource] meets any of the following National Register of Historic Places criteria:
- (1) Is [the resource] associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
 - (2) Is [the resource] associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
 - (3) [Does the resource] (e)mbod(y) the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
 - (4) Has [the resource] yielded, or may be likely to yield, information important in prehistory or history.

Public Resources Code section 5024.1(c) clarifies: [a] historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it is included or determined to be eligible for inclusion in the California Register of Historical Resources.

The Project is in the traditional use area provided to the County by the following nine tribes. In compliance with Assembly Bill 52 (AB52), notices regarding this Project were mailed to the following tribes on November 2, 2017:

- Cahuilla Band of Indians
- Colorado River Indian Tribes
- Morongo Cultural Heritage Program
- Pala Band of Mission Indians
- Pechanga Cultural Resources Department
- Quechan Indian Nation
- Ramona Band of Cahuilla Indians
- Rincon Band of Luiseño Indians
- Soboba Band of Luiseño Indians

No response was received from the Rincon Band of Luiseño Indians, the Morongo Band of Mission Indians, the Cahuilla Band of Indians, the Colorado River Indian Tribes, the Ramona Band of Mission Indians, or the Quechan Indian Nation. A response was received from the Pala Band of Mission Indians on November 22, 2017 declining consultation on this Project.

Consultation was requested by both the Pechanga Band of Luiseño Mission Indians and the Soboba Band of Luiseño Indians. Consultation was initiated with Pechanga on November 14, 2017 during a video conference. The Project exhibits were also provided to the Tribe at this time. An email was sent to the Tribe on November 17, 2017 asking for any tribal cultural resource information. On April 24, 2018 the Project conditions of approval were provided to the Tribe and consultation was concluded on May 8, 2018.

Consultation was requested by Soboba in a letter dated November 16, 2017. Consultation was initiated on November 22, 2017. On April 24, 2018 the Project conditions of approval were provided to Soboba and consultation was concluded on May 8, 2018. No tribal cultural resources were identified by any of the Tribes because there are none present. Therefore, there will be no impacts in this regard.

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

Due to the overall sensitivity of the Project site with respect to the potential for buried archaeological resources in the general area, conditions of approval, in the form of **Mitigation Measures MM-TCR-1 through MM-TCR-4**, shall be implemented to reduce potentially significant impacts to previously unknown archaeological resources (that are unexpectedly discovered during Project implementation) to a less than significant level.

- b) *Would the Project cause a substantial adverse change in the significance of 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?*

Less Than Significant with Mitigation Incorporated

Please reference the discussion in Section 46.a, above. With the implementation of **Mitigation Measures MM-TCR-1 through MM-TCR-4**, the proposed Project would not cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a Cultural Native American tribe, and that is 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. Impacts to tribal cultural resources will be less than significant.

Mitigation:

MM-TCR-1 Prior to the issuance of grading permits, developer/permit holder shall retain and enter into a Monitoring and Mitigation service contract with a qualified Archaeologist. The Project Archaeologist (Cultural Resources Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of the first grading permit for the Project. The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training (including the establishment of set guidelines for ground disturbance in sensitive areas) with the grading contractors and Native America monitor(s). A sign-in sheet for attendees of this training shall be include in the Phase IV Monitoring Report. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition, etc. The Project Monitor shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow for identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this conditional of approval.

MM-TCR-2 The developer/permit holder shall retain a Native American Monitor who shall be present during construction excavations (e.g., grading, trenching, or clearing/grubbing) associated with the proposed Project.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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MM-TCR-3 In the event archaeological resources are unearthed, ground-disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 25 feet shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by Project construction activities shall be evaluated by a qualified archaeologist. The developer/permit holder shall coordinate with the County Archaeologist and a Native American monitor (if the resources are prehistoric in origin) to develop an appropriate treatment plan for the resources. If avoidance and/or preservation is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. The developer/permit holder, in consultation with the County Archaeologist, shall designate a final repository and curate any archaeological material recovered from the Project site.

MM-TCR-4 The Project Archaeologist shall prepare a final Phase IV Monitoring Report at the conclusion of the archaeological monitoring using information from the Native American monitor. The Monitoring Report shall meet the County guidelines for Phase IV reports. The Project Archaeologist shall submit the report to the County, the Eastern Information Center, and representatives of other appropriate or concerned agencies within 60 days of completion of the Project grading to signify the satisfactory completion of the Project and the required mitigation measures. The report shall describe the resources unearthed, if any, the treatment of the resources, and evaluate the resources with respect to the criteria in the California Register of Historical Resources. The report shall also include the Cultural Sensitivity Training sign-in sheet, the daily monitoring logs, and shall include any comments or concerns expressed by the Native American Monitor during the monitoring program.

Monitoring: A copy of all agreements required to comply with **Mitigation Measures MM-TCR-1** through **Mitigation Measure MM-TCR-4**, shall be submitted to the County for retention. County Staff shall conduct field inspections to verify that by the developer/project applicant and the Tribal monitor(s) are implementing all aspects of the Cultural Resources Monitoring Plan.

| UTILITY AND SERVICE SYSTEMS | Would the Project | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 47. Water | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Project Plans (**Appendix L**); Department of Environmental Health Review; *Riverside County General Plan EIR*; *HVWAP*; *Metropolitan Water District 2015 Regional Urban Water Management Plan (2015 RUWMP)*; *Eastern Municipal Water District 2015 Urban Water Management Plan (2015 UWMP)*; Winchester Hills Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 7; *Project Specific Water Quality*

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Management Plan Winchester Ranch Marketplace, prepared by Albert A. Webb Associates, Revised January 18, 2018 (Original September 12, 2017) (*WQMP, Appendix H1*); and **Figure 3, TPM 35671R1**, in Section I. of this Initial Study.

Findings of Fact:

- 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?*

Less Than Significant Impact

The Project site is identified as Planning Area 42 of the Winchester Hills Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 7 (SP 293, SC7). The entire Winchester Hills Specific Plan is within the Eastern Municipal Water District’s (EMWD) service area for water, reclaimed water, and sewer.

EMWD is a public water agency formed in 1950 and annexed into the service area of the Metropolitan Water District of Southern California (MWD) in 1951. It is currently one of MWD’s 26-member agencies. EMWD presently operates its water supply system under a system permit issued by the California Department of Public Health.

Initially, EMWD’s primary role was to deliver imported water to supplement local groundwater to serve mostly agricultural demand. Over time, EMWD’s services have expanded to include delivery of treated imported water for domestic use, ground water production, groundwater basin management, desalination, water filtration, wastewater collection and treatment, and regional recycled water service for agricultural and non-potable domestic applications. Presently, EMWD has four sources of water supply: 1) Potable groundwater; 2) Desalinated groundwater; 3) Recycled water; and 4) Imported water from MWD. According to 2015 figures, imported water (treated, locally treated & raw) accounted for approximately 46 percent of the total water supply, while local potable groundwater accounted for approximately 12 percent, desalted groundwater was approximately 6 percent, and recycled water was approximately 36 percent.

The EMWD Board of Directors adopted an updated 2015 Urban Water Management Plan (UWMP) in June 2016. The 2015 UWMP plan details EMWD’s demand projections and provides information regarding EMWD’s supply. Demand for EMWD included in the UWMP is calculated across EMWD’s service area and is not project-specific. The majority of EMWD’s existing and planned demand is and will be met through imported water delivered by the MWD. As such, EMWD’s 2015 UWMP relies heavily on information and assurances included in the 2015 MWD Regional Urban Water Management Plan (2015 RUWMP) when determining supply reliability.

EMWD’s 555-square mile service area currently (2015) has an estimated population of 761,221 persons (includes a retail population of 546,146 people and a wholesale population of 215,075 people). The population in EMWD’s service area over the 25-year forecast period (2015 – 2040) is projected to increase by more 500,000 people, a 67% increase over the current (2015) population. To ensure that planning efforts for future growth are comprehensive, EMWD incorporates regional projections in its UWMP. Projections for the remainder of the planning period (2020 – 2040) were prepared based on EMWD’s proposed development projects and land uses within EMWD’s borders as well as current demographic information such as household size. A significant amount of EMWD’s service area is currently undeveloped.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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EMWD plans to meet increases in projected demands through a combination of local supply development and ongoing water conservation. Future supply projects described in the 2015 UMWP include: continuing full utilization of recycled water, expansion of the desalter program, increasing local groundwater banking, and developing additional regional water transfers and exchanges.

It is emphasized, as stated above, MWD has determined it is able to meet the demands of all member agencies, inclusive of EMWD and the proposed Project, through 2040.

The existing domestic waterlines, shown on Figure II-8 (Master Water Plan) of SP 293, SC7, are owned and operated in accordance with EMWD's Regional Facilities Plan. Existing EMWD water lines include: a 12" main in Leon Road from Patton Road to Grand Avenue; a 12" line in Briggs Road north of Simpson Road; a 12" line in the right-of-way of La Ventana Road between Simpson Road and Grand Avenue, and a 24" line in the right-of-way of Simpson Road between Briggs Road and Rice Road, where the line becomes a 36" line. Area residents are currently served by the Menifee reservoir (#77) and the Cawston Reservoir (#79).

SP 293, SC7 is within two water pressure zones including 1) the 1627 Pressure Zone in the northern portions of the specific plan (the Project site is a part), and 2) the 1752 Pressure Zone in the southern portions of the specific plan. The majority of water storage for the Project will be provided by a proposed water tank located in the open space area of Planning Area 25 situated approximately one-half (1/2) mile west/southwest of the Project site.

The proposed water line infrastructure within the SP boundary, shown on Figure II-8, include 18", 16" and 12" lines connecting to the individual planning areas to existing on-site and off-site water lines. Most in-tract systems will utilize eight-inch pipelines forming looped systems to insure service integrity. All facilities will be located in street rights-of-way whenever possible. The on-site systems will be integrated with the EMWD Master Plan to form a reliable supply network for the Winchester/Menifee area.

A booster station will be located in the park in Planning Area 32 (situated ±1¼ mile east/northeast of the Project site) in order to increase the water pressure in the 1627 Pressure Zone lines. Final pipeline design will ensure that facilities are sized to provide the maximum daily flow plus required fire flows (determined by the Fire Marshall) with a minimum residual pressure of twenty pounds per square inch (20 psi).

Reclaimed water is available to the Project site via the existing 24" line in the right-of-way of Leon Road. As set forth in the Winchester Ranch Marketplace WQMP (p. 12), reclaimed water will be used for the non-potable water demands for the Project site development.

The Project site is situated adjacent to EMWD domestic water lines in Leon Road and Domenigoni Parkway, as shown on **Figure 3, TPM 35671R1**, in Section I. of this Initial Study.

Implementation of the proposed Project will not require or result in the construction of new water treatment facilities or expansion of existing/proposed facilities beyond those set forth in SP 293, SC7, above, the construction of which would cause significant environmental effects. In addition, sufficient water supplies are available to serve the Project from existing entitlements and resources, and no new or expanded entitlements are needed.

As discussed above, the proposed Project will tie into existing EMWD water line infrastructure

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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located in the adjacent streets.

Therefore, the Project will not 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. Any impacts will be less than significant.

- b) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?*

Less Than Significant Impact

Please reference the discussion in 46.a, above.

Implementation of the proposed Project will not require or result in the construction of new treatment facilities or expansion of existing/proposed facilities beyond those set forth in SP 293, SC7, above, the construction of which would cause significant environmental effects. The proposed Project will tie into existing water lines EMWD facilities located in Leon Road and Domenigoni Parkway. According to Table 16, Operational Water Usage and Waste Generation of the *AQ/GHG Analysis*, the Project is estimated to use a total of 47,907,188 gallons of water per year.

Sufficient water supplies are available to serve the Project from existing entitlements and resources, and no new or expanded entitlements are needed. Any impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

48. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source(s): Project Plans (**Appendix L**); Department of Environmental Health Review; *Riverside County General Plan EIR*; *HVWAP*; and Winchester Hills Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 7; and **Figure 3, TPM 35671R1**, in Section I. of this Initial Study.

Findings of Fact:

- 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?*

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Less Than Significant Impact

As discussed in Section 47.a (Water), the Project site is identified as Planning Area 42 of the Winchester Hills Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 7 (SP 293 SC7), and the entire Winchester Hills Specific Plan is within the Eastern Municipal Water District’s (EMWD) service area for water, reclaimed water, and sewer.

SP 293 SC7 is located within the Winchester Regional Water Reclamation Facility (WRWRF) waste watershed area. Sewage generated from the Project site and the larger Specific Plan area will be conveyed to the WRWRF. The WRWRF will treat water from the entire Specific Plan area inclusive of the Project site as well as areas to the east, including a portion of the City of Hemet.

The Temecula Valley Regional Water Reclamation Facility (TVRWRF) is a 95-acre facility located in the commercial area of Temecula; while it is the smallest of the EMWD reclamation facilities, its capacity is the second largest. The TVRWRF is currently being expanded from a current capacity of 18 million gallons per day (mgd) to 23 mgd. In 2016, the typical daily flows were 14 mgd and were projected to reach 18 mgd in 2018. The TVRWRF Expansion accounts for largest single expenditure in the 2017-2022 EMWD capital improvement budget. The TVRWRF facility has an ultimate design capacity of 28 mgd.

A series of planned trunk lines will enable EMWD to divert flows to the newly expanded Perris Valley RWRF and the Sun City RWRF. The proposed wastewater collection facilities which will serve the Project area are shown on SP 293 SC7, Figure II-9, *Master Sewer Plan*.

Existing sewer lines, shown on SP 293 SC7, Figure II-9, *Master Sewer Plan*, include a 36” main line in La Ventana Road from the northern boundary of the Specific Plan to Olive Avenue which connects to a 36” main line in Olive Avenue that extends in an easterly direction beyond the Specific Plan boundary. A sewer lift station exists at the intersection of La Ventana Road and Simpson Road.

Sewerage flows in the northern portions of the Specific Plan are directed to the east toward the Olive Road sewer line using 8” to 18” gravity lines. Flows are then directed to the east beyond the Specific Plan boundary. The southern portion of the Specific Plan (Project site is a part) will direct flows to a proposed sewer lift station east of the Specific Plan boundary using 10” to 27” gravity lines.

As shown on **Figure 3, TPM 35671R1**, in Section I. of this Initial Study, an existing EMWD sewer line is located in Domenigoni Parkway along the entire length of the Project site’s frontage. EMWD also has a sewer line located within Leon Road but it ends approximately 100 feet south of Domenigoni Parkway adjacent to the Project site. In addition, an EMWD sewer line extends roughly 30 feet south of Domenigoni Parkway within the Frontier Loop right-of-way adjacent east of the Project site.

It is anticipated that the Project site will participate in applicable special benefit agreements with EMWD and/or will proportionally reimburse EMWD for the construction of the infrastructure as properties are developed or expanded in this area.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Therefore, the Project will not 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. Any impacts will be less than significant.

- 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?*

Less Than Significant Impact

Please reference the discussion in 47.a, above. The proposed Project will tie into existing EMWD waste water facilities via the extension of existing sewer line infrastructure located in the adjacent streets.

Implementation of the proposed Project will 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. Any impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

| | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 49. 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(s): CalRecycle, Solid Waste Information System (SWIS) Facility Detail, Lamb Canyon Sanitary Landfill (33-AA-0007) and Solid Waste Facility Permit 33-AA-00; CalRecycle, SWIS Facility Detail, El Sobrante Landfill (33-AA-0217); El Sobrante Landfill Fact Sheet, issued by Waste Management of California; El Sobrante Landfill Annual Monitoring Report, Jan 1, 2016 through Dec 31, 2016, by USA Waste of CA, Inc., dated December 2017 (Final); and *General Plan EIR No. 521 (GPEIR)*.

Findings of Fact:

- a) *Is the Project served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?*

Less Than Significant Impact

The Project site is located approximately 14½ miles southwest of the Lamb Canyon Landfill and approximately 21¼ miles southeast of the El Sobrante Landfill.

The Lamb Canyon Landfill is a municipal solid waste facility owned and operated by the Riverside

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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County Department of Waste Resources (RCDWR). It is located in the unincorporated Badlands/Lamb Canyon area of Riverside County, south of Interstate 10 (I-10) and the City of Beaumont, and north of the City of San Jacinto at 16411 Lamb Canyon Road (State Route 79). The landfill encompasses a total of approximately 1,189 acres, including a 580.5-acre permit area of which 144.6 acres are permitted for solid waste disposal. The landfill is currently permitted (July 2018; Facility No. 33-AA-0007) to receive 5,000 tons of refuse per day with a permitted Traffic Volume of 913 vehicle per day. The landfill has a maximum elevation of 2,460' AMSL and a maximum depth of 350' below the ground surface.

Recent figures published for the Lamb Canyon Landfill show that a total of 53,386 tons of refuse was collected during April 2018, indicating an average of 2,135 tons per day with an average of 411 vehicle trips per day. This is well below the maximum 5,000 tons per day and 913 vehicle trips per day allowed pursuant to the current permit. The remaining maximum permitted capacity is 38,953,653 cubic yards as of January 8, 2015 (most recent published date available) providing capacity and continued operations through April 1, 2029 (estimated closure date).

The El Sobrante Landfill is located in the unincorporated Temescal Canyon area of Riverside County between the City of Lake Elsinore and the City of Corona, east of Interstate 15 and Temescal Canyon Road, and south of Cajalco Road, at 10910 Dawson Canyon Road. The landfill, which is owned and operated by USA Waste of California (a subsidiary of Waste Management, Inc.) started disposal operations in 1986. From 1986 to 1998, the landfill was operated pursuant to the original El Sobrante Landfill Agreement and its Amendments and one Addendum.

On September 1, 1998, the Riverside County Board of Supervisors (BOS) approved the El Sobrante Landfill Expansion Project, a vertical and lateral expansion of the landfill, and entered into a Second Agreement, which became effective on September 17, 1998. The Second Agreement represents a public/private relationship between the owner/operator of the landfill and the County of Riverside and provides for the Riverside County Department of Waste Resources (RCDWR) to operate the landfill gate, to set the County rate for disposal at the gate with BOS approval, and to operate the Hazardous Waste Inspection Program.

The El Sobrante Landfill facility currently comprises a total area of 1,322 acres which includes a 468-acre footprint permitted for landfill operations, and a 688-acre wildlife preserve. The operating permit allows a maximum of 16,054 tons per day of waste to be accepted at the landfill, due to limitations on the number of vehicle trips per day. As of January 2011, the landfill had a remaining in-County disposal capacity of approximately 38.506 million tons. In 2010, the El Sobrante Landfill accepted a total of 694,963 tons, or approximately 0.695 million tons of waste generated within Riverside County. The daily average for in-County waste was 2,235 tons during 2010. The landfill is expected to reach capacity in approximately 2036.

The El Sobrante Landfill Expansion Project included the following major elements:

- An increase in landfill disposal capacity to approximately 196.11 million cubic yards or approximately 109 million tons of municipal solid waste;
- An increase in the daily disposal capacity up to 10,000 tons (pursuant to the Second Amendment of the Expansion Agreement, approved by the BOS in March 2007, and subsequently implemented on August 31, 2009, the daily capacity was increased to 70,000 tons per week, not exceeding 16,054 tons per day [limited in part due to the number of vehicle trips per day], and a continuous 24-hour disposal);

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- An increase in the landfill area to a total of 1,322 acres;
- An increase in the landfill footprint to 495 acres;
- An increase in the hours of operation, allowing 24-hour continuous operations, 7 days a week, for non-waste functions (i.e. application of daily cover, stockpiling of daily cover, site maintenance, grading, and vehicle maintenance) and allowing disposal operations from 4:00 a.m. to Midnight.

The landfill is open 24 hours per day, six days a week (closed Sundays and Major Holidays). Commercial customers have access 4:00 a.m. to 6:00 p.m., while the general public hours are 6:00 a.m. to 6:00 p.m.

During calendar year 2016, a total of 2,652,941 tons of municipal solid waste was disposed at the El Sobrante Landfill. Of this amount, 852,987 tons originated from Riverside County sources, and 1,799,954 tons originated from out-of-County sources. El Sobrante received 123,068 tons of Alternate Daily Cover in the form of cement treated incinerator ash.

Based on 309 working days (362 days minus Sundays and Major Holidays), an average of 8,596 (rounded to the nearest whole number) tons of waste were received at the landfill on a daily basis in 2016. The estimated 2017 total tonnage figure is projected to have increased slightly over the 2016 figure, to approximately 2,700,000 tons or an average amount of approximately 8,738 tons per day (2,700,000 tons ÷ 309 days). This indicates a year over year increase of 1.65% and is substantially below the allowable disposal capacity of 16,054 tons per day permitted pursuant to the current agreement/operating permit, as amended.

As of the 2007 Second Amendment date, the landfill had a projected 50-year remaining life through 2036; however, based on 2016 figures, there was 141,192,896 tons of remaining capacity, indicating an approximate 54-year remaining life before the facility reaches capacity.

The County evaluates current and projected solid waste generation for planning and public policy purposes in conjunction the preparation of its General Plan and General Plan EIR. The anticipated growth in population (from new residential uses) and jobs and economic activity (from commercial, industrial and institutional uses) that would result from the approval and subsequent development of projects within the County result in a corresponding increase in the amount of solid waste generated by these various uses, both during their construction (short-term) and their operation (long-term). The disposal of this additional waste would incrementally increase the wastes going into existing landfills, potentially hastening the end of their usable lives and contributing to the eventual need for new or expanded landfill facilities.

Solid waste generation rates estimate the amount of waste created by residences and businesses over a certain amount of time (day, year, etc.). Waste generation includes all materials discarded, whether or not they are later recycled or disposed of in a landfill. Waste generation rates for residential and commercial activities can be used to estimate the impact of new developments on the local waste stream. In this way, they are useful in providing a general level of information for planning purposes and estimating potential effects. It should be noted that the Generation Rates used by the County do not take into account any recycling, reduction or diversion (potentially upwards of 50%-75%, associated with compliance with AB 341).

As set forth in Section 4.17.3 (Solid Waste) of the GPEIR, the County applies a Generation Rate of 2.4 Tons per 1,000 square feet of building area for commercial use (“commercial” includes

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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commercial-retail, commercial-tourist, commercial-office and business park uses), and a Generation Rate of 10.8 Tons per 1,000 square feet of building area for industrial use (“industrial” includes light industrial, heavy industrial, and [for existing uses] ranches). The Project, including the self-storage use is analyzed as a commercial use, which represents a conservative estimate.

The Project proposes the construction of 90,600 square feet of retail building area, plus a 3,600 square foot convenience store (“c-store”), and a 125,000 square foot self-storage facility. The Project’s proposed total commercial building area equals 219,200 square feet. Applying the County commercial Generation Rate of 2.4 tons per 1,000 square feet per year indicates the Project would generate 526.08 tons of solid waste per year (219,200 SF x (2.4 Tons/1,000 SF) which equals an average daily amount of 1.44 tons per day (526.08 ÷ 365 days = 1.44), which equals 2,880 pounds per day. Assuming a mandatory 50% recycling rate, daily solid waste generation is forecast to be approximately 0.72 tons (1,440 lbs.) per day for disposal at either the El Sobrante Landfill or the Lamb Canyon Landfill. This represents a solid waste disposal increase of less than 0.031% (three tenths of 1%) at either landfill.

Based on this information, development of the Project site as a commercial retail center and self-storage facility would be served by a landfill with sufficient permitted capacity to accommodate the proposed Project’s solid waste disposal needs. Impacts will be less than significant.

- 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)?

Less Than Significant Impact

As discussed in Section 49.a, above, there is adequate capacity at the area landfills to accommodate the solid waste generated by the proposed Project, and the Project will comply with all laws and regulations in managing solid waste. Compliance with these laws and regulations are standard conditions and are not considered unique mitigation pursuant to CEQA. The proposed Project would be consistent with the County Integrated Waste Management Plan. Any impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

50. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Electricity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Natural gas? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Communications systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Storm water drainage? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Street lighting? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Other governmental services? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Project Plans (**Appendix L**); *Winchester Ranch Marketplace Air Quality and Greenhouse Gas Analysis*, prepared by RK Engineering Group, Inc., April 17, 2018, (AQ/GHG

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Analysis, Appendix C); Ordinance No. 461; Ordinance No. 655; Ordinance No. 659; Riverside County Network of Care website; and *GPEIR*.

Findings of Fact:

- a) *Would the Project impact electricity 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?*

Less Than Significant Impact

Various components of the proposed Project commercial retail center and self-storage facility will consume electricity. The electrical service provider is Southern California Edison (SCE). Overhead electrical service lines currently exist adjacent to the Project site along the west side of Leon Road.

SCE provides electrical service to customers within a 50,000-square mile area covering nearly 14 million people in 11 counties in the southern half of California, including western Riverside County. It provides electricity to users via 16 utility interconnections and nearly 5,000 different transmission and distribution circuits. In total, SCE reported a total energy consumption of approximately 85,850 GWh in 2009, the most recent year for which data is available from the California Energy Commission (CEC). An additional 4,531 GWh were also “self-generated” within the SCE’s planning area in 2009. SCE has declared itself the nation’s largest purchaser of renewable energy, buying and delivering approximately 13.6 million MWh in 2009.

Adequate commercial electricity supplies are presently available in southern California to meet this forecast demand. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

- b) *Would the Project impact natural gas 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?*

Less Than Significant Impact

The proposed Project will be connected to The Gas Company’s natural gas distribution system. Connections are available in the vicinity and existing natural gas service is in the process of being extended to service pending residential tract development proximate to the Project site within the Winchester Hills Specific Plan No. 293.

The proposed Project natural gas usage has been anticipated under the Winchester Hills Specific Plan Land Use Designation and zoning classification. Adequate commercial natural gas supplies are available to meet this forecast demand. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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- c) *Would the Project impact communications systems 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?*

Less Than Significant Impact

The communication system is provided by Verizon. Verizon is a private company that provides connection to the communication system on an as needed basis. No expansion of facilities will be necessary to connect the Project to the communication system located adjacent to the Project site. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

- d) *Would the Project impact storm water drainage 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 for storm water drainage?*

Less Than Significant Impact

Proposed construction of the Project (commercial center accommodating eleven (11) retail structures with associated utility, parking, and flatwork improvements) will increase impervious areas by replacing the vacant property with associated paving and rooftops. In the existing condition, the Project site generally drains from south to north to an existing swale along Domenigoni Parkway that drains from east to west. Off-site flows from Tract 30806 (currently vacant unimproved land contiguous south of the Project site) also drain to this existing swale. The swale collects runoff and conveys flows to a culvert located at the northwestern corner of the project site. The culvert conveys flows north through RCFC&WCD Line 1 in Leon Road and ultimately into Salt Creek. The proposed Project will augment the existing on-site storm drain system with the installation of new stormwater treatment facilities to service the proposed Project site development (commercial retail center and self-storage facility), including a new on-site storm drain system, a bio-retention Water Quality Basin, and other measures to meet County requirements.

The proposed Project has been reviewed and conditioned by the RCFC&WCD, County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a WQMP and adherence to the requirements of the NPDES. The Project proponent has submitted a WQMP for review and approval. The WQMP identifies post-construction BMPs in addressing increases in impervious surfaces, methods to decrease incremental increases in off-site stormwater flows, and methods for decreasing pollutant loading in off-site discharges as required by the applicable NPDES requirements.

These are standard conditions for the County of Riverside and are not considered not considered mitigation for CEQA implementation purposes. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project that would create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, are considered less than significant.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

- e) *Would the Project impact street lighting 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?*

Less Than Significant Impact

Street lights are in place along the Project site’s Domenigoni Parkway frontage. There are no street lights in place along Leon Road or the Frontier Loop right-of-way. The proposed Project will require the installation of street lights along the Leon Road and Frontier Loop public right-of-way in accordance with standard requirements and County Ordinance No. 655. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research at the Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definitions, general design requirements, requirements for lamp source and shielding, prohibitions and exceptions.

Adherence to Ordinance No. 655 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Any impacts from light and glare are discussed in Section 2 (Mt. Palomar Observatory) and Section 3 (Other Lighting Issues) of this Initial Study. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

- f) *Would the Project impact maintenance of public facilities, including roads requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

Less Than Significant Impact

The proposed Project will have a less than significant impact on public facilities. Riverside County Ordinance No. 659 establishes a developer impact fee to mitigate the cost of public facilities, including roads. As a part of the larger Winchester Hills Specific Plan 293, the Project will be responsible for half-width street improvements along it’s Leon Road frontage, half-width improvements along Frontier Loop and various street frontage improvements (sidewalk, landscaping) along the Domenigoni Parkway frontage (concrete curb and gutter is currently in place).

In addition, the developer will be required to pay the County of Riverside’s Development Impact Fee (DIF) and the regional Transportation Uniform Mitigation Fee (TUMF) to address the direct and cumulative environmental effects generated by new development projects.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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reduce impacts from the proposed Project to transportation/traffic resources. This is reflected in Ordinance No. 659. The Project site is located in Area Plan 16 – Harvest Valley/Winchester Area. Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Any impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

- g) *Would the Project impact other governmental services, requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

No Impact

Regional Multi-Service Centers impacts are typically attributed to residential development. The Project is a commercial project and will not directly impact Regional Multi-Service Centers.

Therefore, the proposed Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for regional multi-service centers or other governmental services. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

51. Energy Conservation

- a) *Would the Project conflict with any adopted energy conservation plans?*

Source(s): Project Plans (**Appendix L**).

Findings of Fact:

- a) *Would the Project conflict with any adopted energy conservation plans?*

No Impact

Refer to the discussion under Section 50 above. The Project would increase the site’s demand for energy compared to its existing undeveloped state. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances. The Project will comply with all Title 24 energy conservation requirements. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a “maximum feasible” reduction in unnecessary energy

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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consumption. No conflict with any adopted energy conservation plans would occur if the proposed Project is implemented. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the Project:

| 52. Wildfire Impacts | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Riverside County General Plan Figure S-11 "Wildfire Susceptibility", GIS database, Project Application Materials

Findings of Fact:

a) *Would the Project substantially impair an adopted emergency response plan or emergency evacuation plan?*

Less Than Significant Impact

The proposed Project will not substantially impair an adopted emergency response plan or emergency evacuation plan. The Project will go on a vacant parcel that has a developed road system surrounding the Project area. The proposed Project will not interfere with these existing roads and sufficient access to the Project site will be maintained during construction and operations. 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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- 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?*

Less Than Significant Impact

The Project site is considered to have a “moderate” susceptibility to wind erosion (Riverside County, 2003, Figure S-8). The Project is surrounded by vacant parcels with a Moderate Fire Hazard Classification. The Project site is not located adjacent to High Fire area, therefore prevailing winds, and other factors, will not expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts are considered less than significant.

- c) *Would the Project 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?*

Less Than Significant Impact

The proposed Project is being developed in a vacant parcel surrounded by a developed road system that will not be impacted. As discussed above the Project site is surrounded by existing roads and will not require the installation of new infrastructure. Therefore, impacts are considered less than significant.

- d-e) *Would the Project 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; or expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?*

Less Than Significant Impact

According to County of Riverside General Plan Harvest Valley/Winchester Area Plan Figure 11, *Harvest Valley/Winchester Plan Wildfire Susceptibility*, the Project site is not located within a Wildfire Zone. According to “Map My County,” the Project site is not located within a High Fire Area and the nearest high fire area is located adjacent to the Project site south of the Project site. The proposed project is a commercial retail project will not house people. The site is relatively flat and located within a moderate Fire hazard area, which will limit exposure to 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. The surrounding area are vacant properties that are all relatively flat, which limits the risk of wildfires in the vicinity. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

OTHER

53. Other:

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Source(s): Staff review

Findings of Fact:

N/A.

No Impact

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

| | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>54. Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

Source(s): Staff review; and Project Plans (**Appendix L**).

Findings of Fact:

Less Than Significant Impact with Mitigation Incorporated

Implementation of the proposed Project does not 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.

Please reference the discussion in Section 7 (Biological Resources – Wildlife & Vegetation), Section 8 and 9 (Cultural Resources – Historic Resources and Archaeological Resources), Section 35 (Paleontological Resources – Paleontological Resources), and Section 46 (Tribal Cultural Resources). In addition to mitigation measures, standard conditions will apply to the proposed Project. Any impacts are considered less than significant with mitigation incorporated.

| | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>55. Does the Project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Source(s): Staff review and Project Application Materials.

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Findings of Fact:

Less Than Significant Impact with Mitigation Incorporated

As demonstrated in Sections 1 - 53 of this Environmental Assessment, the proposed Project does not have impacts which are individually limited, but cumulatively considerable. Standard conditions will apply to the proposed Project.

Aesthetics

Implementation of the proposed Project would not contribute to cumulative visual resource or aesthetic impacts. The Project proposes several design measures to minimize light pollution. This Project and other projects in the County are required to comply with the County’s light pollution ordinance, which is designed to eliminate cumulative light pollution impacts. The Project is in compliance with the County’s zoning and design standards and guidelines, which regulate building design, mass, bulk, height, color, and compatibility with surrounding uses. Thus, the proposed Project would have a less than cumulatively considerable impact to aesthetics.

Agricultural Resources

Implementation of the proposed Project would not result in any impacts to agricultural or forestry resources and would therefore not contribute to cumulative impacts to these resources.

Air Quality

The South Coast Air Quality Management District’s (SCAQMD) approach for assessing cumulative impacts is based on the Air Quality Management Plan forecasts of attainment of ambient air quality standards in accordance with the requirements of the federal and California Clean Air Acts. In other words, the SCAQMD considers projects that are consistent with the AQMP, which is intended to bring the basin into attainment for all criteria pollutants, to also have less than significant cumulative impacts. The discussion under Issue a) in Section 6, Air Quality, describes the SCAQMD criteria for determining consistency with the AQMP and further demonstrates that the proposed Project would be consistent with the Plan. As such, the Project would have a less than cumulatively considerable impact on air quality.

Biological Resources

The potential for the proposed Project to result in direct biological impacts is addressed through the payment of MSHCP Mitigation Fees pursuant to Ordinance No. 810.2 (An Ordinance of the County of Riverside to Establish the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee), as well as conduct a 30-day preconstruction survey for burrowing owls. Therefore, the proposed Project would have a less than cumulatively considerable impact on biological resources.

Cultural Resources

Development of the Project site would contribute to a cumulative increase in potential impacts to cultural and archaeological resources. However, standard conditions of approval would reduce the potential impacts associated with development on the Project site. Thus, the Project would have a less than cumulatively considerable impact.

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Geology and Soils

Project-related impacts on geology and soils associated with development on the Project site are site-specific, and development on the site would not contribute to seismic hazards or soil erosion. Compliance with the California Building Code (CBC) requirements (as implemented through Ordinance No. 457 would result in decreased exposure to the risks associated with seismic activity. Therefore, the proposed Project is anticipated to have no impact on cumulative geophysical conditions in the region.

Greenhouse Gas Emissions

The greenhouse gas analysis provided in Section 21, Greenhouse Gas Emissions, analyzed the proposed Project’s cumulative contribution to global climate change and determined that the Project would not create a cumulatively considerable environmental impact resulting from greenhouse gas emissions.

Hazards and Hazardous Materials

The proposed Project is not expected to utilize or contribute to hazards associated with the accidental release of hazardous materials. Furthermore, compliance with federal, state, and local regulations would ensure that cumulative hazard conditions are less than cumulatively considerable.

Hydrology and Water Quality

Water quality measures included in the proposed Project and the WQMP and SWPPP prepared for the Project would protect the quality of water discharged from the site during both construction and operational activities. Therefore, the Project would have a less than cumulatively considerable impact on water quality. The site is not located within a flood hazard zone. Therefore, the proposed Project would have a less than cumulatively considerable impact related to hydrology.

Land Use and Planning

The Project site has a Specific Plan zoning classification (Winchester Hills Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 7). The Project is located in Planning Area 42 – Commercial of the Specific Plan). The Project is a commercial project. Therefore, the Project will be consistent with the site’s existing zoning. Therefore, the Project would have a less than cumulatively considerable impact related to land use and planning.

Mineral Resources

The proposed Project would have no impact related to mineral resources and would therefore not contribute to any cumulative impacts to such resources.

Noise

As discussed in Sections 30-34, Noise, operation of the proposed Project would comply with all applicable noise standards and would have less than significant direct impacts related to noise. Project construction could result in some noise disturbance; however, these impacts would be temporary and would be restricted to conform to the County Noise Ordinance standards. In addition, best management practices shall be implemented to reduce construction related noise. When the Project noise sources

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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are added to the ambient noise sources in the Project area, any cumulative impacts will remain below established noise thresholds for construction and operation.

Paleontological Resources

Development of the Project site would contribute to a cumulative increase in potential impacts to paleontological resources. However, standard conditions of approval would reduce the potential impacts associated with development on the Project site. Thus, the Project would have a less than cumulatively considerable impact.

Population and Housing

Since the Project site is currently vacant, no housing units or people would be displaced, and the construction of replacement housing is not required. The Project would not displace any houses or people requiring the construction of new housing elsewhere. The Project is consistent with the General Plan, the Harvest Valley/Winchester Area Plan, and SP 293, SC7. Any growth forecasts anticipated in the General Plan would not be modified. Therefore, the Project would have a less than cumulatively considerable impact related to population and housing.

Public Services

Implementation of the proposed Project, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the immediate area, may increase the demand for public services such as fire and police protection. However, as a standard condition of approval, the Project applicant would be required to pay fees in accordance with Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program) to fund the expansion of such services. Development of any future public facilities would be subject to CEQA review prior to approval that would identify and address any resulting impacts. Therefore, the proposed Project would have a less than cumulatively considerable impact on public services.

Recreation

The proposed Project is commercial and will not use existing neighborhood or regional parks or other recreational facilities. It will not result in any substantial physical deterioration of existing facilities. The Project is commercial and is not subject to Quimby Fees. A Combination Trail (Regional Trail / Class I Bike Path) is required on Leon Road, adjacent to the Project site pursuant to the SP 293, SC7. This trail will be installed concurrent with Project improvements. Therefore, the proposed Project would not cumulatively considerable impact on recreation.

Transportation/Traffic

The CEQA Guidelines require that other reasonably foreseeable development projects which are either approved or being processed concurrently in the study area also be included as part of a cumulative analysis scenario. The cumulative setting for the proposed Project includes the nearby development for opening year traffic conditions provided by County Traffic Engineering Staff. Cumulative traffic impacts are created as a result of a combination of the proposed Project and other future developments contributing to the overall traffic impacts and requiring additional improvements to maintain acceptable

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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level of service operations with or without the Project. A project's contribution to a cumulatively significant impact can be reduced to less than significant if the project implements or funds its fair share of improvements designed to alleviate the potential cumulative impact.

The Project will be required to pay fees in accordance with Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program); and, Ordinance No. 824 (An Ordinance of the County of Riverside Authorizing Participation in the Western Riverside County Transportation Uniform Mitigation Fee Program). These fees are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with projected population increases. The Project will be required to comply with Ordinance No. 461 (County of Riverside, State of California Road Improvement Standards and Specifications). The Project's impacts to cumulative traffic conditions would be less than significant.

Tribal Cultural Resources

The County did not receive any evidence from the eight (8) Tribes contacted, or from any other source, geographically defining the size and scope of any cultural landscape in the Project area. Because the County has no substantial evidence to support a finding that the potential cultural landscape meets the requirements of Public Resources Code Section 21074(b), the County is precluded from determining that the potential cultural landscape is a "tribal cultural resource." Because any potential cultural landscape at the Project site does not meet the definition of a tribal cultural resource as defined in Public Resources Code Section 21074. The Project's impacts on cumulative tribal cultural resources would be less than significant in this regard.

Utilities and Service Systems

Implementation of the proposed Project would increase demand for public utilities. Construction activities related to development of the Project site may result in impacts to utilities and service systems, including solid waste. However, any impacts would be less than cumulatively considerable.

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| 56. Does the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

Source(s): Staff review; and Project Plans (**Appendix L**).

Findings of Fact:

Less Than Significant Impact with Mitigation Incorporated

As demonstrated in Sections 1 - 53 of this Environmental Assessment, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions will apply to the proposed Project. Any impacts will be less than significant with the incorporation of mitigation measures and standard conditions.

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: EIR No. 380 – Winchester Hills Specific Plan, October 2, 1997.

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1; 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

VIII. SOURCES CITED

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<https://www2.calrecycle.ca.gov/swfacilities/Directory/33-AA-0007>

Eastern Municipal Water District 2015 Urban Water Management Plan (2015 UWMP)
<https://www.emwd.org/about-emwd/news-information/reports-plans-and-studies/urban-water-management-plan>

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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<http://www.rcwaste.org/Portals/0/Files/EISobrante/2016/Staff%20Report%20and%202016%20Annual%20Report.pdf>

El Sobrante Landfill Fact Sheet, issued by Waste Management of California

https://www.wmsolutions.com/pdf/factsheet/EI_Sobrante_Landfill.pdf

City-Data.com

<http://www.city-data.com/airports/Pines-Airpark-Airport-Winchester-California.html>;

City of Menifee General Plan

<https://www.cityofmenifee.us/231/Land-Use-Element>

Countywide Design Standards & Guidelines

<http://planning.rctlma.org/Portals/0/devproc/guidelines/Countywide/Countywide%20Design%20Standards%20and%20Guidelines%20-%20Final%20max.pdf?ver=2017-04-17-154322-140>

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<https://www.emwd.org/home/showdocument?id=1506>

EnviroStor website

<http://www.envirostor.dtsc.ca.gov>

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<http://geotracker.waterboards.ca.gov>

Google Maps

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Hemet Unified School District

<https://www.hemetusd.org>

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http://planning.rctlma.org/Portals/0/genplan/general_Plan_2017/areaplans/HVWAP_120616.pdf?ver=2017-10-06-094250-633

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Riverside County Network of Care

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<http://www.rivcocob.org/ordinances>

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<https://riversidetransit.com/>

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<https://www.romoland.net/>

South Coast Air Quality Management District Final 2016 Air Quality Management Plan

<http://www.aqmd.gov/home/air-quality/clean-air-plans/air-quality-mgt-plan/final-2016-aqmp>

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Title 14 California Code of Regulations (CCR) §15064.5(a)(1)-(3))

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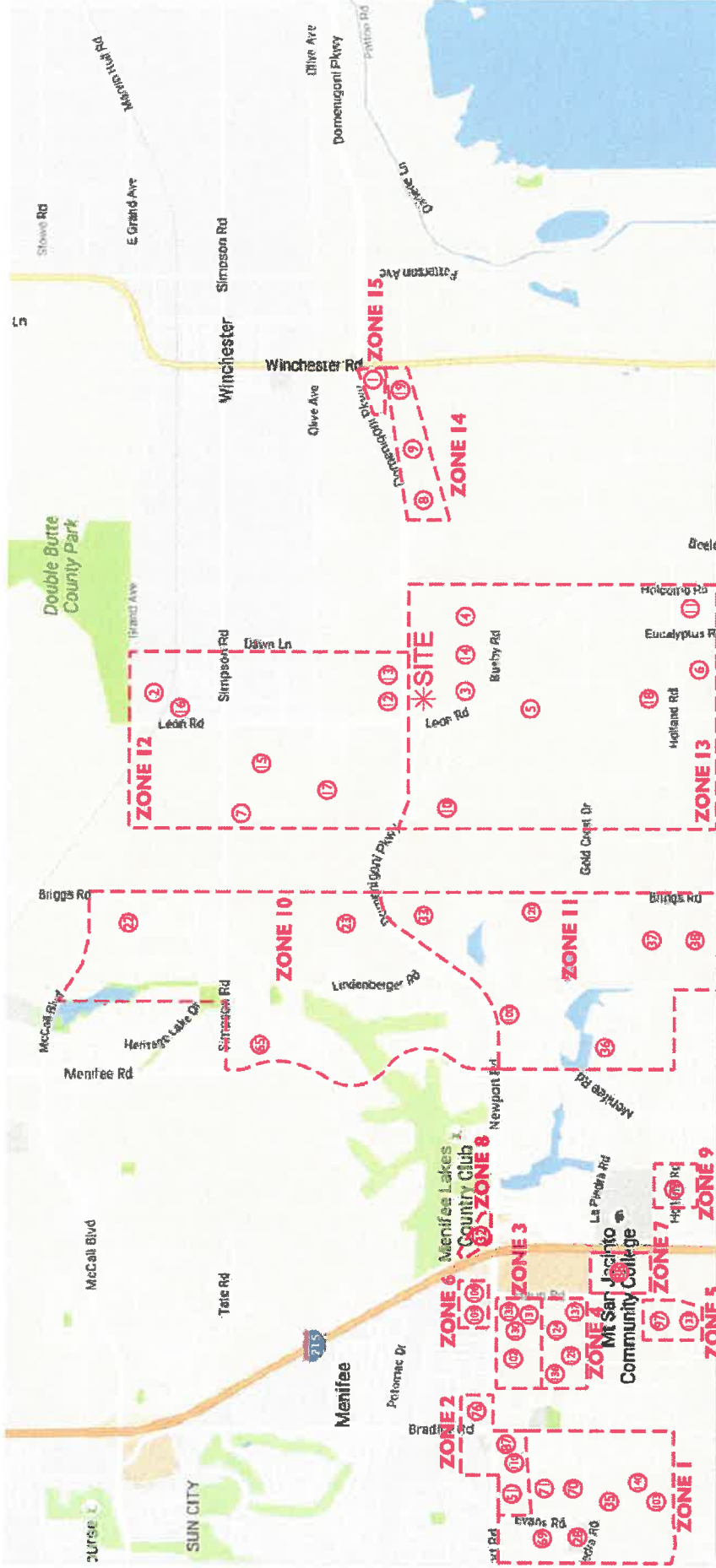
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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Title 24 building requirements
<http://www.bsc.ca.gov/codes.aspx>

Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)
<https://www.gpo.gov/fdsys/granule/CFR-2010-title50-vol2/CFR-2010-title50-vol2-sec17-11>

Winchester Hills Specific Plan No. 293, Amendment No. 5, Substantial Conformance No. 7
https://planning.rctlma.org/Portals/0/splans/sp_document/sp293/SP293SC7%20Complete%205-20-2016.pdf?ver=2016-05-23-152934-470

**Figure 43-4
Cumulative Projects Location Map**



- Zone 1:**
 1 = TR 30812
 2 = TR 28786
 3 = TM 28788
 4 = TM 28789
 5 = TM 28790
 6 = MC 2016-107
 7 = TR 28790
- Zone 2:**
 8 = CUP 2015-157
 9 = CUP 2013-157

- 10 = PP 2015-099
 11 = 2016-164 PP
- Zone 3:**
 12 = CUP 2016-130
 13 = 2017-123 PP
 14 = 2017-137 PP
 15 = PP 2018-023
- Zone 4:**
 16 = 2017-005 PP
 17 = 2017-094TR; 2017-095 PP
 18 = DA 1

- 19 = DA 4
- Zone 5:**
 20 = 2015-239
 21 = 2017-173 CUP; 174 TR
- Zone 6:**
 22 = 2016-135 PP
 23 = 2017-021
- Zone 7:**
 24 = 2015-115

- Zone 8:**
 25 = PP 2014-113; CUP 2016-289
- Zone 9:**
 26 = PP 2015-164
- Zone 10:**
 27 = TR 34406; TR34180
 28 = TR 32100/32102
 29 = TM 31582

- Zone 11:**
 30 = TTM 32101
 31 = TR 30422
 32 = TTM 31229
 33 = TTM 32277
 34 = 2016-061 GPA; -062 SPA
 35 = 2016-286 SP; -287 GPA
- Zone 12:**
 36 = TR 36365
 37 = TR 31100
 38 = TR 32816

- 39 = TR 32818
 40 = TR 34677
 41 = TR 34842
 42 = TR 36417
- Zone 13:**
 43 = TR 30806
 44 = TR 30807
 45 = TR 30976
 46 = TR 31008
 47 = TR 31892

- 48 = TR 32027
 49 = TR 33145
 50 = TR 36467
- Zone 14:**
 51 = TR 31141
 52 = TR 31633
 53 = TR 37119
- Zone 15:**
 54 = CUP 03770



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



05/23/19, 3:37 pm

PP26367

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26367. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - 90 Days to Protest

The project developer has 90 days from this 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.

Advisory Notification. 2 AND - Landscaping South Perimeter

Per Ordinance No 348 Mini Warehouse standards, provide landscaping along the southerly wall of the mini storage facility between the facility and the residential areas.

Advisory Notification. 3 AND - MM AQ-2

During the application of architectural coatings, the Project developer shall limit the amount of painting, spraying and architectural coating application to 10,000 square feet of building surface area per day, or less.

Advisory Notification. 4 AND - MM GHG-1

The Project applicant shall participate in the Riverside County Climate Action Plan (CAP) by implementing building design, site area and operational enhancements that garner 100 points or greater through improvements listed in the CAP Screening Tables.

Advisory Notification. 5 AND - MM NOI-2

The following conditions are based on the information provided by the acoustical consultant and shall be applied to the project and listed on the Cover Sheet of the site plan and or wall detail as necessary.

Exterior Mitigation:

Construct a minimum 7 foot high noise barrier along the southern property line.

1. The designed noise barrier shall have a barrier weight of at least 4 pounds per square foot of face area without decorative cutouts or line of site openings between the shielding areas and the project site. Noise control barrier may be constructed using one or any combination of the following materials:

Masonry block

Stucco veneer over wood framing or foam core, or 1 inch thick tongue and groove wood

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - MM NOI-2 (cont.)

of sufficient weight per square foot

Transparent glass ¼ inch thick, acrylic, polycarbonate, or other transparent material weigh sufficient weight per square foot.

Earthen berm

The noise barrier must present a solid face from top to bottom. Preventable openings or decorative cutouts shall not be made. All gaps (except weep holes) shall be filled with grout or caulking.

Operational Noise Mitigation Measures:

In order to comply with the County of Riverside Noise Criteria, the project should incorporate the following recommendations into the project design:

1. Limit engine idling time for all delivery vehicles and moving trucks to 5 minutes or less.
2. Trash truck operations shall be limited to daytime hours only (7 AM – 10 PM).
3. Install a minimum 4 four parapet wall along the rooftop of all buildings to shield Heating Ventilation and Air Conditioning (HVAC) equipment.
4. The speakerphone system should incorporate automatic volume control (AVC) into the design. The AVC will adjust the outbound volume based on the outdoor ambient noise level. When ambient noise levels naturally decrease at night, AVC will reduce the outbound volume on the system.

Construction Noise Suppression Measures:

The following mitigation will be required during all construction activities per Riverside County Ordinance 847:

1. Private construction projects located within one quarter (1/4) mile of an inhabited dwelling shall provide that:
2. Construction does not occur between the hours of 6:00 pm and 6:00 am during the months of June through September, and construction does not occur between the hours of 6:00 pm and 7:00 am during the months of October through May.
3. During all project site excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
4. Idling equipment shall be turned off when not in use. Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.
5. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
6. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction related noise sources and noise sensitive receptors nearest the project site during all project construction.

Advisory Notification. 6 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PP26367) 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.

Comments: BDAWSON RECOMMND

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Project Description & Operational Limits (cont.)

Advisory Notification. 7 AND - Project Description & Operational Limits

Plot Plan No. 26367 proposes to construct a shopping center. The shopping center will consist of eight buildings totaling approximately 167,134 square feet on 17.56-acres. The buildings will consist of a main tenant/grocery store, two drive through restaurants, three buildings for assorted retail/restaurants, a gas station with convenience store, a water quality basin, a mini storage facility with a caretaker residence/office.

Comments: BDAWSON RECOMMND

Advisory Notification. 8 AND - SP Park Agency Required

SP00293S7 Condition: 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, the applicant shall provide evidence to the Planning Department that all park and or QUIMBY fees have been paid to the Valley Wide Parks and Recreation District. This condition shall not be differed."

Advisory Notification. 9 AND - MM GHG-1

MM-GHG-1 The Project applicant shall participate in the Riverside County Climate Action Plan (CAP) by implementing building design, site-area and operational enhancements that garner 100 points or greater through improvements listed in the CAP Screening Tables; the Project shall implement the improvements listed below (points for the Project currently total 127). The following measures may be replaced with other measures as listed in the table, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table.

- ES.A.1 Insulation - Modestly Enhanced Insulation (walls R-13, roof/attic R-38) (15 points);
- ES.A.2 Windows - Modestly Enhanced Window Insulation (5% > Title 24) (7 points);
- ES.A.3 Cool Roofs - Modest Cool Roof (CRRC Rated 0.15 aged solar reflectance, 0.75 thermal emittance) (12 points);
- ES.B.1 Heating/ Cooling Distribution System - Modest Duct insulation (R-6) (8 points);
- ES.B.4 Water Heaters - Improved Efficiency Water Heater (0.675 Energy Factor) (14 points);
- ES.B.6 Artificial Lighting - Efficient Lights (25 % of in-unit fixtures considered high efficacy. High efficacy is defined as 40 lumens/watt for 15 watt or less fixtures; 50 lumens / watt for 15-40-watt fixtures, 60 lumens/ watt for fixtures >40 watt) (9 points);
- ES.B.7 Appliances - Star Commercial Refrigerator (new); Energy Star Commercial Dish Washer (new); Energy Star Commercial Cloths Washing (12 total points);
- Shading - At least 90% of south-facing glazing will be shaded by vegetation or

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 9 AND - MM GHG-1 (cont.)

overhangs at noon on June 21st (6 points);

- WI.C.1 Water Efficient Landscaping - Eliminate conventional turf from landscaping (3 points);
- WI.C.2 Water Efficient irrigation systems - Weather based irrigation control systems combined with drip irrigation (demonstrate 20 reduced water use) (5 points);
- WI.D.1 Showers - Water Efficient Showerheads (2.0 gpm) Title 24 standard (required) (3 points);
- WI.D.2 Toilets - Water Efficient Toilets/Urinals (1.5 gpm) (3 points);
- WI.D.3 Faucets - Water Efficient faucets (1.28 gpm) (3 points);
- WI.D.4 Commercial Dishwashers - Water Efficient dishwashers (20% water savings) (4 points)
- W2.A.1 Recycled Water - Graywater (purple pipe) irrigation system on site (5 points);
- TI.A.4 Shuttle/Transit Programs - Local transit within ¼ mile (1 point);
- TS.B.1 Signal improvements - Synchronize signals along arterials used by project; Connect signals along arterials to existing ITS. (9 points);
- T6.B.2 Bicycle paths - Provide bicycle paths within project boundaries (Points TBD);
- SWI.B.1 Recycling - Provide separated recycling bins within each commercial building/floor and provide large external recycling collection bins at central location for collection truck pick-up (2 points); and
- SW2.B.1 Recycling of Construction/ Demolition Debris - Recycle 20% of debris (6 points).

Advisory Notification. 10 AND - ALUC Conditions

1. Any new Outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA approved navigational signal light or visual approach indicator.
 - b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and to tenants of the building(s) thereon.
4. All new aboveground (surface) detention and/or water quality management basin(s) on the site shall be designed so as to provide for a maximum 48 hour detention period

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 10 AND - ALUC Conditions (cont.)

following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

5. The following uses are specifically prohibited at this location to prevent the creation of wildlife attractants; trash transfer stations that are open on one or more sides; commercial composting operations; recycling operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; waste water management facilities; aquaculture; incinerators.

If you have questions, please contact John Guerin, ALUVC Principal Planner, at (951) 955 0982.

Comments: BDAWSON RECOMMND

Advisory Notification. 11 AND - Causes for Revocation

In the event the use hereby permitted under this permit,

a) is found to be in violation of the terms and conditions of this permit,

b) is found to have been obtained by fraud or perjured testimony, or

c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Advisory Notification. 12 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd District Design Guidelines
2. Specific Plan Design Standards/Guidelines

Comments: RECOMMND BDAWSON

Advisory Notification. 13 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS

Tentative Map, Amended No.35671R1, dated 12/13/18.

Exhibit A (Site Plan), dated 12/13/18.

Exhibit B, C, D, F, H, L, M, S, W (Major Development Plan, consisting of photometric plan, elevations, color and materials board, landscape plan, tree shading plan, irrigation, wall fencing and trail plan) 11/6/18

Exhibit A, Mini Self Storage, Dated 10/24/2018

Advisory Notification. 14 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 14 AND - Federal, State & Local Regulation Compliance (cont.)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMS}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}
 - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
 - Ord. No. 916 (Cottage Food Operations)
 - Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 14 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

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

Comments: BDAWSON RECOMMND

Advisory Notification. 15 AND - Hold Harmless

The applicant/permittee or any sucessor-in-interest shall defent, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (County)

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan, Conditional Use Permit, General Plan Amendment, Change of Zone, 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 Plot Plan, Conditional Use Permit, General Plan Amendment, Change of Zone, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION." The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 15 AND - Hold Harmless (cont.)

are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

BS-Plan Check

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

PERMIT ISSUANCE:

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

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

In commercial and residential applications, each separate structure will require a separate building permit.

William Peppas

Senior Building Inspector

Riverside County Building & Safety

(951) 955-1440

Comments: RECOMMND WPEPPAS 20171106

E Health

E Health. 1 ECP COMMENTS

Based on the information provided in the environmental assessment document submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 ECP COMMENTS (cont.)
Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 EMWD Water and Sewer Service

PP26367 is proposing to receive potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

Fire

Fire. 1 0010-Fire-USE-#005-BUILDINGMATERIAL

All buildings shall be constructed per Chap. 7A of the California Building Code.

Comments: RECOMMND SSWARTH0 20171101

Fire. 2 0010-Fire-USE-#01A - SHELL/FPE/COMM.

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.

Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided. The foregoing is necessary to properly occupancy classify the building(s). Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement for a complete Fire Protection Study for review.

Comments: RECOMMND SSWARTH0 20171101

Fire. 3 0010-Fire-USE-#04-HIGH PILE/RACK STORAGE

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval. Complete information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using the CFC and NFPA 13 guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 3 0010-Fire-USE-#04-HIGH PILE/RACK STORAGE (cont.)

Comments: RECOMMND SSWARTH0 20171101

Fire. 4 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 more than 400 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: RECOMMND SSWARTH0 20171101

Fire. 5 0010-Fire-USE-#20-SUPER FIRE HYDRANT

Super fire hydrants (6"x4"x 2-2 1/2") shall be located not more than 400 feet from any portion of the building as measured along approved vehicular travel ways.

Comments: RECOMMND SSWARTH0 20171101

Fire. 6 0010-Fire-USE-#21-HAZARDOUS FIRE AREA

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, CFC and CBC.

Comments: RECOMMND SSWARTH0 20171101

Fire. 7 0010-Fire-USE-#25-GATE ENTRANCES

Any gate providing access from a road to a driveway shall be located at least 30 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: RECOMMND SSWARTH0 20171101

Fire. 8 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: RECOMMND SSWARTH0 20171101

Fire. 9 0010-Fire-USE-#84-TANK PERMITS

Applicant or Developer shall be responsible for obtaining underground fuel storage tank permits, from the Riverside County Fire Department and Environmental Health

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

The site is subject to stormwater runoff from the hills to the south. Tract Map 30806 (proposed along the southern boundary of this site) is also part of SP 293, and has proposed to construct a system of storm drains, streets, and interceptor drains to collect and convey offsite stormwater runoff to Salt Creek Channel. This drainage concept corresponds to the master drainage plan for the specific plan.

The grading and drainage improvements that are to be constructed by Tract Map 30806 are necessary to provide 100-year flood protection for PP 26367 from the tributary offsite stormwater runoff. Therefore, if this site is to develop prior to the construction of the drainage improvements associated with Tract Map 30806, then this development shall construct the necessary improvements proposed by Tract 30806 or the functional equivalent of those facilities, in order to provide 100-year flood protection to this site from tributary flows from the south. A hydrology study of the offsite flows tributary to the site as well as sizing of the proposed drainage improvements, will be required prior to permits. Alternatively, this development can wait for the construction of Tract Map 30806 and all of the associated improvements before obtaining permits.

PP 26367 is located within the limits of the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan. The County Board of Supervisors has adopted the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan (ADP) establishing a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

Any questions pertaining to this project may be directed to Michael Venable at 951-955-1248 or mlvenabl@RIVCO.org.

Planning

Planning. 1 0010-Planning-USE - 3RD & 5TH DIST DSGN STDS

The permit holder shall comply with the "DESIGN STANDARDS & GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE, adopted by the Board of Supervisors, July 17, 2001.

Comments: DRAFT LROSS3 20171031

Planning. 2 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 0010-Planning-USE - BUSINESS LICENSING (cont.)
 Registration and License Program Office of the Building and Safety Department at
 www.rctlma.org.buslic.

Comments: DRAFT LROSS3 20171031

Planning. 3 0010-Planning-USE - CAUSES FOR REVOCATION

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

Comments: DRAFT LROSS3 20171031

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: DRAFT LROSS3 20171031

Planning. 5 0010-Planning-USE - EXTERIOR NOISE LEVELS

Exterior noise levels produced by any use allowed under this permit, including, but not
 limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ,
 between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other
 times as measured at any residential, hospital, school, library, nursing home or other similar
 noise sensitive land use. In the event noise exceeds this standard, the permittee or the
 permittee's successor-in-interest shall take the necessary steps to remedy the situation,
 which may include discontinued operation of the facilities. The permit holder shall comply
 with the applicable standards of Ordinance No. 847.

Comments: DRAFT LROSS3 20171031

Planning. 6 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: DRAFT LROSS3 20171031

Planning. 7 0010-Planning-USE - LAND DIVISION REQUIRED

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 0010-Planning-USE - LAND DIVISION REQUIRED (cont.)
division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

Comments: DRAFT LROSS3 20171031

Planning. 8 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: DRAFT LROSS3 20171031

Planning. 9 0010-Planning-USE - MINI-WAREHOUSE LIMITS

Mini-warehouse facilities shall be designated and operated for the storage of goods in individual compartments or rooms, which are available for use by the general public on a rental or lease basis. In no case shall storage spaces be used for manufacturing, retail or wholesale selling, compounding, office functions, other business or service uses, or human habitation. Individual storage spaces within a mini-warehouse shall have a maximum gross floor area of 500 square feet. The following facilities shall not be permitted in mini-warehouses:

- 1) No, water, sanitary facilities, or electricity, with the exception of lighting fixtures, shall be provided in individual storage units.
- 2) Prefabricated shipping containers shall not be used as mini-warehouse facilities. The following prohibited materials shall not be stored in mini-warehouse facilities:
 - 1) Flammable or explosive matter or materials.
 - 2) Matter or material which create obnoxious dust, odor, or fumes.
 - 3) Hazardous or extremely hazardous waste, as defined by applicable provisions of the Hazardous Waste Control Law (Health and Safety Code Section 25100, et. seq.)

Planning. 10 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: DRAFT LROSS3 20171031

Planning. 11 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 0010-Planning-USE - NO OUTDOOR ADVERTISING (cont.)

Comments: DRAFT LROSS3 20171031

Planning. 12 0010-Planning-USE - NO SECOND FLOOR

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

Comments: DRAFT LROSS3 20171031

Planning. 13 0010-Planning-USE - RECLAIMED WATER

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

Comments: DRAFT LROSS3 20171031

Planning. 14 0010-Planning-USE*- COLORS & MATERIALS

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

Comments: DRAFT LROSS3 20171031

Planning. 15 0010-Planning-USE*- ELECTRICAL HOOK-UPS

Electrical hook-ups for refrigerated trailers shall be provided for 1 trailer parking spaces located at/near the loading area of the main tenant. The intent of this condition is to provide electrical hook-ups for refrigerated trailers that will be parked for more than 15 minutes. The use of truck engines or auxiliary power units to power refrigerated trailers for extended periods of time is not allowed.

Comments: DRAFT LROSS3 20171031

Planning. 16 0020-Planning-USE - EXPIRATION DATE USE CASE

This approved permit shall be used within NINE (9) years from the approval date; otherwise, the permit shall be null and void.

The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 9 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 16 0020-Planning-USE - EXPIRATION DATE USE CASE (cont.)

shall not exceed ten (10) years.

Comments: DRAFT LROSS3 20171031

Planning. 17 Exterior Noise Levels

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10 minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m. and 65 db(A), 10 minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor in interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No 847.

Planning. 18 Gen - Basis for Parking

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b);

General Retail – 1 space/200 sq. ft.

Professional business office – 1 space/200 sq. ft.

Restaurants – 1 space/45 sq. ft. serving area, 1 space/2 employees

Planning. 19 Gen - Business Licensing

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

Planning. 20 Gen - Development Phasing

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

Planning. 21 Gen - 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.

Planning. 22 Gen - Future Tenant Commute Info

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 22 Gen - Future Tenant Commute Info (cont.)

The Project shall provide information to future office tenants about the benefits of telecommuting and alternative work schedules that include reducing the number of commute trips and therefore vehicle miles traveled from employees.

Planning. 23 Gen - Landscaping South Perimeter

Per Ordinance No 348 Mini Warehouse standards, provide landscaping along the southerly wall of the mini storage facility between the facility and the residential areas.

Planning. 24 Gen - No Outdoor Advertising

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

Planning. 25 No Consumption

There shall be no bar or lounge area upon the licensed premises maintained for the purpose of sales, service or consumption of alcoholic beverages directly to patrons for consumption. No alcoholic beverages shall be consumed on the property or any property adjacent to the licensed premises under the control of the license as depicted of the ABC 257. and ABC 253.

Planning. 26 Permit Signs Separately

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

Planning. 27 Post Sign

The petitioner(s) shall post and maintain a professional quality sign facing the premises parking lot(s) that reads as follows: "NO LOITERING, NO LITTERING, NO DRINKING OF ALCOHOLIC BEVERAGES, VIOLATORS ARE SUBJECT TO ARREST" The sign shall be at least two feet square with two inch block lettering. The sign shall be in english and spanish.

Planning. 28 Section 18.48 standards

The owner and the management of the store shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. The educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition the owner and management shall provide adequate training for all employees at the location as to these matters. No displays of beer, wine and other alcoholic beverages shall be located within five feet of any building entrance

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 28 Section 18.48 standards (cont.)
or checkout counter. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

Planning-All

Planning-All. 1 Gen - Noise Monitoring Reports

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

Planning-All. 2 Gen - Phases Allowed

Construction of this project may be done in two (2) phases. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

Planning-All. 3 Gen - Reclaimed Water

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

Planning-CUL

Planning-CUL. 1 IF HUMAN REMAINS FOUND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 UNANTICIPATED RESOURCES

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 UNANTICIPATED RESOURCES (cont.)

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 GEO180023 ACCEPTED

SEE CONDITIONS OF APPROVAL UNDER "COMMENTS" TAB

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO180023 ACCEPTED (cont.)

Comments: RECOMMEND DWALSH 20180827

County Geologic Report GEO No. 180023 submitted for the project PP26367, APN 461-190-085, was prepared by Geocon West, Inc. The report is titled; "Geotechnical Investigation, Winchester Ranch Marketplace, Southeast of Leon Road and Domenigoni Parkway, Riverside County, California," dated June 29, 2016. In addition, Geocon has submitted the following reports:

"Response to County Review Comments, dated July 26, 2018, Geotechnical Investigation, Winchester Ranch Marketplace, Southeast of Leon Road and Domenigoni Parkway, Riverside County, California," dated August 1, 2018.

"Response to County Review Comments, dated July 26, 2018, Geotechnical Investigation, Winchester Ranch Marketplace, Southeast of Leon Road and Domenigoni Parkway, Riverside County, California," dated August 24, 2018.

GEO No. 180023 concluded:

1. The site is not located within a State of California Earthquake Fault Zone or a Riverside County Fault Hazard Zone.
2. Based on our review of published geologic maps and reports, the site is not located on any known active, potentially active, or inactive fault traces.
3. Based on the dense consistency of the older alluvial soils underlying the site, it is our opinion that the potential for liquefaction and associated ground deformations beneath the site is nil.
4. Based on the results of our laboratory testing, the onsite soils do not exhibit a potential for collapse upon saturation. Furthermore, remedial grading is recommended to further reduce the potential effects of collapsible soils in the near surface layers.
5. Based on a review of the current site plans and our site observations, the potential for rock fall hazard is not a design consideration for the site.
6. Proposed cut and fill slopes are anticipated be less than 10 feet in vertical height, and in our opinion graded fill slopes constructed with on-site soils inclined no steeper than 2:1 (h:v) with vertical heights of 20 feet or less will possess adequate factors of safety of 1.5 or greater.
7. The site is located approximately 34 miles from the nearest coastline; therefore, the negligible risk associated with tsunamis is not a design consideration.
8. Inundation from a seiche occurring in Diamond Valley Reservoir would likely be directed into Salt Creek, and is therefore not a design consideration for the site.
9. The majority of the on-site soils is anticipated to possess a "low" expansion potential; however, laboratory testing indicated that clay-rich portions of the older alluvium exhibit a "high" expansion potential (EI = 92).

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO180023 ACCEPTED (cont.)

GEO No. 180023 recommended:

1. Site preparation should begin with the removal of deleterious material, debris and vegetation. Material generated during stripping and/or site demolition should be exported from the site.
2. Any undocumented fill, the upper 3 feet of older alluvium, and the upper 1 to 2 feet of highly weathered granitic bedrock within the limits of grading should be removed to expose dense bedrock or dense older alluvium with an in-situ relative density of at least 85 percent maximum density.
3. Remedial grading excavations should extend laterally a minimum distance of five feet beyond the building footprint or for a distance equal to the removal depth, whichever is greater.
4. Granitic bedrock is anticipated to be rippable to average depths of 10 to 20 feet. Blasting may be required to excavate bedrock within utility trench areas. Further, over-excavation of utility corridors during mass grading should be considered to facilitate utility construction.

GEO No. 180023 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180023 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Planning-PAL

Planning-PAL. 1 PDP01615 ACCEPTED

County Paleontological Report (PDP) No. 1615, submitted for this case (PP26367 and CUP03782), was prepared by CRM Tech, Inc. and is entitled: "Paleontological Resources Assessment Report, Winchester Valley 85 Marketplace Project, Assessor's Parcel Number 461-190-082, Winchester area, Riverside County, California", dated September 11, 2018.

PDP01615 concluded:

The results of this study identified no known paleontological localities within or adjacent to the project area but indicated that the project has a high potential for impacting subsurface paleontological resources in older Pleistocene sediments that may be encountered at the depths of two to five feet below ground.

PDP01615 recommended:

CRM TECH recommends that a paleontological resource impact mitigation program be

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 PDP01615 ACCEPTED (cont.)

developed and implemented during the project to prevent such impacts or reduce them to a level less than significant. The mitigation program should be developed in accordance with the provisions of CEQA as well as regulations currently implemented by the County of Riverside and the proposed guidelines of the Society of Vertebrate Paleontology (2010).

PDP01615 satisfies the requirement for a Paleontological Resource Assessment for CEQA purposes. PDP01615 is hereby accepted for PP26367 and CUP03782. A PRIMP shall be required prior to issuance of a grading permit for this project.

Comments: RECOMMEND DWALSH 20181030

Transportation

Transportation. 1 Gen - Transportation

1. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
2. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
3. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
4. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
5. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
6. 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.
7. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
8. Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.
9. 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.
10. The Project shall obtain approval of street improvement plans from the

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 Gen - Transportation (cont.)
 Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

Transportation. 2 T/S - General Conditions

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

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

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

Bradley Road (NS) at:
 Newport Road (EW)

Haun Road (NS) at:
 Newport Road (EW)

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

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

Antelope Road (NS) at:
 Newport Road (EW)

Menifee Road (NS) at:
 Newport Road (EW)

Leon Road (NS) at:
 Domenigoni Parkway (EW)
 Project Driveway (North) (EW)
 Project Driveway (South) (EW)

Project Driveway (NS) at:
 Domenigoni Parkway (EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 T/S - General Conditions (cont.)

Frontier Loop (West) (NS) at:
Project Driveway (North) (EW)

Frontier Loop (West) (NS) at:
Project Driveway (South) (EW)

Frontier Loop (West) (NS) at:
Domenigoni Parkway (EW)

Winchester Road (SR-79) (NS) at:
Domenigoni Parkway (EW)

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

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

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60. Prior To Grading Permit Issuance

BS-Grade

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

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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

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

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

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

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

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

Flood

060 - Flood. 1 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.

060 - Flood. 2 Erosion Control After Rough Grading Not Satisfied

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review and approval.

060 - Flood. 3 Mitcharge - Use Not Satisfied

Plot Plan (PP) 26367 is located within the limits of the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan. The County Board of Supervisors has adopted the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan (ADP) establishing a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

060 - Flood. 4 Phasing Not Satisfied

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 4 Phasing (cont.) Not Satisfied

If Plot Plan 26367 is built in phases, each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to its final map recordation.

060 - Flood. 5 Submit Plans Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, MSHCP, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

Planning

060 - Planning. 1 0060-Planning-USE - PALEO PRIMP/MONITOR Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource.
HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

- 1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
- 2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-USE - PALEO PRIMP/MONITOR (cont.) Not Satisfied

9.Fossil identification and curation procedures to be employed.
10.Identification of the permanent repository to receive any recovered fossil material. Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11.All pertinent exhibits, maps and references.
12.Procedures for reporting of findings.
13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.
Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 2 Gen - AQ-1 Not Satisfied

During grading operations, the Project developer shall limit the number of truck hauling trips to eighty (80) truckloads per day, or less.

060 - Planning. 3 Gen - AQ-3 Not Satisfied

During the site preparation and grading phases the Project shall limit the amount of heavy earth moving and diesel construction equipment (heavy equipment would include vehicles such as excavators, graders, dozers, scrapers, tractors and backhoes) operating on site to eight (8) pieces of construction equipment per day or less.

060 - Planning. 4 Gen - Fee Status Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 26290, 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. 5 Gen - MM AQ-1 Not Satisfied

During grading operations, the Project developer shall limit the number of truck hauling trips to eighty (80) truckloads per day, or less.

060 - Planning. 6 Gen - MM AQ-3 Not Satisfied

During the site preparation and grading phases the Project shall limit the amount of heavy earth moving and diesel construction equipment (heavy equipment would include vehicles such as

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6 Gen - MM AQ-3 (cont.) Not Satisfied

excavators, graders, dozers, scrapers, tractors and backhoes) operating on site to eight (8) pieces of construction equipment per day or less.

060 - Planning. 7 Gen - MM NOI-1 Not Satisfied

Prior to issuance of a grading permit, a blasting report, shall be submitted to the County as part of the grading plan check review. Said blasting report shall contain, at a minimum, the following information:

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

The following shall be required:

- The use and handling of explosives is restricted to permittees, their employees and authorized representatives, who shall be at least 21 years of age; however, persons between the ages of 18 and 21 years may be permitted to use and handle such explosives if they are under the direct personal supervision of an experienced competent permittee, employee or authorized representative over the age of 21 years.
- Smoking shall not be permitted while explosives are being used or handled, and no one within 50 feet of explosives shall possess matches, lighters, open light or other fire or flame. Exception: The lighting of safety fuse in conjunction with approved blasting operations.
- No person shall use or handle explosives while under the influence of intoxicating liquors, or narcotics.
- Authorized containers or Class II magazines shall be used for taking detonators and other explosives from storage magazines to the blasting area.
- When blasting is done in congested areas or in close proximity to a structure, railway, or highway, or any other installation that may be damaged, the blast shall be covered before firing with a mat constructed so that it is capable of preventing fragments from being thrown. Appropriate provisions (water) shall be available in brush areas to extinguish a fire that may occur as a result of blasting operations.
- Persons authorized to prepare explosive charges or conduct blasting operations shall use every reasonable precaution, including but not limited to warning signals, flags, barricades, guards or woven mats to insure the safety of the general public.
- Blasting operations, except by special written permission of the County, shall be conducted during daylight hours.
- Whenever blasting is being conducted in the vicinity of gas, electric, water, fire alarm, telephone, telegraph or steam facilities, and flammable liquid and any similar lines, the blaster shall notify the appropriate representatives of such facilities, at least 24 hours in advance of blasting, specifying the location and intended time of such blasting. In an emergency this time limit may be waived by the County.
- Due precautions shall be taken to prevent accidental discharge of electric blasting caps from current induced by radar, radio transmitters, lightning, adjacent power lines, sand or dust storms, or other sources of extraneous electricity. These precautions shall include:
 1. The suspension of all blasting operations and removal of persons from the blasting area during the approach and progress of an electric storm, or sand or dust storm.
 2. The posting of signs warning against the use of mobile radio transmitters on all access roads between 1,000 feet and 3,000 feet of the blasting operations. The sign shall be in contrasting 8 inch letters on a white background and shall read "BLASTING AREA – NO RADIO TRANSMITTING". Signs shall be displayed only at time of blasting.
 3. No electric blasting shall be done under overhead electric lines, or at such distance where it is

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 7 Gen - MM NOI-1 (cont.) Not Satisfied

possible for the blasting line to be blown in contact with any electric line unless the power in the energized line is shut off or unless shot blow deflectors, hold downs, mats, logs, or other material are placed over the charge to confine the blast.

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

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

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

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

8. Explosive materials shall not be abandoned.

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

060 - Planning. 8 Gen - MM_TCR-1 Not Satisfied

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

060 - Planning. 9 Gen - MM-BIO-1 Not Satisfied

If grading is to occur during the nesting season (February 15 – August 31), a nesting bird survey shall be conducted within ten (10) days prior to grading permit issuance. This survey shall be conducted by a qualified biologist holding a Memorandum of Understanding (MOU) with Riverside County. The findings shall be submitted to the County of Riverside Planning Department for review and approval.

060 - Planning. 10 Gen - MM-BIO-2 Not Satisfied

Preconstruction survey for burrowing owl. A 30 day preconstruction survey for burrowing owl is required by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) to confirm the continued presence of burrowing owl within the survey area. The survey shall be

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 10 Gen - MM-BIO-2 (cont.) Not Satisfied

conducted by a qualified biologist no more than 30 days prior to ground disturbance in accordance with MSHCP survey requirements to avoid direct take of burrowing owl. If burrowing owl are determined to occupy the Project site or immediate vicinity, the County will be notified, and avoidance measures will be implemented, as appropriate, pursuant to the MSHCP, the California Fish and Game Code, the MBTA, and the mitigation guidelines prepared by the CDFW (2012).

The following measures are recommended in the CDFW guidelines to avoid impacts on an active burrow:

- No disturbance shall occur within 50 meters (approximately 160 feet) of occupied burrows during the non breeding season.
- No disturbance shall occur within 75 meters (approximately 250 feet) of occupied burrows during the breeding season.

To prevent unavoidable impacts, passive or active relocation of burrowing owls shall be implemented by a qualified biologist outside the breeding season, in accordance with procedures set by the MSHCP and in coordination with the CDFW.

060 - Planning. 11 Gen - MM-TCR-2 Not Satisfied

The developer/permit holder shall retain a Native American Monitor who shall be present during construction excavations (e.g., grading, trenching, or clearing/grubbing) associated with the proposed Project.

060 - Planning. 12 Gen - MM-TCR-3 Not Satisfied

Prior to grading permits, In the event archaeological resources are unearthed, ground disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 25 feet shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by Project construction activities shall be evaluated by a qualified archaeologist. The developer/permit holder shall coordinate with the County Archaeologist and a Native American monitor (if the resources are prehistoric in origin) to develop an appropriate treatment plan for the resources. If avoidance and/or preservation is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. The developer/permit holder, in consultation with the County Archaeologist, shall designate a final repository and curate any archaeological material recovered from the Project site.

060 - Planning. 13 Gen - MM-TCR-4 Not Satisfied

Prior to issuance of a grading permit, the Project Archaeologist shall prepare a final Phase IV Monitoring Report at the conclusion of the archaeological monitoring using information from the Native American monitor. The Monitoring Report shall meet the County guidelines for Phase IV reports. The Project Archaeologist shall submit the report to the County, the Eastern Information Center, and representatives of other appropriate or concerned agencies within 60 days of completion of the Project grading to signify the satisfactory completion of the Project and the required mitigation measures. The report shall describe the resources unearthed, if any, the treatment of the resources, and evaluate the resources with respect to the criteria in the California Register of Historical Resources. The report shall also include the Cultural Sensitivity Training sign in sheet, the daily monitoring logs, and shall include any comments or concerns expressed by the Native American Monitor during the monitoring program.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 13 Gen - MM-TCR-4 (cont.) Not Satisfied

060 - Planning. 14 Gen - NOI-1 Not Satisfied

Prior to issuance of a grading permit, a blasting report, shall be submitted to the County as part of the grading plan check review. Said blasting report shall contain, at a minimum, the following information:

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

The following shall be required:

- The use and handling of explosives is restricted to permittees, their employees and authorized representatives, who shall be at least 21 years of age; however, persons between the ages of 18 and 21 years may be permitted to use and handle such explosives if they are under the direct personal supervision of an experienced competent permittee, employee or authorized representative over the age of 21 years.
- Smoking shall not be permitted while explosives are being used or handled, and no one within 50 feet of explosives shall possess matches, lighters, open light or other fire or flame. Exception: The lighting of safety fuse in conjunction with approved blasting operations.
- No person shall use or handle explosives while under the influence of intoxicating liquors, or narcotics.
- Authorized containers or Class II magazines shall be used for taking detonators and other explosives from storage magazines to the blasting area.
- When blasting is done in congested areas or in close proximity to a structure, railway, or highway, or any other installation that may be damaged, the blast shall be covered before firing with a mat constructed so that it is capable of preventing fragments from being thrown. Appropriate provisions (water) shall be available in brush areas to extinguish a fire that may occur as a result of blasting operations.
- Persons authorized to prepare explosive charges or conduct blasting operations shall use every reasonable precaution, including but not limited to warning signals, flags, barricades, guards or woven mats to insure the safety of the general public.
- Blasting operations, except by special written permission of the County, shall be conducted during daylight hours.
- Whenever blasting is being conducted in the vicinity of gas, electric, water, fire alarm, telephone,

telegraph or steam facilities, and flammable liquid and any similar lines, the blaster shall notify the appropriate representatives of such facilities, at least 24 hours in advance of blasting, specifying the location and intended time of such blasting. In an emergency this time limit may be waived by the County.

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

1. The suspension of all blasting operations and removal of persons from the blasting area during the approach and progress of an electric storm, or sand or dust storm.
2. The posting of signs warning against the use of mobile radio transmitters on all access roads between 1,000 feet and 3,000 feet of the blasting operations. The sign shall be in contrasting 8 inch letters on a white background and shall read "BLASTING AREA – NO RADIO TRANSMITTING". Signs shall be displayed only at time of blasting.
3. No electric blasting shall be done under overhead electric lines, or at such distance where it is possible for the blasting line to be blown in contact with any electric line unless the power in the

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 14 Gen - NOI-1 (cont.) Not Satisfied

energized line is shut off or unless shot blow deflectors, hold downs, mats, logs, or other material are placed over the charge to confine the blast.

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

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

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

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

8. Explosive materials shall not be abandoned.

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

060 - Planning. 15 Gen - Parcel Merger, Parcel Map, Lot Line Adjustment Not Satisfied

Prior to the issuance of a grading permit, either a Parcel Merger, Parcel Map, or Lot Line Adjustment shall be

approved to establish each building site either within one parcel through a merger or at minimum not be split by a

parcel line through a parcel map or lot line adjustment.

If a merger is proposed, a Certificate

of Parcel Merger shall be reviewed and approved by the

Planning Department. The Parcel Merger shall merge the parcels involved. The permit holder shall submit proof of

recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval.

If a parcel map is proposed, an application for Tentative Parcel Map shall be filed with the Planning Department for

review and approval and subsequently a Final Map shall be filed with the Survey Department for review and approval.

The Parcel Map shall establish new parcels for the development, potentially one parcel for each proposed building. Proof of recordation shall be submitted to the Planning Department within six (6) months of recorded deeds.

If a lot line adjustment is proposed, an application for Lot Line Adjustment shall be filed with the Planning Department

for review and approval. The Lot Line Adjustment application shall relocate the common lot lines between the parcels involved. Proof of recordation shall be submitted to the Planning Department within six (6)

months of recorded deeds.

The proposed parcel or parcels shall comply with the development standards of the Scenic Highway Commercial (C-P-S) zone.

060 - Planning. 16 Gen - SKR Fee Condition

Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 16 Gen - 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 10.47 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.

060 - Planning. 17 MM-AQ-1 Not Satisfied

Grading Plans shall include the following note to be complied with during grading operations: During grading operations, the Project developer shall limit the number of truck hauling trips to eighty (80) truckloads per day, or less.

060 - Planning. 18 MM-AQ-3 Not Satisfied

Prior to issuance of a grading permit, grading plans shall include the following note to be complied with during grading operations: During the site preparation and grading phases the Project shall limit the amount of heavy earth moving and diesel construction equipment (heavy equipment would include vehicles such as excavators, graders, dozers, scrapers, tractors and backhoes) operating on-site to eight (8) pieces of construction equipment per day or less.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30 Day BUOW Preconstruction Survey Not Satisfied

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

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

Transportation

060 - Transportation. 1 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. 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

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 Final WQMP Required (cont.) Not Satisfied
periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

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

070 - Planning. 2 0070-Planning-USE - PLNTLGST CERTIFIED (2) Not Satisfied

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. 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 fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

070 - Planning. 3 Gen - MM BIO-2 Not Satisfied

Preconstruction survey for burrowing owl. A 30 day preconstruction survey for burrowing owl is required by the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) to confirm the continued presence of burrowing owl within the survey area. The survey shall be conducted by a qualified biologist no more than 30 days prior to ground disturbance in accordance with MSHCP survey requirements to avoid direct take of burrowing owl. If burrowing owl are determined to occupy the Project site or immediate vicinity, the County will be notified, and avoidance measures will be implemented, as appropriate, pursuant to the MSHCP, the California Fish and Game Code, the MBTA, and the mitigation guidelines prepared by the CDFW (2012).

The following measures are recommended in the CDFW guidelines to avoid impacts on an active burrow:

- No disturbance shall occur within 50 meters (approximately 160 feet) of occupied burrows during the non breeding season.
- No disturbance shall occur within 75 meters (approximately 250 feet) of occupied burrows during

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 3 Gen - MM BIO-2 (cont.) Not Satisfied

the breeding season.

To prevent unavoidable impacts, passive or active relocation of burrowing owls shall be implemented by a qualified biologist outside the breeding season, in accordance with procedures set by the MSHCP and in coordination with the CDFW.

070 - Planning. 4 Gen - MM TCR-1 Not Satisfied

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

070 - Planning. 5 Gen - MM TCR-2 Not Satisfied

The developer/permit holder shall retain a Native American Monitor who shall be present during construction excavations (e.g., grading, trenching, or clearing/grubbing) associated with the proposed Project.

070 - Planning. 6 Gen - MM TCR-2 Not Satisfied

The developer/permit holder shall retain a Native American Monitor who shall be present during construction excavations (e.g., grading, trenching, or clearing/grubbing) associated with the proposed Project.

In the event archaeological resources are unearthed, ground disturbing activities shall be halted or diverted away from the vicinity of the find so that the find can be evaluated. A buffer area of at least 25 feet shall be established around the find where construction activities shall not be allowed to continue. Work shall be allowed to continue outside of the buffer area. All archaeological resources unearthed by Project construction activities shall be evaluated by a qualified archaeologist. The developer/permit holder shall coordinate with the County Archaeologist and a Native American monitor (if the resources are prehistoric in origin) to develop an appropriate treatment plan for the resources. If avoidance and/or preservation is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. The developer/permit holder, in consultation with the County Archaeologist, shall designate a final repository and curate any archaeological material recovered from the Project site.

070 - Planning. 7 Gen - MM TCR-4 Not Satisfied

The Project Archaeologist shall prepare a final Phase IV Monitoring Report at the conclusion of the

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 7 Gen - MM TCR-4 (cont.) Not Satisfied

archaeological monitoring using information from the Native American monitor. The Monitoring Report shall meet the County guidelines for Phase IV reports. The Project Archaeologist shall submit the report to the County, the Eastern Information Center, and representatives of other appropriate or concerned agencies within 60 days of completion of the Project grading to signify the satisfactory completion of the Project and the required mitigation measures. The report shall describe the resources unearthed, if any, the treatment of the resources, and evaluate the resources with respect to the criteria in the California Register of Historical Resources. The report shall also include the Cultural Sensitivity Training sign in sheet, the daily monitoring logs, and shall include any comments or concerns expressed by the Native American Monitor during the monitoring program.

80. Prior To Building Permit Issuance

BS-Grade

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

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

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

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

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to 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-USE-#4-WATER PLANS Not Satisfied

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 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. 3 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.

080 - Planning. 4 0080-Planning-USE*- ACOUSTICAL STUDY Not Satisfied

The permittee shall have four (4) copies of a certified acoustical study performed by a professional acoustician prepared which outlines methods by which interior sound levels within the principal buildings of the proposed use will be maintained at no more than 45 db(A) and that airborne sound insulation methods will comply with Chapter 35 of the Uniform Building Code. The study shall be submitted to the Health Services Agency, Office of industrial Hygiene for review and comment (the permitteemay be assessed review fees not to exceed the Agency's hourly rate) and shall forward the study along with any comments of the Health Service Agency and corrections to the Planning Department for approval.

080 - Planning. 5 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 (D).

080 - Planning. 6 0080-Planning-USE*- CONFORM TO FLOOR PLANS Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT ____.

080 - Planning. 7 0080-Planning-USE*- SCHOOL MITIGATION Not Satisfied

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

080 - Planning. 8 Gen - Fee Status Not Satisfied

Prior to issuance of building permits for Plot Plan No. 26290, 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. 9 Gen - 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. 10 Gen - MM AQ-2 Not Satisfied

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 10 Gen - MM AQ-2 (cont.) Not Satisfied

During the application of architectural coatings, the Project developer shall limit the amount of painting, spraying and architectural coating application to 10,000 square feet of building surface area per day, or less.

080 - Planning. 11 Gen - MM NOI-2 Not Satisfied

The following conditions are based on the information provided by the acoustical consultant and shall be applied to the project and listed on the Cover Sheet of the site plan and or wall detail as necessary.

Exterior Mitigation:

Construct a minimum 7 foot high noise barrier along the southern property line.

1. The designed noise barrier shall have a barrier weight of at least 4 pounds per square foot of face area without decorative cutouts or line of site openings between the shielding areas and the project site. Noise control barrier may be constructed using one or any combination of the following materials:

Masonry block

Stucco veneer over wood framing or foam core, or 1 inch thick tongue and groove wood of sufficient weight per square foot

Transparent glass ¼ inch thick, acrylic, polycarbonate, or other transparent material weigh sufficient weight per square foot.

Earthen berm

The noise barrier must present a solid face from top to bottom. Preventable openings or decorative cutouts shall not be made. All gaps (except weep holes) shall be filled with grout or caulking.

Operational Noise Mitigation Measures:

In order to comply with the County of Riverside Noise Criteria, the project should incorporate the following recommendations into the project design:

1. Limit engine idling time for all delivery vehicles and moving trucks to 5 minutes or less.

2. Trash truck operations shall be limited to daytime hours only (7 AM – 10 PM).

3. Install a minimum 4 four parapet wall along the rooftop of all buildings to shield Heating Ventilation and Air Conditioning (HVAC) equipment.

4. The speakerphone system should incorporate automatic volume control (AVC) into the design. The AVC will adjust the outbound volume based on the outdoor ambient noise level. When ambient noise levels naturally decrease at night, AVC will reduce the outbound volume on the system.

Construction Noise Suppression Measures:

The following mitigation will be required during all construction activities per Riverside County Ordinance 847:

1. Private construction projects located within one quarter (1/4) mile of an inhabited dwelling shall provide that:

2. Construction does not occur between the hours of 6:00 pm and 6:00 am during the months of June through September, and construction does not occur between the hours of 6:00 pm and 7:00 am during the months of October through May.

3. During all project site excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.

4. Idling equipment shall be turned off when not in use. Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.

5. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.

6. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction related noise sources and noise sensitive receptors nearest the project site during all project construction.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 11 Gen - MM NOI-2 (cont.) Not Satisfied

080 - Planning. 12 Gen - Parcel Map Not Satisfied

Prior to the issuance of a building permit, either a Parcel Merger, Parcel Map, or Lot Line Adjustment shall be approved to establish each building site either within one parcel through a merger or at minimum not be split by a parcel line through a parcel map or lot line adjustment.

If a merger is proposed, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department.

The Parcel Merger shall merge the parcels involved. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval.

If a parcel map is proposed, an application for Tentative Parcel Map shall be filed with the Planning Department for review and approval and subsequently a Final Map shall be filed with the Survey Department for review and approval.

The Parcel Map shall establish new parcels for the development, potentially one parcel for each proposed building.

Proof of recordation shall be submitted to the Planning Department within six (6) months of recorded deeds.

If a lot line adjustment is proposed, an application for Lot Line Adjustment shall be filed with the Planning Department for review and approval. The Lot Line Adjustment application shall relocate the common lot lines between the parcels involved. Proof of recordation shall be submitted to the Planning Department within six (6) months of recorded deeds.

The proposed parcel or parcels shall comply with the development standards of the Scenic Highway Commercial (C P S) zone.

080 - Planning. 13 Gen - Reciprocal Access 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 documents shall be

subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions, and restrictions;
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for review by County Counsel.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress, water, sewage, trash, and parking, c) provide for the

establishment of a maintenance operator, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The Maintenance Operator established herein shall manage and continuously maintain the common

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 13 Gen - Reciprocal Access (cont.) Not Satisfied

landscape areas identified on APPROVED EXHIBIT A and APPROVED EXHIBIT L. The Maintenance Operator shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such landscape areas, and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'landscape area' or reciprocal easement established pursuant to the Declaration." 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.

080 - Planning. 14 Gen - Roof Equipment Shielding Not Satisfied

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

080 - Planning. 15 MM-AQ-2 Not Satisfied

Building Plans shall include the following note to be complied with during building construction: During the application of architectural coatings, the Project developer shall limit the amount of painting, spraying and architectural coating application to 10,000 square feet of building surface area per day, or less.

Survey

080 - Survey. 1 LOT ACCESS/SURVEY MONUMENT Not Satisfied

1. The Project shall install survey monumentation as directed by the Transportation Department, or bond and enter into an agreement with the Transportation Department.

Transportation

080 - Transportation. 1 Annexation into L&LMD or Other District Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement through the Transportation

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 Annexation into L&LMD or Other District (cont.) Not Satisfied

Department Plan Check Division. Said annexation should include the following items within the maintained area of the public road rights-of-way:

- (1) Landscaping.
- (2) Trails.
- (3) Streetlights.
- (4) Graffiti abatement of walls and other permanent structures.
- (5) Street sweeping.
- (6) Bio-swales and/or fossil filters.

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, IID or other electric provider.

080 - Transportation. 2 COORDINATION WITH OTHERS Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition.

1. The Project shall coordinate with PP26367, CUP03782, and TR31831892.
2. Coordinate with Riverside Transit Authority's for proposed Bus turnout.

080 - Transportation. 3 Establish WQMP Maintenance Entity Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 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 LANDSCAPING/TRAIL 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 Domenigoni Parkway, Leon Road, and Frontier Loop and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

080 - Transportation. 6 LIGHTING PLAN Not Satisfied

A separate street light plan shall be approved by the Transportation Department. Street lighting shall

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Transportation

080 - Transportation. 6 LIGHTING PLAN (cont.) Not Satisfied

be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 7 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

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

080 - Transportation. 8 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT Not Satisfied

LSP - LANDSCAPE PERMIT/PLOT PLAN REQUIRED

Prior to issuance of building permits, the developer/permit holder shall apply for a Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

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

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

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

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

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

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 8 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT (cont.) Not Satisfied

Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 9 T/S - 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:

Frontier Loop (West) (NS) at Domenigoni Parkway (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.

080 - Transportation. 10 T/S - Geometrics Not Satisfied

The intersection of Leon Road (NS) at Domenigoni Parkway (EW) shall be improved to provide the following geometrics:

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

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

Eastbound: one left-turn lane, three through lanes, one right-turn lane

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

NOTE: The northbound left-turn lanes shall provide vehicle storage capacity of 300-feet each.

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

Northbound: one through lane, one right-turn lane

Southbound: one through lane

Eastbound: N/A

Westbound: N/A (outbound traffic prohibited)

NOTE: The project driveway shall be restricted to right-in only. Appropriate channelization and signage shall be provided to enforce this restriction.

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

Northbound: one through lane, one right-turn lane

Southbound: one left-turn lane, one through lane

Eastbound: N/A

Westbound: one shared left-turn/right-turn lane – stop controlled

The intersection of Project Driveway (NS) at Domenigoni Parkway (EW) shall be improved to provide the following geometrics:

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 10 T/S - Geometrics (cont.)

Not Satisfied

Northbound: one right-turn lane – stop controlled
Southbound: N/A
Eastbound: three through lanes, one right-turn lane
Westbound: three through lanes

The intersection of Frontier Loop (West) (NS) at Domenigoni Parkway (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, one right-turn lane
Southbound: N/A
Eastbound: one left-turn lane, three through lanes, one right-tune lane
Westbound: one left-turn lane, three through lanes

The intersection of Frontier Loop (West) (NS) at Project Driveway (North) (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn lane/through lane
Southbound: one shared through/right-turn lane
Eastbound: one shared left-turn/through/right-turn lane – stop controlled
Westbound: N/A

The intersection of Frontier Loop (West) (NS) at Project Driveway (South) (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn lane/through lane
Southbound: one shared through/right-turn lane
Eastbound: one shared left-turn/through/right-turn lane – stop controlled
Westbound: N/A

or as approved by the Transportation Department.

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

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

080 - Transportation. 11 UTILITY COORDINATION

Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans, according to Ordinance 460 for subdivisions and/or Ordinance 461 for road improvements. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 11 UTILITY COORDINATION (cont.) Not Satisfied

1. The Street Improvement Plans are approved.

2. Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

Waste Resources

080 - Waste Resources. 1 0080-Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval (WastePlanning@rivco.org). The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. The construction of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., requires approval through the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 0080-Waste 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.

080 - Waste Resources. 3 Waste-Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials,

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 3 Waste-Recyclables Collection and Loading Area (cont.) Not Satisfied
location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

90. Prior to Building Final Inspection

BS-Grade

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

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

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

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

Fire

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

Install a complete fire sprinkler system per NFPA 13 in all buildings 3600 sq. ft. or greater. Sprinkler system(s) require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 200 feet of a hydrant, and a minimum of 40 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 1 Gen - 7 Foot High Noise Wall (cont.) Not Satisfied

The wall needs to be a 7 foot high sound wall along the southern property line, per the noise study requirements.

090 - Planning. 2 Gen - Accessible Parking Not Satisfied

A minimum of 9 accessible parking space[s] for persons with disabilities, shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility.

The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning _____."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 3 Gen - Block Wall Anti Graffiti Not Satisfied

The perimeter wall shall have an anti graffiti coating and written verification from the developer shall be provided to both the TLMA Land Use Division and the Development Review Division.

090 - Planning. 4 Gen - Curbs along planters Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - Planning. 5 Gen - Electric Vehicle Parking Not Satisfied

Per Ordinance No 348, the project shall install 10 parking spaces for electric vehicles with charging stations and signage per Ordinance No. 348 18.12 A c

090 - Planning. 6 Gen - Electric Vehicle Parking Not Satisfied

Per Section 18.12 A.2.C 3 parking spaces shall be designated for Electric Vehicle Parking. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may service more than one electrical vehicle parking space.

090 - Planning. 7 Gen - Electric Vehicle Parking Not Satisfied

Per Section 18.12 A.2.C 3 parking spaces shall be designated for Electric Vehicle Parking. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may service more than one electrical vehicle parking space.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 7 Gen - Electric Vehicle Parking (cont.) Not Satisfied

090 - Planning. 8 Gen - Install Bike Racks Not Satisfied

A bicycle rack shall be provided in convenient locations to facilitate bicycle access to the project area. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 9 Gen - MM AQ-2 Not Satisfied

During the application of architectural coatings, the Project developer shall limit the amount of painting, spraying and architectural coating application to 10,000 square feet of building surface area per day, or less.

090 - Planning. 10 Gen - MM NOI-2 Not Satisfied

The following conditions are based on the information provided by the acoustical consultant and shall be applied to the project and listed on the Cover Sheet of the site plan and or wall detail as necessary.

Exterior Mitigation:

Construct a minimum 7 foot high noise barrier along the southern property line.

1. The designed noise barrier shall have a barrier weight of at least 4 pounds per square foot of face area without decorative cutouts or line of site openings between the shielding areas and the project site. Noise control barrier may be constructed using one or any combination of the following materials:

Masonry block

Stucco veneer over wood framing or foam core, or 1 inch thick tongue and groove wood of sufficient weight per square foot

Transparent glass ¼ inch thick, acrylic, polycarbonate, or other transparent material weigh sufficient weight per square foot.

Earthen berm

The noise barrier must present a solid face from top to bottom. Preventable openings or decorative cutouts shall not be made. All gaps (except weep holes) shall be filled with grout or caulking.

Operational Noise Mitigation Measures:

In order to comply with the County of Riverside Noise Criteria, the project should incorporate the following recommendations into the project design:

1. Limit engine idling time for all delivery vehicles and moving trucks to 5 minutes or less.

2. Trash truck operations shall be limited to daytime hours only (7 AM – 10 PM).

3. Install a minimum 4 four parapet wall along the rooftop of all buildings to shield Heating Ventilation and Air Conditioning (HVAC) equipment.

4. The speakerphone system should incorporate automatic volume control (AVC) into the design. The AVC will adjust the outbound volume based on the outdoor ambient noise level. When ambient noise levels naturally decrease at night, AVC will reduce the outbound volume on the system.

Construction Noise Suppression Measures:

The following mitigation will be required during all construction activities per Riverside County Ordinance 847:

1. Private construction projects located within one quarter (1/4) mile of an inhabited dwelling shall provide that:

2. Construction does not occur between the hours of 6:00 pm and 6:00 am during the months of June through September, and construction does not occur between the hours of 6:00 pm and 7:00 am during the months of October through May.

3. During all project site excavation and grading on site, the project contractors shall equip all

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90. Prior to Building Final Inspection

Planning

090 - Planning. 10 Gen - MM NOI-2 (cont.) Not Satisfied

construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.

4. Idling equipment shall be turned off when not in use. Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.

5. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.

6. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction related noise sources and noise sensitive receptors nearest the project site during all project construction.

090 - Planning. 11 Gen - MM NOI-2 Not Satisfied

The following conditions are based on the information provided by the acoustical consultant and shall be applied to the project and listed on the Cover Sheet of the site plan and or wall detail as necessary.

Exterior Mitigation:

Construct a minimum 7 foot high noise barrier along the southern property line.

1. The designed noise barrier shall have a barrier weight of at least 4 pounds per square foot of face area without decorative cutouts or line of site openings between the shielding areas and the project site. Noise control barrier may be constructed using one or any combination of the following materials:

Masonry block

Stucco veneer over wood framing or foam core, or 1 inch thick tongue and groove wood of sufficient weight per square foot

Transparent glass ¼ inch thick, acrylic, polycarbonate, or other transparent material weigh sufficient weight per square foot.

Earthen berm

The noise barrier must present a solid face from top to bottom. Preventable openings or decorative cutouts shall not be made. All gaps (except weep holes) shall be filled with grout or caulking.

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In order to comply with the County of Riverside Noise Criteria, the project should incorporate the following recommendations into the project design:

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The following mitigation will be required during all construction activities per Riverside County Ordinance 847:

1. Private construction projects located within one quarter (1/4) mile of an inhabited dwelling shall provide that:

2. Construction does not occur between the hours of 6:00 pm and 6:00 am during the months of June through September, and construction does not occur between the hours of 6:00 pm and 7:00 am during the months of October through May.

3. During all project site excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.

4. Idling equipment shall be turned off when not in use. Equipment shall be maintained so that vehicles

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Planning

090 - Planning. 11 Gen - MM NOI-2 (cont.) Not Satisfied

and their loads are secured from rattling and banging.

5. The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.

6. The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction related noise sources and noise sensitive receptors nearest the project site during all project construction.

090 - Planning. 12 Gen - MM TR-1 Not Satisfied

Intersection of Winchester Road / Domenigoni Parkway. Prior to the 1st certificate of occupancy, the Project applicant to make a fair share contribution for the modification of the northbound Winchester Road approach to include a right turn overlap phase.

090 - Planning. 13 Gen - MM TR-2 Not Satisfied

Intersection of Antelope Road / Newport Road. Prior to the 1st certificate of occupancy, the Project applicant to make a fair share contribution to widen the eastbound approach of Newport Road from two left turn lanes, two through lanes, and one shared through/right turn lane to consist of two left turn lanes, three through lanes, and one right turn lane.

090 - Planning. 14 Gen - MM TR-3 Not Satisfied

Intersection of Menifee Road / Newport Road. Prior to the 1st certificate of occupancy, the Project applicant to make a fair share contribution to widen the eastbound approach of Newport Road from two left turn lanes, one through lane, and one shared through/right turn lane to consist of two left turn lanes, two thru lanes, and one shared through/right turn lane.

090 - Planning. 15 Gen - MM TR-3 Not Satisfied

Intersection of Menifee Road / Newport Road. Prior to the 1st certificate of occupancy, the Project applicant to make a fair share contribution to widen the eastbound approach of Newport Road from two left turn lanes, one through lane, and one shared through/right turn lane to consist of two left turn lanes, two thru lanes, and one shared through/right turn lane.

090 - Planning. 16 Gen - MM TR-4 Not Satisfied

Intersection of Leon Road / Newport Road. Prior to the 1st certificate of occupancy, the Project applicant to make a fair share contribution to widen:

a) The northbound approach of Leon Road from one left turn lane, one through lane, and one right turn lane to consist of two left turn lanes, one through lane, and one right turn lane; and

b) The eastbound approach of Domenigoni Parkway from one left turn lane, three through lanes, and one right turn lane to consist of two left turn lanes, three through lanes, and one right turn lane.

090 - Planning. 17 Gen - MM-TR-1 Not Satisfied

Intersection of Winchester Road / Domenigoni Parkway. Prior to the 1st certificate of occupancy, the Project applicant to make a fair share contribution for the modification of the northbound Winchester Road approach to include a right turn overlap phase.

090 - Planning. 18 Gen - MM-TR-2 Not Satisfied

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90. Prior to Building Final Inspection

Planning

090 - Planning. 18 Gen - MM-TR-2 (cont.) Not Satisfied

Intersection of Antelope Road / Newport Road. Prior to the 1st certificate of occupancy, the Project applicant to make a fair share contribution to widen the eastbound approach of Newport Road from two left turn lanes, two through lanes, and one shared through/right turn lane to consist of two left turn lanes, three through lanes, and one right turn lane.

090 - Planning. 19 Gen - MM-TR-4 Not Satisfied

Intersection of Leon Road / Newport Road. Prior to the 1st certificate of occupancy, the Project applicant to make a fair share contribution to widen:

- a) The northbound approach of Leon Road from one left turn lane, one through lane, and one right turn lane to consist of two left turn lanes, one through lane, and one right turn lane; and
- b) The eastbound approach of Domenigoni Parkway from one left turn lane, three through lanes, and one right turn lane to consist of two left turn lanes, three through lanes, and one right turn lane.

090 - Planning. 20 Gen - Ordinance No. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth 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. 26367 has been calculated to be 11.56 net acres.

090 - Planning. 21 Gen - Roof Equipment Shielding Not Satisfied

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

090 - Planning. 22 Map - Trash Enclosures Not Satisfied

Nine trash enclosures (one for each building) which are adequate to enclose a minimum of two 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. 23 Map - Utilities Undergrounded 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

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Planning

090 - Planning. 23 Map - Utilities Undergrounded (cont.) Not Satisfied
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. 24 Use - Parking Paving Materials Not Satisfied
A minimum of 425 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. 25 Use - Phases Must Be Complete Not Satisfied
If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

Regional Parks and Open Space

090 - Regional Parks and Trail Construction Complete Not Satisfied
Prior to the issuance of the occupancy permit, the applicant shall complete construction of the trail located along Leon Road, as shown on Exhibit A and L of PP26367. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative. The applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

Transportation

090 - Transportation. 1 Complete Annexation into L&LMD or Other District 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.
A Streetlight Authorization form from SCE, IID or other electric provider may be required in order to complete the annexation process.

090 - Transportation. 2 DEDICATIONS Not Satisfied
Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

Frontier Loop along project boundary is designated as a Collector Road and shall be improved with 48' full-width (from Domenigoni Parkway to the northerly driveway) and 44' feet full-width (from the northerly driveway to south project boundary) AC pavement, 6" concrete curb and gutter, and concrete sidewalk (both sides) within a 74' - 76 feet full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (Modified to increase improvement from 44' to 44'-48' and increased right-of-way from 74' to 74'-76')

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the

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Transportation

090 - Transportation. 2 DEDICATIONS (cont.) Not Satisfied

improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the project will be returned for redesign.

In order to receive any fee credits or reimbursement for improvements through established funding programs such as TUMF or DIF, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising

a. A 5' sidewalks shall be improved within the 12' to 16' parkway per Amended Exhibit No. 2, dated 12/13/2018.

b. Driveways shall be constructed in accordance with County Standard No. 207(A), Ordinance 461.

090 - Transportation. 3 EXISTING MAINTAINED Not Satisfied

I. Leon Road along project boundary is a paved County maintained road designated as an ARTERIAL HIGHWAY and shall be improved with 47' to 61' half-width AC pavements, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 62.2'-76' half-width dedicated right-of-way in accordance with County Standard No. 93, page (1of 2) and (2 of 2, Ordinance 461. (Modified for increased AC improvements from 38' – 55' to 47' – 61' and increased right-of-way from 59'-76' to 62.2' - 76')

NOTE:

1. The northerly driveway shall be a right in access ONLY, No right out allow.
2. Additional right of-way shall be dedicated for the required traffic SIGNAL LOOP installation and maintenance as determine by the Director of Transportation.
3. A raised median is required as shown on Ord. 461, Std. No. 93, Sheet 2 of 2.

II. Domenigoni Parkway along project boundary is a paved County maintained road designated as Urban ARTERIAL HIGHWAY and shall be widened (for bus turnout and right turn lanes into the proposed driveway/Frontier Loop) with additional 13' AC pavement, 8" curb and gutter, sidewalk and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving per Amended Exhibit No. 2, dated 12/13/2018 and as determine by the Director of Transportation within the 76' half-width dedicated right-of-way, modified Standard No. 91, Ordinance 461. (Modified to construct additional lane for right-turn lane into the proposed driveway and right-turn lane at the intersection with Frontier Loop)

NOTE:

1. The driveway shall be a right in and right out only.
2. An 8' wide sidewalk along Domenigoni Parkway shall be constructed at the proposed Bus turnout and a 5' sidewalk shall be constructed outside the Bus turnout from Leon Road to Frontier Loop.
3. Remove existing curb and gutter and construct new curb and gutter at 68' from the centerline of Domenigoni Parkway as approved by the Director of Transportation.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 8 LSP - LANDSCAPE INSPECTION REQUIRED Not Satisfied

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

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

090 - Transportation. 9 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 461. For projects within IID use IID's pole standard.

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

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

090 - Transportation. 10 T/S - 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:

Frontier Loop (West) (NS) at Domenigoni Parkway (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. 11 T/S - Interconnect Not Satisfied

The project proponent shall be required to provide traffic signal interconnect between the traffic signal

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Transportation

090 - Transportation. 11 T/S - Interconnect (cont.) Not Satisfied
at Leon Road (NS) at Domenigoni Parkway (EW) to the signal at Frontier Loop (West) (NS) and
Domenigoni Parkway (EW).

or as approved by the Transportation Department.

090 - Transportation. 12 UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

In addition, the Project shall ensure that streetlights are energized and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 13 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 0090-Waste Reporting Form and Receipts Not Satisfied

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

090 - Waste Resources. 2 Waste-Recyclables Collection and Loading Area Inspection Not Satisfied

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

090 - Waste Resources. 3 Waste-Recycling and Organics Compliance Not Satisfied

Prior to final inspection, the applicant shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. For more information go to: www.rcwaste.org/business/planning/applications. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org.

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Riverside County PLUS
CONDITIONS OF APPROVAL

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90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 3 Waste-Recycling and Organics Compliance (cont.)

Not Satisfied



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



05/23/19, 3:15 pm

CUP03782

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP03782. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Causes for Revocation

In the event the use hereby permitted under this permit,

a) is found to be in violation of the terms and conditions of this permit,

b) is found to have been obtained by fraud or perjured testimony, or

c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

Comments: RECOMMND BDAWSON

Advisory Notification. 2 AND - Definitions

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 26367, Conditional Use Permit No. 3782 and Parcel Map No 35671R1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit, Exhibit A, dated 11/20/18

Comments: RECOMMND BDAWSON

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 PLOT PLAN, CONDITIONAL USE PERMIT, PARCEL MAP 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 PLOT PLAN, CONDITIONAL USE PERMIT, PARCEL MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following:

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Advisory Notification. 3 AND - Hold Harmless (cont.)

the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Comments: RECOMMND BDAWSON

Advisory Notification. 4 AND - Noise Monitoring Reports

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee of the permittees successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

Comments: RECOMMND BDAWSON

Advisory Notification. 5 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP03782, PP26367, PM35671R1) 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

Conditional Use Permit No. 3782 proposes the sale of beer and wine for off premises consumption concurrent with a proposed gas station and mini warehouse facility. The mini warehouse consists of six storage buildings, a 2,373 square foot caretaker office facility, and 69,972 square feet of mini storage buildings, the drive through restaurants are 3,900 and 7,300 square feet.

Comments: RECOMMND BDAWSON

Advisory Notification. 7 AND - Review Operation Hours

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the gasoline station and food mart may be further restricted.

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Advisory Notification. 7 AND - Review Operation Hours (cont.)

Comments: RECOMMND BDAWSON

Advisory Notification. 8 AND - Peace Officers

Peace Officers, as listed in Section 830.1 of the California Penal Code, and the Director and other persons employed by the Department of Alcoholic Beverage Control for the administration and enforcement of the Alcoholic Beverage Control Act are hereby authorized to visit and inspect the proposed premises as outlined in red to form ABC-257 dated, at any time the undersigned is exercising the proteges authorized by the licence of such premises.

Comments: RECOMMND BDAWSON

Advisory Notification. 9 AND - 90 Days to protest

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

Comments: RECOMMND BDAWSON

Advisory Notification. 10 AND - 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.

Comments: RECOMMND BDAWSON

Advisory Notification. 11 AND - Ceased Operations

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Comments: RECOMMND BDAWSON

Advisory Notification. 12 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS

Tentative Map, Amended No.35671R1, dated 12/13/18.

Exhibit A (Site Plan), dated 12/13/18.

Conditional Use Permit, Exhibit A dated 11/20/18

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Advisory Notification. 12 AND - Exhibits (cont.)

Exhibit D (Major Development Plan, consisting of photometric plan, elevations, color and materials board, landscape plan, tree shading plan, irrigation, wall fencing and trail plan)

11/6/18

Mini Self Storage, Dated 10/24/2018

Comments: RECOMMND BDAWSON

Advisory Notification. 13 AND - Exterior Noise Levels

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

Comments: RECOMMND BDAWSON

Advisory Notification. 14 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood

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Advisory Notification. 14 AND - Federal, State & Local Regulation Compliance (cont.)
Insurance Program) {Geographically based}

- Ord. No. 460 (Division of Land) {for TTMs and TPMS}
- Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
- Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
- Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
- Ord. No. 625 (Right to Farm) {Geographically based}
- Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types}
- Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}
- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

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

Comments: RECOMMND BDAWSON

Advisory Notification. 14 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the

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Advisory Notification. 14 AND - Federal, State & Local Regulation Compliance (cont.)
applicable Regional Water Quality Control Board (RWQCB.)

- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
- Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs

• Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}

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

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
- Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
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- Ord. No. 457 (Building Requirements) {Land Use Entitlements}
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
- Ord. No. 460 (Division of Land) {for TTMs and TPMS}
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- 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

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Advisory Notification

Advisory Notification. 14 AND - Federal, State & Local Regulation Compliance (cont.)

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

Advisory Notification. 15 AND - 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: RECOMMND BDAWSON

Advisory Notification. 16 AND - 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: RECOMMND BDAWSON

Advisory Notification. 17 AND - Maintain Liscensing

At all times during the conduct of the permitted use, the permittee shall maintain and keep in effect a valid license with the Department of Alcoholic Beverage Control (ABC) and remain in good standing through compliance of all State and County requirement pertaining to the use of the license. Should such licensing be denied, expire or lapse at any time in the future, this Conditional Use Permit shall become null and void.

Comments: RECOMMND BDAWSON

Advisory Notification. 18 AND - Mini Warehouse Limits

Mini-warehouse facilities shall be designated and operated for the storage of goods in individual compartments or rooms, which are available for use by the general public on a rental or lease basis. In no case shall storage spaces be used for manufacturing, retail or wholesale selling, compounding, office functions, other business or service uses, or human habitation. Individual storage spaces within a mini-warehouse shall have a maximum gross floor area of 500 square feet. The following facilities shall not be permitted in mini-warehouses:

- 1) No, water, sanitary facilities, or electricity, with the exception of lighting fixtures, shall

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 18 AND - Mini Warehouse Limits (cont.)

be provided in individual storage units.

2) Prefabricated shipping containers shall not be used as mini-warehouse facilities.

The following prohibited materials shall not be stored in mini-warehouse facilities:

- 1) Flammable or explosive matter or materials.
- 2) Matter or material which create obnoxious dust, odor, or fumes.
- 3) Hazardous or extremely hazardous waste, as defined by applicable provisions of the Hazardous Waste Control Law (Health and Safety Code Section 25100, et. seq.)

Comments: RECOMMND BDAWSON

Advisory Notification. 19 AND - No Resident Occupancy

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person, except the caretaker and members of the caretaker's family, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

Comments: RECOMMND BDAWSON

Advisory Notification. 20 AND - Noise Monitoring Reports

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

Comments: RECOMMND BDAWSON

Advisory Notification. 21 AND - Ord 810 OS Fee

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial 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.

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Advisory Notification

Advisory Notification. 21 AND - Ord 810 OS Fee (cont.)

Comments: RECOMMND BDAWSON

E Health

E Health. 1 ECP COMMENTS

Based on the information provided in the environmental assessment document submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 EMWD Water and Sewer Service

CUP3782/PP26367/TR35671R1 is proposing to receive potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

Any existing onsite wastewater treatment systems (OWTS) and/or wells shall be properly destroyed under permit with this Department.

Fire

Fire. 1 0010-Fire-USE-#005-BUILDING MATERIAL

All buildings shall be constructed per Chap. 7A of the California Building Code.

Comments: RECOMMND SSWARTH0 20171101

Fire. 2 0010-Fire-USE-#01A - SHELL/FPE/COMM.

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.

Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for orderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 2 0010-Fire-USE-#01A - SHELL/FPE/COMM. (cont.)

prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays.

A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided. The foregoing is necessary to properly classify the occupancy of the building(s). Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement for a complete Fire Protection Study for review.

Comments: RECOMMND SSWARTH0 20171101

Fire. 3 0010-Fire-USE-#04-HIGH PILE/RACK STORAGE

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval. Complete information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using the CFC and NFPA 13, guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

Comments: RECOMMND SSWARTH0 20171101

Fire. 4 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 more than 400 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: RECOMMND SSWARTH0 20171101

Fire. 5 0010-Fire-USE-#20-SUPER FIRE HYDRANT

Super fire hydrants (6"x4"x 2-2 1/2") shall be located not more than 400 feet from any portion of the building as measured along approved vehicular travel ways.

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Fire

Fire. 5 0010-Fire-USE-#20-SUPER FIRE HYDRANT (cont.)

Comments: RECOMMND SSWARTH0 20171101

Fire. 6 0010-Fire-USE-#21-HAZARDOUS FIRE AREA

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

Comments: RECOMMND SSWARTH0 20171101

Fire. 7 0010-Fire-USE-#25-GATE ENTRANCES

Any gate providing access from a road to a driveway shall be located at least 30 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: RECOMMND SSWARTH0 20171101

Fire. 8 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: RECOMMND SSWARTH0 20171101

Fire. 9 0010-Fire-USE-#84-TANK PERMITS

Applicant or Developer shall be responsible for obtaining underground fuel storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation.

Comments: RECOMMND SSWARTH0 20171101

Fire. 10 0010-Fire-USE-#89-KNOX BOX

KNOX box key storage cabinet shall be installed on the outside of the building.

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Fire

Fire. 10 0010-Fire-USE-#89-KNOX BOX (cont.)

Comments: RECOMMND SSWARTH0 20171101

Fire. 11 0010-Fire-USE*-#23-MIN REQ FIRE FLOW

Minimum required fire flow shall be available before any combustible material is placed on the job site. Fire flow is based on type of construction per the CFC and CBC and Building(s) having a fire sprinkler system.

Comments: RECOMMND SSWARTH0 20171101

Flood

Flood. 1 Flood Hazard Report

Conditional Use Permit (CUP) 3782 is a proposal for a gas station/mini warehouse facility. The project is located on southeast corner of Leon Road and Domenigoni Parkway (Newport Road) and is within the Winchester Hills Specific Plan (SP) 293. PM35671R1 and PP26367 are being processed concurrently.

CUP 3782 proposes to convey onsite runoff from the project site from east to west through a series of ribbon gutters. These proposed gutters direct the runoff to a catch basin serving as the inlet to the water quality basin proposed at the North West corner of the project site. CUP 3782 proposes to outlet the treated onsite runoff by connecting to the District's existing Salt Creek – Leon Road Storm Drain (Drawing No. 4-0827) which will convey the runoff to Salt Creek Channel. Salt Creek Channel is considered an adequate outlet, and therefore CUP 3782 is not subject to the District's increased runoff criteria.

The site is subject to stormwater runoff from the hills to the south. Tract Map 30806 (proposed along the southern boundary of this site) is also part of SP 293, and has proposed to construct a system of storm drains, streets, and interceptor drains to collect and convey offsite stormwater runoff to Salt Creek Channel. This drainage concept corresponds to the master drainage plan for the specific plan.

The grading and drainage improvements that are to be constructed by Tract Map 30806 are necessary to provide 100-year flood protection for CUP 3782 from the tributary offsite stormwater runoff. Therefore, if this site is to develop prior to the construction of the drainage improvements associated with Tract Map 30806, then this development shall construct the necessary improvements proposed by Tract 30806 or the functional equivalent of those facilities, in order to provide 100-year flood protection to this site from tributary flows from the south. A hydrology study of the offsite flows tributary to the site as well as sizing of the proposed drainage improvements, will be required prior to permits. Alternatively, this development can wait for the construction of Tract Map 30806 and all of the associated improvements before obtaining permits.

Conditional use Permit (CUP) 3782 is located within the limits of the Salt Creek

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

Channel/Winchester/North Hemet Area Drainage Plan. The County Board of Supervisors has adopted the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan (ADP) establishing a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

Any questions pertaining to this project may be directed to Michael Venable at 951-955-1248 or mlvenabl@RIVCO.org.

Planning

Planning. 1 Beer and Wine

The following development standards shall apply to the concurrent sale of motor vehicle fuels and beer and wine for off premises consumption; a. Only beer and wine may be sold. b. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition the owner and management shall provide health warnings about the consumption of alcoholic beverages. The educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters. c. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter. d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only. e. No beer, 3wine or other alcoholic beverage advertising shall be located on gasoline islands; and, no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior f buildings or within window areas. f. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be ay least 21 years of age. g. No sale of alcoholic beverages shall be made from a drive in window.

Planning. 2 Beer and Wine Restrictions

The following development standards shall apply to the concurrent sale of motor vehicle fuels and beer and wine for off premises consumption:

- a. Only beer and wine may be sold.
- b. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement

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Planning

Planning. 2 Beer and Wine Restrictions (cont.)

may be met by posting prominent signs, decals or brochures at points of purchase.

In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.

c. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.

d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.

e. No beer, wine or other alcoholic beverage advertising shall be located on gasoline islands; and, no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.

f. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

g. No sale of alcoholic beverages shall be made from a drive in window.

Planning. 3 Gen - MM GHG-1

MM-GHG-1 The Project applicant shall participate in the Riverside County Climate Action Plan (CAP) by implementing building design, site-area and operational enhancements that garner 100 points or greater through improvements listed in the CAP Screening Tables; the Project shall implement the improvements listed below (points for the Project currently total 127). The following measures may be replaced with other measures as listed in the table, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table.

- ES.A.1 Insulation - Modestly Enhanced Insulation (walls R-13, roof/attic R-38) (15 points);
- ES.A.2 Windows - Modestly Enhanced Window Insulation (5% > Title 24) (7 points);
- ES.A.3 Cool Roofs - Modest Cool Roof (CRRC Rated 0.15 aged solar reflectance, 0.75 thermal emittance) (12 points);
- ES.B.1 Heating/ Cooling Distribution System - Modest Duct insulation (R-6) (8 points);
- ES.B.4 Water Heaters - Improved Efficiency Water Heater (0.675 Energy Factor) (14 points);
- ES.B.6 Artificial Lighting - Efficient Lights (25 % of in-unit fixtures considered high efficacy. High efficacy is defined as 40 lumens/watt for 15 watt or less fixtures; 50 lumens / watt for 15-40-watt fixtures, 60 lumens/ watt for fixtures >40 watt) (9 points);
- ES.B.7 Appliances - Star Commercial Refrigerator (new); Energy Star Commercial Dish Washer (new); Energy Star Commercial Cloths Washing (12 total points);
- Shading - At least 90% of south-facing glazing will be shaded by vegetation or overhangs at noon on June 21st (6 points);
- WI.C.1 Water Efficient Landscaping - Eliminate conventional turf from landscaping (3 points);
- WI.C.2 Water Efficient irrigation systems - Weather based irrigation control systems combined with drip irrigation (demonstrate 20 reduced water use) (5 points);
- WI.D.1 Showers - Water Efficient Showerheads (2.0 gpm) Title 24 standard (required) (3 points);
- WI.D.2 Toilets - Water Efficient Toilets/Urinals (1.5 gpm) (3 points);

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 Post Sign (cont.)

The petitioner(s) shall post and maintain a professional quality sign facing the premises parking lot(s) that reads as follows: "NO LOITERING, NO LITTERING, NO DRINKING OF ALCOHOLIC BEVERAGES, VIOLATORS ARE SUBJECT TO ARREST" The sign shall be at least two feet square with two inch block lettering. The sign shall be in english and spanish.

Planning. 9 Section 18.48 standards

The owner and the management of the store shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. The educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition the owner and management shall provide adequate training for all employees at the location as to these matters. No displays of beer, wine and other alcoholic beverages shall be located within five feet of any building entrance or checkout counter. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

Planning-CUL

Planning-CUL. 1 IF HUMAN REMAINS FOUND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 UNANTICIPATED RESOURCES

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 UNANTICIPATED RESOURCES (cont.)
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-PAL

Planning-PAL. 1 PDP01615 ACCEPTED

County Paleontological Report (PDP) No. 1615, submitted for this case (PP26367 and CUP03782), was prepared by CRM Tech, Inc. and is entitled: "Paleontological Resources Assessment Report, Winchester Valley 85 Marketplace Project, Assessor's Parcel Number 461-190-082, Winchester area, Riverside County, California", dated September 11, 2018.

PDP01615 concluded:

The results of this study identified no known paleontological localities within or adjacent to the project area but indicated that the project has a high potential for impacting subsurface paleontological resources in older Pleistocene sediments that may be encountered at the depths of two to five feet below ground.

PDP01615 recommended:

CRM TECH recommends that a paleontological resource impact mitigation program be developed and implemented during the project to prevent such impacts or reduce them to a level less than significant. The mitigation program should be developed in accordance with the provisions of CEQA as well as regulations currently implemented by the County of Riverside and the proposed guidelines of the Society of Vertebrate Paleontology (2010).

PDP01615 satisfies the requirement for a Paleontological Resource Assessment for CEQA purposes. PDP01615 is hereby accepted for PP26367 and CUP03782. A PRIMP shall be required prior to issuance of a grading permit for this project.

Comments: RECOMMEND DWALSH 20181030

Transportation

Transportation. 1 Gen - TRANSPORTATION

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

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

3. Alterations to natural drainage patterns shall require protecting downstream

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 Gen - TRANSPORTATION (cont.)
properties by means approved by the Transportation Department.

4. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

5. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.

6. 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.

7. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.

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

9. 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.

10. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

Transportation. 2 T/S - General Conditions

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

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

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

Bradley Road (NS) at:
Newport Road (EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 T/S - General Conditions (cont.)

Haun Road (NS) at:
Newport Road (EW)

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

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

Antelope Road (NS) at:
Newport Road (EW)

Menifee Road (NS) at:
Newport Road (EW)

Leon Road (NS) at:
Domenigoni Parkway (EW)
Project Driveway (North) (EW)
Project Driveway (South) (EW)

Project Driveway (NS) at:
Domenigoni Parkway (EW)

Frontier Loop (West) (NS) at:
Project Driveway (North) (EW)

Frontier Loop (West) (NS) at:
Project Driveway (South) (EW)

Frontier Loop (West) (NS) at:
Domenigoni Parkway (EW)

Winchester Road (SR-79) (NS) at:
Domenigoni Parkway (EW)

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

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

Waste Resources

Waste Resources. 1 Waste - General

- Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint,

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 Waste - General (cont.)

batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

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

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

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

- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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

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

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

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60. Prior To Grading Permit Issuance

BS-Grade

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

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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

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

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

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

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

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

Flood

060 - Flood. 1 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.

060 - Flood. 2 Erosion Control After Rough Grading Not Satisfied

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review and approval.

060 - Flood. 3 Mitcharge - Use Not Satisfied

Conditional use Permit (CUP) 3782 is located within the limits of the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan. The County Board of Supervisors has adopted the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan (ADP) establishing a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

060 - Flood. 4 Phasing Not Satisfied

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 4 Phasing (cont.) Not Satisfied

If Conditional Use Permit (CUP) 3782 is built in phases, each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to its final map recordation.

060 - Flood. 5 Submit Plans Not Satisfied

Submit storm drain plans, hydrologic and hydraulic report, and reference material including, but not limited to, street improvement plans, grading plans, utility plans, approved tentative map or site plan, final map and environmental constraint sheet, soils report, and environmental documents (CEQA, MSHCP, federal and state permits). The storm drain plans and hydrologic and hydraulic report must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

Planning

060 - Planning. 1 0060-Planning-USE - PALEO PRIMP/MONITOR Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

- 1.Description of the proposed site and planned grading

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-USE - PALEO PRIMP/MONITOR (cont.)
operations.

Not Satisfied

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

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

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

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

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

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

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

9. Fossil identification and curation procedures to be employed.

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

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

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

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-USE - PALEO PRIMP/MONITOR (cont.) Not Satisfied

curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 2 Grading- Plot Plan conditions Not Satisfied

All grading permits shall refer to the Conditions of Approvals in the Plot Plan.

060 - Planning. 3 USE Fee Balance Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for CUP03782 PP26367 PM35671R1 are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30 Day BUOW Preconstruction Survey Not Satisfied

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

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

Transportation

060 - Transportation. 1 Final WQMP Required Not Satisfied

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 Final WQMP Required (cont.) 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. 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.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-USE - ROUGH GRADE APPROVAL Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

080 - BS-Grade. 2 0080-BS GRADE-USE -NO BUILDING PERMIT WITHOUT 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.

Fire

080 - Fire. 1 0080-Fire-USE-#4-WATER PLANS Not Satisfied

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

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

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 0080-Fire-USE-#4-WATER PLANS (cont.) Not Satisfied
the Riverside County Fire Department."

080 - Fire. 2 0080-Fire-USE*-#51-WATER CERTIFICATION Not Satisfied

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrants and that the existing water system is capable of delivering required fire flow. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

Flood

080 - Flood. 1 Mitcharge - Use Not Satisfied

Conditional use Permit (CUP) 3782 is located within the limits of the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan. The County Board of Supervisors has adopted the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan (ADP) establishing a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

080 - Flood. 2 Submit Plans Not Satisfied

Submit storm drain plans, hydrologic and hydraulic report, and reference material including, but not limited to, street improvement plans, grading plans, utility plans, approved tentative map or site plan, final map and environmental constraint sheet, soils report, and environmental documents (CEQA, MSHCP, federal and state permits). The storm drain plans and hydrologic and hydraulic report must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

Planning

080 - Planning. 1 Map - Fee Balance Not Satisfied

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

Survey

080 - Survey. 1 LOT ACCESS/SURVEY MONUMENT Not Satisfied

1. The Project shall install survey monumentation as directed by the Transportation Department, or

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80. Prior To Building Permit Issuance

Survey

080 - Survey. 1 LOT ACCESS/SURVEY MONUMENT (cont.) Not Satisfied
bond and enter into an agreement with the Transportation Department.

Transportation

080 - Transportation. 1 Annexation into L&LMD or Other District Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement through the Transportation Department Plan Check Division. Said annexation should include the following items within the maintained area of the public road rights-of-way:

- (1) Landscaping.
- (2) Trails.
- (3) Streetlights.
- (4) Graffiti abatement of walls and other permanent structures.
- (5) Street sweeping.
- (6) Bio-swales and/or fossil filters.

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, IID or other electric provider.

080 - Transportation. 2 COORDINATION WITH OTHERS Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition.

- 1. The Project shall coordinate with PP26367, CUP03782, and TR31831892.
- 2. Coordinate with Riverside Transit Authority's for proposed Bus turnout.

080 - Transportation. 3 Establish WQMP Maintenance Entity Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 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 LANDSCAPING/TRAIL Not Satisfied

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 LANDSCAPING/TRAIL (cont.) 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 Domenigoni Parkway, Leon Road, and Frontier Loop and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

080 - Transportation. 6 LIGHTING PLAN Not Satisfied

A separate street light plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 7 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

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

080 - Transportation. 8 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT Not Satisfied

LSP - LANDSCAPE PERMIT/PLOT PLAN REQUIRED

Prior to issuance of building permits, the developer/permit holder shall apply for a Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

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

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

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

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 8 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT (cont.) Not Satisfied

dimensions shall be provided on the plan; and/or,

7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

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

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

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

080 - Transportation. 9 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 461. For projects within IID use IID's pole standard.

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

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

080 - Transportation. 10 T/S - 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:

Frontier Loop (West) (NS) at Domenigoni Parkway (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.

080 - Transportation. 11 T/S - Geometrics Not Satisfied

The intersection of Leon Road (NS) at Domenigoni Parkway (EW) shall be improved to provide the following geometrics:

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

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

Plan: CUP03782

Parcel: 461190082

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 11 T/S - Geometrics (cont.) Not Satisfied

Eastbound: one left-turn lane, three through lanes, one right-turn lane

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

NOTE: The northbound left-turn lanes shall provide vehicle storage capacity of 300-feet each.

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

Northbound: one through lane, one right-turn lane

Southbound: one through lane

Eastbound: N/A

Westbound: N/A (outbound traffic prohibited)

NOTE: The project driveway shall be restricted to right-in only. Appropriate channelization and signage shall be provided to enforce this restriction.

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

Northbound: one through lane, one right-turn lane

Southbound: one left-turn lane, one through lane

Eastbound: N/A

Westbound: one shared left-turn/right-turn lane – stop controlled

The intersection of Project Driveway (NS) at Domenigoni Parkway (EW) shall be improved to provide the following geometrics:

Northbound: one right-turn lane – stop controlled

Southbound: N/A

Eastbound: three through lanes, one right-turn lane

Westbound: three through lanes

The intersection of Frontier Loop (West) (NS) at Domenigoni Parkway (EW) shall be signalized and improved to provide the following geometrics:

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

Southbound: N/A

Eastbound: one left-turn lane, three through lanes, one right-turn lane

Westbound: one left-turn lane, three through lanes

The intersection of Frontier Loop (West) (NS) at Project Driveway (North) (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn lane/through lane

Southbound: one shared through/right-turn lane

Eastbound: one shared left-turn/through/right-turn lane – stop controlled

Westbound: N/A

The intersection of Frontier Loop (West) (NS) at Project Driveway (South) (EW) shall be improved to provide the following geometrics:

Plan: CUP03782

Parcel: 461190082

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 11 T/S - Geometrics (cont.) Not Satisfied

Northbound: one shared left-turn lane/through lane
Southbound: one shared through/right-turn lane
Eastbound: one shared left-turn/through/right-turn lane – stop controlled
Westbound: N/A

or as approved by the Transportation Department.

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

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

080 - Transportation. 12 UTILITY COORDINATION Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans, according to Ordinance 460 for subdivisions and/or Ordinance 461 for road improvements. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

1. The Street Improvement Plans are approved.
2. Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

Waste Resources

080 - Waste Resources. 1 Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at <http://www.rcwaste.org/business/planning/design>) and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure. The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

Plan: CUP03782

Parcel: 461190082

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 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-USE - PRECISE GRADE APPROVAL Not Satisfied

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

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

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

Fire

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

Install a complete fire sprinkler system per NFPA 13 in all buildings 3600 sq. ft. or greater. Sprinkler system(s) will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 200 feet of a hydrant, and a minimum of 40 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Plan: CUP03782

Parcel: 461190082

90. Prior to Building Final Inspection

Fire

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

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

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

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

090 - Fire. 3 0090-Fire-USE-#36-HOOD DUCTS Not Satisfied

A U.L. 300 hood duct fire extinguishing system must be installed over cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets 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. 4 0090-Fire-USE-#45-FIRE LANES Not Satisfied

Fire apparatus access shall be provided to within 150' of all exterior portions of the structures. The applicant shall install designating required fire lanes with appropriate lane painting and/or signs.

090 - Fire. 5 0090-Fire-USE-#66-DISPLAY BOARDS Not Satisfied

Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit members, and fire hydrant locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

Plan: CUP03782

Parcel: 461190082

90. Prior to Building Final Inspection

Fire

090 - Fire. 5 0090-Fire-USE-#66-DISPLAY BOARDS (cont.) Not Satisfied

090 - Fire. 6 0090-Fire-USE-#83-AUTO/MAN FIRE ALARM Not Satisfied

Applicant or developer may be responsible to install a manual and automatic Fire Alarm System should the occupancy type require it. Plans must be submitted to the Fire Department for approval prior to installation.

Planning

090 - Planning. 1 Gen - Electric Vehicle Parking Not Satisfied

Per Section 18.12 A.2.C 3 parking spaces shall be designated for Electric Vehicle Parking. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may service more than one electrical vehicle parking space.

090 - Planning. 2 Use - Mitigation Monitoring Not Satisfied

The permittee shall prepare and submit a written report to the Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 43090. The Planning Director may require inspection or other monitoring to ensure such compliance.

Transportation

090 - Transportation. 1 Complete Annexation into L&LMD or Other District 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.

A Streetlight Authorization form from SCE, IID or other electric provider may be required in order to complete the annexation process.

090 - Transportation. 2 DEDICATIONS Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

Frontier Loop along project boundary is designated as a Collector Road and shall be improved with 48' full-width (from Domenigoni Parkway to the northerly driveway) and 44' feet full-width (from the northerly driveway to south project boundary) AC pavement, 6" concrete curb and gutter, and concrete sidewalk (both sides) within a 74' - 76 feet full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (Modified to increase improvement from 44' to 44'-48' and increased right-of-way from 74' to 74'-76')

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these

Plan: CUP03782

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 DEDICATIONS (cont.) Not Satisfied

conditions. Should the applicant fail to acquire the necessary off-site right of way, the project will be returned for redesign.

In order to receive any fee credits or reimbursement for improvements through established funding programs such as TUMF or DIF, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising

a. A 5' sidewalks shall be improved within the 12' to 16' parkway per Amended Exhibit No. 2, dated 12/13/2018.

b. Driveways shall be constructed in accordance with County Standard No. 207(A), Ordinance 461.

090 - Transportation. 3 EXISTING MAINTAINED Not Satisfied

I. Leon Road along project boundary is a paved County maintained road designated as an ARTERIAL HIGHWAY and shall be improved with 47' to 61' half-width AC pavements, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 62.2'-76' half-width dedicated right-of-way in accordance with County Standard No. 93, page (1 of 2) and (2 of 2, Ordinance 461. (Modified for increased AC improvements from 38' – 55' to 47' – 61' and increased right-of-way from 59'-76' to 62.2' - 76')

NOTE:

1. The northerly driveway shall be a right in access ONLY, No right out allow.
2. Additional right of-way shall be dedicated for the required traffic SIGNAL LOOP installation and maintenance as determine by the Director of Transportation.
3. A raised median is required as shown on Ord. 461, Std. No. 93, Sheet 2 of 2.

II. Domenigoni Parkway along project boundary is a paved County maintained road designated as Urban ARTERIAL HIGHWAY and shall be widened (for bus turnout and right turn lanes into the proposed driveway/Frontier Loop) with additional 13' AC pavement, 8" curb and gutter, sidewalk and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving per Amended Exhibit No. 2, dated 12/13/2018 and as determine by the Director of Transportation within the 76' half-width dedicated right-of-way, modified Standard No. 91, Ordinance 461. (Modified to construct additional lane for right-turn lane into the proposed driveway and right-turn lane at the intersection with Frontier Loop)

NOTE:

1. The driveway shall be a right in and right out only.
2. An 8' wide sidewalk along Domenigoni Parkway shall be constructed at the proposed Bus turnout and a 5' sidewalk shall be constructed outside the Bus turnout from Leon Road to Frontier Loop.
3. Remove existing curb and gutter and construct new curb and gutter at 68' from the centerline of Domenigoni Parkway as approved by the Director of Transportation.

Plan: CUP03782

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 EXISTING MAINTAINED (cont.) Not Satisfied

4. In order to secure adequate sight distance at the proposed driveway NO TREES, WALLS or any OTHER obstructions over 30-inch high shall be allowed per County Standard No. 821, Ordinance 461.

III. A 54' ENTRY DRIVEWAY at Domenigoni Parkway shall be improved with a 54' AC pavement and 6" concrete curb & gutter in accordance with County Standard No. 207(A), Ordinance 461.

NOTE:

1. The driveway shall be a right in and right out only.
2. A 5' concrete sidewalk shall be constructed on both sides
3. A raised curb landscaped entry media shall be constructed at the centerline of the driveway.
4. The nose of median shall be 35' radial from the flow line.
5. In order to secure adequate sight distance at the proposed driveway NO TREES, WALLS or any OTHER obstructions over 30-inch high shall be allowed per County Standard No. 821, Ordinance 461.

090 - Transportation. 4 FEE PAYMENT Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

1. All Transportation Uniform Mitigation Fees (TUMF)
2. All Fees for Zone E4 of the Menifee Valley Road and Bridge Benefit District for a project gross/net acreage of 17.56 acres.

090 - Transportation. 5 LANDSCAPING COMM/IND Not Satisfied

Landscaping within public road right of way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Domenigoni Parkway, Leon Road, and Frontier Loop. Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461 and 859 prior to occupancy.

090 - Transportation. 6 Landscaping Installation Completion Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Domenigoni Parkway, Leon Road, and Frontier Loop.

090 - Transportation. 7 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

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

090 - Transportation. 8 LSP - LANDSCAPE INSPECTION REQUIRED Not Satisfied

Plan: CUP03782

Parcel: 461190082

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 8 LSP - LANDSCAPE INSPECTION REQUIRED (cont.) Not Satisfied

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

090 - Transportation. 9 T/S - Interconnect Not Satisfied

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Leon Road (NS) at Domenigoni Parkway (EW) to the signal at Frontier Loop (West) (NS) and Domenigoni Parkway (EW).

or as approved by the Transportation Department.

090 - Transportation. 10 T/S - 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:

Frontier Loop (West) (NS) at Domenigoni Parkway (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. 11 UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

In addition, the Project shall ensure that streetlights are energized and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).

090 - Transportation. 12 WQMP Completion Not Satisfied

Plan: CUP03782

Parcel: 461190082

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 12 WQMP Completion (cont.) 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.



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



05/23/19, 3:42 pm

PM35671R1

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM35671R1. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PM35671R1) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Parcel Map No. 35671 Revision No. 1 proposes a Schedule "E" commercial subdivision of 17.56 acres into nine (9) commercial parcels. The revisions consist of a different layout for the self storage component, and required adjustments to pads, the number of lots remains the same.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. SP 293 Development Standards, Grading and Landscaping Standards.

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS

Tentative Map, Amended No.35671R1, dated 12/13/18.

Exhibit A (Site Plan), dated 12/13/18.

Exhibit B, C, D, F, H, L, M, S, W (Major Development Plan, consisting of photometric plan, elevations, color and materials board, landscape plan, tree shading plan, irrigation, wall fencing and trail plan) 11/6/18

Exhibit A, Mini Self Storage, Dated 10/24/2018

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Exhibits (cont.)

Comments: The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS

Tentative Map, Amended No.35671R1, dated 12/13/18.

Exhibit A (Site Plan), dated 12/13/18.

Exhibit D (Major Development Plan, consisting of photometric plan, elevations, color and materials board, landscape plan, tree shading plan, irrigation, wall fencing and trail plan) 11/6/18
Mini Self Storage, Dated 10/24/2018

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMS}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types}
- Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}
- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

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

Advisory Notification. 6 AND - Hold Harmless

The applicant/permittee or any successor in interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following: (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE PARCEL MAP i and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE PARCEL MAP, 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Hold Harmless (cont.)
 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.

E Health

E Health. 1 ECP COMMENTS

Based on the information provided in the environmental assessment document submitted for this project and a site visit conducted by RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 EMWD Water and Sewer Service

CUP3782/PP26367/TR35671R1 is proposing to receive potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

Any existing onsite wastewater treatment systems (OWTS) and/or wells shall be properly destroyed under permit with this Department.

Fire

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

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

Comments: RECOMMND SSWARTH0 20171101

Fire. 2 0010-Fire-MAP*-#14-COM/RES HYD/SPACING

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located a each street intersection and not more than 400 feet in any direction from all portions of the structure walls.

Comments: RECOMMND SSWARTH0 20171101

ADVISORY NOTIFICATION DOCUMENT

Fire

- Fire. 3 0010-Fire-MAP* -#15-POTENTIAL FIRE FLOW (cont.)
Fire. 3 0010-Fire-MAP* -#15-POTENTIAL FIRE FLOW

The water mains shall be capable of providing the required fire flow from any one hydrant at 20 PSI residual operating pressure.

Comments: RECOMMND SSWARTH0 20171101

Flood

- Flood. 1 Flood Hazard Report

Parcel Map (PM) 35671R1 is a proposal for a Schedule "E" commercial subdivision of 18.37 acres into nine (9) commercial parcels, a Conditional Use Permit for a gas station/mini warehouse facility, and a plot plan to construct a shopping center/mini warehouse facility. The shopping center will consist of eight (8) buildings totaling approximately 90,900 square feet. The mini warehouse facility will consist of six (6) storage buildings and an office/caretaker facility. The project is located on southeast corner of Leon Road and Domenigoni Parkway (Newport Road) and is within the Winchester Hills Specific Plan (SP) 293. CUP3782 and PP26367 are being processed concurrently.

PM 35671R1 proposes to convey onsite runoff from the project site from east to west through a series of ribbon gutters. These proposed gutters direct the runoff to a catch basin serving as the inlet to the water quality basin proposed at the North West corner of the project site. PM 35671R1 proposes to outlet the treated onsite runoff by connecting to the District's existing Salt Creek – Leon Road Storm Drain (Drawing No. 4-0827) which will convey the runoff to Salt Creek Channel. Salt Creek Channel is considered an adequate outlet, and therefore PM 35671R1 is not subject to the District's increased runoff criteria.

The site is subject to stormwater runoff from the hills to the south. Tract Map 30806 (proposed along the southern boundary of this site) is also part of SP 293, and has proposed to construct a system of storm drains, streets, and interceptor drains to collect and convey offsite stormwater runoff to Salt Creek Channel. This drainage concept corresponds to the master drainage plan for the specific plan.

The grading and drainage improvements that are to be constructed by Tract Map 30806 are necessary to provide 100-year flood protection for PM 35671R1 from the tributary offsite stormwater runoff. Therefore, if this site is to develop prior to the construction of the drainage improvements associated with Tract Map 30806, then this development shall construct the necessary improvements proposed by Tract 30806 or the functional equivalent of those facilities, in order to provide 100-year flood protection to this site from tributary flows from the south. A hydrology study of the offsite flows tributary to the site as well as sizing of the proposed drainage improvements, will be required prior to permits. Alternatively, this development can wait for the construction of Tract Map 30806 and all of the associated improvements before obtaining permits.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

The site is located within the bounds of the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$131 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of buildings permits if grading permits are not issued.

Any questions pertaining to this project may be directed to Michael Venable at 951-955-1248 or mlvenabl@RIVCO.org.

Planning

Planning. 1 ALUC Conditions

1. Any new Outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA approved navigational signal light or visual approach indicator.
 - b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and to tenants of the building(s) thereon.
4. All new aboveground (surface) detention and/or water quality management basin(s) on the site shall be designed so as to provide for a maximum 48 hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses are specifically prohibited at this location to prevent the creation

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 ALUC Conditions (cont.)

of wildlife attractants; trash transfer stations that are open on one or more sides; commercial composting operations; recycling operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; waste water management facilities; aquaculture; incinerators.

If you have questions, please contact John Guerin, ALUVC Principal Planner, at (951) 955 0982.

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PM35671R1) 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.

Planning-CUL

Planning-CUL. 1 0010-Planning-MAP-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 0010-Planning-MAP-Unanticipated Resources

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. 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, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Transportation

Transportation. 1 Gen - Transportation

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 Gen - Transportation (cont.)

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

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

3. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

4. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

5. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.

6. 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.

7. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.

8. Ramps shall be constructed at per Standard No. 403, sheets 1 through 7 of Ordinance 461.

9. 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.

10. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

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50. Prior To Map Recordation

Fire

050 - Fire. 1 0050-Fire-MAP-#43-ECS-BUILDING MATERIAL Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed per Chapter 7A of the California Building Code.

050 - Fire. 2 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Not Satisfied

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

050 - Fire. 3 0050-Fire-MAP-#7-ECS-HAZ FIRE AREA Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division 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 land division shall comply with the special construction provisions contained in Riverside County Ordinance 787, CFC and CBC.

Flood

050 - Flood. 1 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 Salt Creek Channel/Winchester/North Hemet Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

050 - Flood. 2 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. 3 On-site Drainage Easement Not Satisfied

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

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50. Prior To Map Recordation

Flood

050 - Flood. 3 On-site Drainage Easement (cont.) Not Satisfied
easements shall be kept free of buildings and obstructions".

050 - 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.

050 - Flood. 5 Submit Plans - Map Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, MSHCP, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

Planning

050 - Planning. 1 Gen - CC&R Reciprocal Easement Not Satisfied

"The land divider 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 documents shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number;
2. A copy AND an original wet signed, notarized grant of reciprocal easement document, which includes, but is not necessarily limited to, both a legal description of the boundaries of the reciprocal easement and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor;
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the grant of reciprocal easement is incorporated therein by reference; and
4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by the Office of the County Counsel.

The grant of reciprocal easement document submitted for review shall (a) provide for no limit to the term of years or life of the reciprocal easement, (b) provide reciprocal easements for ingress and egress, parking, drainage and flood control facilities between parcels shown on the TENTATIVE MAP property known as Parcels 1 4 on property known as Pulsar Industrial Court, and (c) contain the following provisions verbatim:

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Planning

050 - Planning. 1 Gen - CC&R Reciprocal Easement (cont.) Not Satisfied

"Notwithstanding any provision in this Grant of Reciprocal Easement to the contrary, th following provision shall apply:

This Grant of Reciprocal Easement shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside, or the County's successor in interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the reciprocal easement established pursuant to the Grant of Reciprocal Easement."

Once approved by the Office of the County Counsel, the copy and the original grant of reciprocal easement document shall be forwarded to the Planning Department. The Planning Department shall keep the copy for the case file and forward the original document to the Transportation Department Survey Division for safe keeping until the final map is ready to record. The Transportation Department Survey Division shall record the original grant of reciprocal easement document in conjunction with the recordation of the final map.

050 - Planning. 2 Gen - CC&R RES PRI COMMON AREA Not Satisfied

The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions

verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor in interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of 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

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Planning

050 - Planning. 2 Gen - CC&R RES PRI COMMON AREA (cont.) Not Satisfied

the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department Survey Division.

050 - Planning. 3 Map - ECS Exhibit Not Satisfied

The constrained areas shall conform to the approved Exhibit E, Environmental Constraints Exhibit, and shall be mapped and labeled on the Environmental Constraint Sheet (ECS) to the satisfaction of the Planning Department.

050 - Planning. 4 Map - ECS Note-MARB 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. 5 Map - ECS Note-Mt. Palomar Lighting Not Satisfied

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

050 - Planning. 6 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 Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

Survey

050 - Survey. 1 FINAL MAP REQUIREMENTS Not Satisfied

The final map shall comply with the following requirements, as approved by the County Survey Department, to clear this condition:

1. 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.

2. Lot access shall be restricted on Domenigoni Parkway and Leon Road and so noted on the final map.

3. The Project shall install survey monumentation as directed by the Transportation Department, or bond and enter into an agreement with the Transportation Department.

4. Although the project has an approved tentative map, a separate Board of Supervisor approval is required to approve of all vacation/abandonments of the existing dedicated right-of-way/bus turnout. Prior to map recordation, the project shall file for a conditional vacation of a Bus turnout easement for

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Survey

050 - Survey. 1 FINAL MAP REQUIREMENTS (cont.) Not Satisfied
consideration by the Board. If the Board denies the vacation request, the approved tentative map shall be redesigned to utilize the existing right-of-way and the map shall be reprocessed after paying all the appropriate fees.

Transportation

050 - Transportation. 1 ANNEX ALL MAINT DISTRICTS Not Satisfied
Prior to map recordation, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

050 - Transportation. 2 ANNEX CATCH BASIN INSERTS Not Satisfied
Prior to map recordation, the Project shall complete annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved public or quasi-public entity) for maintenance of catch basin inserts, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 3 ANNEX LANDSP MAINT Not Satisfied
Prior to map recordation, the Project shall complete annexation/formation for landscaping, graffiti maintenance, fencing, and trails, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for landscaping maintenance, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 4 ANNEX SIGNAL MAINT Not Satisfied
Prior to map recordation, the Project shall complete signal maintenance annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CFD, or other approved entity) for maintenance of signals, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 5 ANNEX ST SWEEPING MAINT Not Satisfied
Prior to map recordation, the Project shall complete street sweeping annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA 152, or other approved entity) for street sweeping maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 6 ANNEX STREETLIGHT MAINT Not Satisfied
Prior to map recordation, the Project shall complete streetlight annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for streetlight maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 7 ANNEX WQMP MAINT Not Satisfied
Prior to map recordation, the Project shall file an application for annexation/formation, with the approved WQMP and fees, into the applicable maintenance district(s) (e.g. CFD, CSA 152, or other approved entity) for WQMP maintenance outside of public right of way, as shown on the approved Maintenance Exhibit, as applicable.

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Transportation

050 - Transportation. 7 ANNEX WQMP MAINT (cont.) Not Satisfied

050 - Transportation. 8 APPROVED MAINT EXHIBIT (ME) Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two 11"x17" hard copies and two CD copies to County EDA/CSA. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11"x 17" hardcopies and one fully signed PDF copy on CD).

Note:

Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Section. To ensure water quality compliance, the County discourages the use of HOA's for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

050 - Transportation. 9 COORDINATION WITH OTHERS Not Satisfied

1. Approval of the Street Improvement plans by the Transportation Department will clear this condition. Prior to map recordation, the Project shall Coordinate with PP26367, CUP03782, and TR31831892.

2. Coordinate with Riverside Transit Authority's (RTA) for proposed Bus turnout.

050 - Transportation. 10 DEDICATNS Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall provide the following improvements:

Frontier Loop along project boundary is designated as a Collector Road and shall be improved with 48' full-width (from Domenigoni Parkway to the northerly driveway) and 44' feet full-width (from the northerly driveway to south project boundary) AC pavement, 6" concrete curb and gutter, and concrete sidewalk (both sides) within a 74' - 76 feet full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (Modified to increase improvement from 44' to 44'-48' and increased right-of-way from 74' to 74'-76')

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances,

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Transportation

050 - Transportation. 10 DEDICATNS (cont.) Not Satisfied

and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the project will be returned for redesign.

In order to receive any fee credits or reimbursement for improvements through established funding programs such as TUMF or DIF, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising

a. A 5' sidewalks shall be improved within the 12' to 16' parkway per Amended Exhibit No. 2, dated 12/13/2018.

b. Driveways shall be constructed in accordance with County Standard No. 207(A), Ordinance 461.

050 - Transportation. 11 EXISTING MAINTAINED Not Satisfied

I. Leon Road along project boundary is a paved County maintained road designated as an ARTERIAL HIGHWAY and shall be improved with 47' to 61' half-width AC pavements, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 62.2'-76' half-width dedicated right-of-way in accordance with County Standard No. 93, page (1of 2) and (2 of 2, Ordinance 461. (Modified for increased AC improvements from 38' – 55' to 47' – 61' and increased right-of-way from 59'-76' to 62.2' - 76')

NOTE:

1. The northerly driveway shall be a right in access ONLY, No right out allowed.
2. Additional right of-way shall be dedicated for the required traffic SIGNAL LOOP installation and maintenance as determine by the Director of Transportation.
3. A raised median is required as shown on Ord. 461, Std. No. 93, Sheet 2 of 2.

II. Domenigoni Parkway along project boundary is a paved County maintained road designated as Urban ARTERIAL HIGHWAY and shall be widened (for bus turnout and right turn lanes into the proposed driveway/Frontier Loop) with additional 13' AC pavement, 8" curb and gutter, sidewalk and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving per Amended Exhibit No. 2, dated 12/13/2018 and as determine by the Director of Transportation within the 76' half-width dedicated right-of-way, modified Standard No. 91, Ordinance 461. (Modified to construct additional lane for right-turn lane into the proposed driveway and right-turn lane at the intersection with Frontier Loop)

NOTE:

1. The driveway shall be a right in and right out only.
2. An 8' wide sidewalk along Domenigoni Parkway shall be constructed at the proposed Bus turnout and a 5' sidewalk shall be constructed outside the Bus turnout from Leon Road to Frontier Loop.
3. Remove existing curb and gutter and construct new curb and gutter at 68' from the centerline of

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Transportation

050 - Transportation. 11 EXISTING MAINTAINED (cont.) Not Satisfied
Domenigoni Parkway as approved by the Director of Transportation.

4. In order to secure adequate sight distance at the proposed driveway NO TREES, WALLS or any OTHER obstructions over 30-inch high shall be allowed per County Standard No. 821, Ordinance 461.

III. A 54' ENTRY DRIVEWAY at Domenigoni Parkway shall be improved with a 54' AC pavement and 6" concrete curb & gutter in accordance with County Standard No. 207(A), Ordinance 461.

NOTE:

1. The driveway shall be a right in and right out only.
2. A 5' concrete sidewalk shall be constructed on both sides
3. A raised curb landscaped entry media shall be constructed at the centerline of the driveway.
4. The nose of median shall be 35' radial from the flow line.
5. In order to secure adequate sight distance at the proposed driveway NO TREES, WALLS or any OTHER obstructions over 30-inch high shall be allowed per County Standard No. 821, Ordinance 461.

050 - Transportation. 12 LIGHTING PLAN Not Satisfied
A separate street light plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 13 MAINT DISTRICTS – SUBMIT APPLICATION Not Satisfied
Prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

050 - Transportation. 14 UTILITY COORDINATION Not Satisfied
All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans, according to Ordinance 460 for subdivisions and/or Ordinance 461 for road improvements. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

- a. The Street Improvement Plans are approved.
- b. Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

Plan: PM35671R1

Parcel: 461190082

60. Prior To Grading Permit Issuance

BS-Grade

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

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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

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

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

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

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

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

Flood

060 - Flood. 1 ADP Fee - Map Not Satisfied

Tentative Parcel Map 35671R1 is located within the boundaries of the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$131 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

060 - Flood. 2 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.

060 - Flood. 3 Erosion Control After Rough Grading Not Satisfied

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review and approval.

060 - Flood. 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

Plan: PM35671R1

Parcel: 461190082

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 4 Phasing (cont.) Not Satisfied
construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to its final map recordation.

060 - Flood. 5 Submit Plans Not Satisfied
Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, MSHCP, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

Planning

060 - Planning. 1 Gen - SKR Fee Condition Not Satisfied
PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 184.9 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.

* The fee may be applied to the proposed area of disturbance or the entire SPECIFIC PLAN site at the discretion of the County Fee Administrator

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30 Day BUOW Preconstruction Survey Not Satisfied
Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.

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

Planning-PAL

Plan: PM35671R1

Parcel: 461190082

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1

PRIMP REQUIRED

Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource.
HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. Description of the proposed site and planned grading operations.
 2. Description of the level of monitoring required for all earth-moving activities in the project area.
 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
 6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 8. Procedures and protocol for collecting and processing of samples and specimens.
 9. Fossil identification and curation procedures to be employed.
 10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
 11. All pertinent exhibits, maps and references.
 12. Procedures for reporting of findings.
 13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
 14. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Plan: PM35671R1

Parcel: 461190082

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP REQUIRED (cont.) Not Satisfied

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 APPROVED MAINT EXHIBIT (ME) Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall submit a Maintenance Exhibit (ME) for approval, on two 11"x17" hard copies and two CD copies to County EDA/CSA. The ME shall have the engineer's certification for square footage calculations for all facilities requiring maintenance, and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.). The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11"x 17" hardcopies and one fully signed PDF copy on CD).

060 - Transportation. 2 MAINT DISTRICTS – SUBMIT APPLICATION Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1 0070-BS-Grade-MAP - ROUGH GRADE APPROVAL Not Satisfied

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

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

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

3. Submitting a Contractors Statement of Conformance form (284-259).

Plan: PM35671R1

Parcel: 461190082

70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1 0070-BS-Grade-MAP - ROUGH GRADE APPROVAL (cont.) Not Satisfied

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

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

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO BP'S W/O L.U. PRMT Not Satisfied

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

Flood

080 - Flood. 1 ADP Fee - Map Not Satisfied

Tentative Parcel Map 35671R1 is located within the boundaries of the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$131 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

080 - Flood. 2 Submit Plans Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, MSHCP, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website, and a plan check fee deposit.

Transportation

080 - Transportation. 1 ANNEX ALL MAINT DISTRICTS Not Satisfied

Prior to issuance of a building permit, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

Plan: PM35671R1

Parcel: 461190082

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 LANDSCAPING/TRAIL 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 Domenigoni Parkway, Leon Road, and Frontier Loop and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - NO PRECISE GRD APRVL Not Satisfied

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

Transportation

090 - Transportation. 1 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 Project shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

c. Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

d. Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e. Sewer system shall be installed and operational, according to the improvement plans and as noted

**DEVELOPMENT ADVISORY COMMITTEE (“DAC”)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: October 26, 2017

TO:

| | | |
|---|--|--|
| Riv. Co. Transportation Dept. | P.D. Geology Section | Board of Supervisors - Supervisor: 3rd District- Washington |
| Riv. Co. Environmental Health Dept. | Riv. Co. Trans. Dept. – Landscape Section | Planning Commissioner: 3rd District- Taylor- Berger |
| Riv. Co. Public Health Dept. | P.D. Archaeology Section | Eastern Municipal Water District (EMWD) |
| Riverside County Flood Control | Riv. Co. Sheriff's Dept. | CALTRANS District # 8 |
| Riv. Co. Fire Department (Riv. Office) | Riv. Co. Airport Land Use Commission | California Council for the Blind |
| Riv. Co. Building & Safety – Grading | March Air Reserve Base, Attn. General Manager | |
| Riv. Co. Building & Safety – Plan Check | Winchester/Horneland Municipal Advisory Council (MAC) | |
| Riv. Co. Regional Parks & Open Space | | |
| P.D. Environmental Programs Division | | |

TENTATIVE PARCEL MAP NO. 35671R1, CONDITIONAL USE PERMIT NO. 3782, PLOT PLAN NO. 26367 – EA43069 – Applicant: Dan Long – Engineer/Representative: Albert A Webb Associates – Third Supervisorial District – Highway 79 Policy Area – Specific Plan No. 293 Winchester Hills, Area 42 and 46 – Harvest Valley/Winchester Area Plan – Winchester Area Zoning District – General Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR), Community Development: Medium High Density Residential (CD:MHDR) (5-8 DU/AC), Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) – 18.37 acres – Zoning: Specific Plan (SP 293) Planning Areas 42 and 46 (PA 42 & 46)Location: Northerly of Holland Road, southerly of Domenigoni Parkway, easterly of Leon Road, and westerly of Beeler Road – **REQUEST: A Tentative Parcel Map for a Schedule “E” commercial subdivision of 18.37 acres into nine (9) commercial parcels, a Conditional Use Permit for a Gas Station and Mini Warehouse Facility and a Plot Plan to construct a shopping center and Mini Warehouse facility. The shopping center will consist eight buildings totaling approximately 90,900 square feet. The mini warehouse facility will consist of six storage buildings and an office/caretaker facility and a 16,800 square foot water quality basin – APN: 461-190-082 – Related case: TR 35671, SP No. 293. **BBID: 507-059-891, UPROJ: CUP03782, PP26367, PM35671R1****

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **DAC Meeting on November 2, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

Any questions or comments regarding this project should be directed to Brett Dawson, Project Planner at (951) 955-0972, or e-mail at bdawson@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



March 15, 2018

**CHAIR
VACANCY**

**VICE CHAIRMAN
Steve Manos
Lake Elsinore**

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Riverside**

**John Lyon
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**Steven Stewart
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**Director
Simon A. Housman**

**John Guerin
Paul Rull
Barbara Santos**

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

www.rcaluc.org

Mr. Brett Dawson, Contract Planner
Riverside County Planning Department
4080 Lemon Street, 14th Floor
Riverside, CA 92501
(VIA HAND DELIVERY)

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

File No.: ZAP1301MA18
Related File No.: CUP03782 (Conditional Use Permit)/PP26367 (Plot Plan) and
PM35671R1 (Revised Tentative Parcel Map)
APN: 461-190-082

Dear Mr. Dawson:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case Nos. CUP03782 (Conditional Use Permit) and PP26367 (Plot Plan) proposing an 80,362 square foot commercial center (including a 3,062 square foot convenience store with gasoline sales) and a self-storage complex of 120,000 square feet on 18.37 acres located on the southwest corner of Domenigoni Parkway and Leon Road and County of Riverside Case No. PM35671R1 (Revised Tentative Parcel Map) proposing division of this site into nine (9) commercial parcels.

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

The site is located more than 20,000 feet from all public-use airports, and no structures greater than 200 feet in height are being proposed. Therefore, Federal Aviation Administration Obstruction Evaluation Service review for height/elevation reasons was not required.

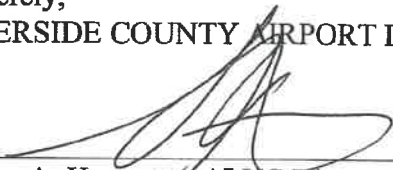
As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

CONDITIONS:

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

If you have any questions, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

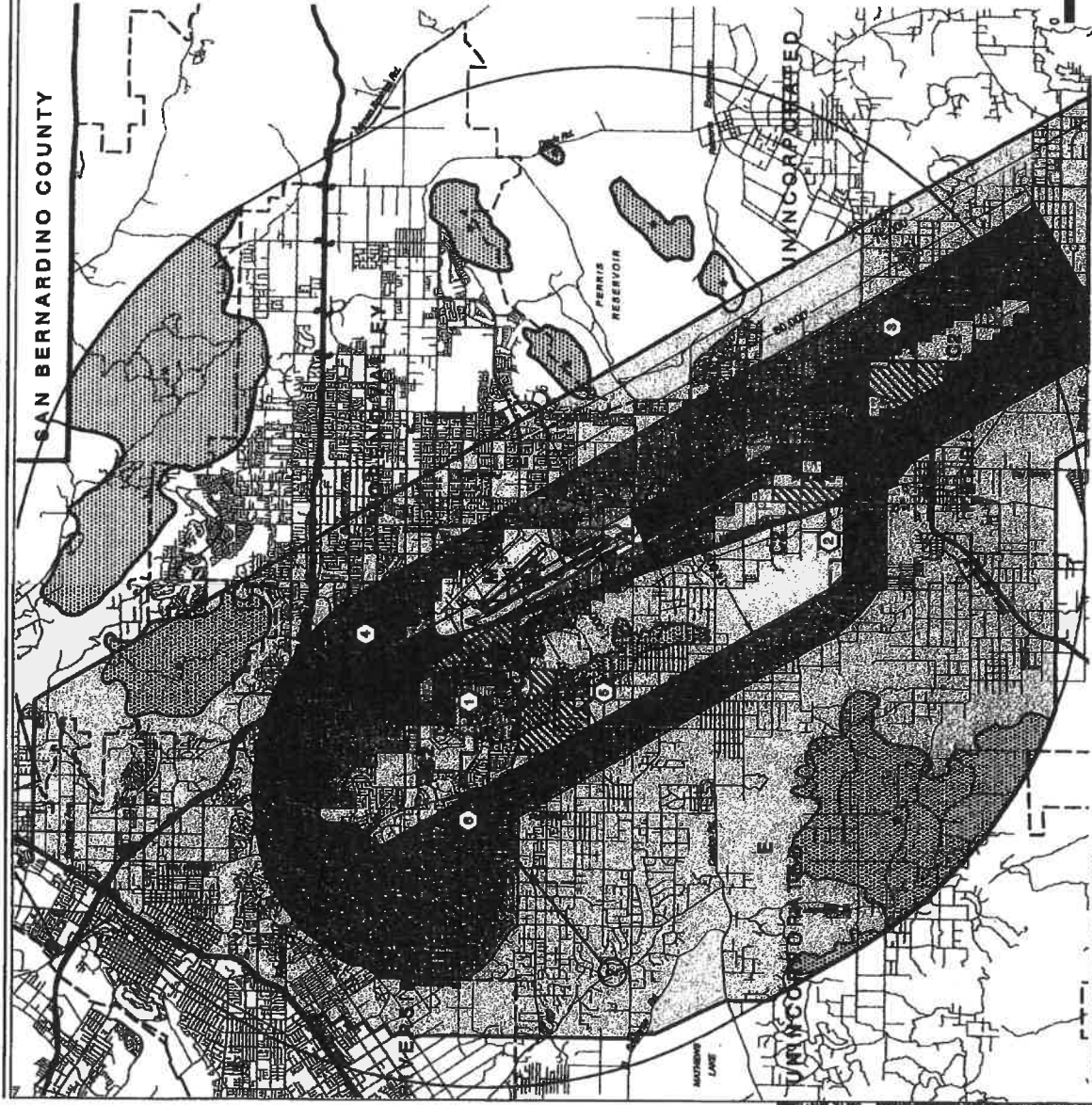
Attachments: Notice of Airport in Vicinity

cc: Jennell Lawrence, Rancon/Ranch RV & Self Storage – Winchester, LLC (applicant)
John King, Rancon/Rancon Winchester Valley 85, LLC (landowner)
Jennifer Gillen, Albert A. Webb Associates (additional representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel “Rock” Rockholt, March Air Reserve Base
ALUC Case File

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NOTICE OF AIRPORT IN VICINITY

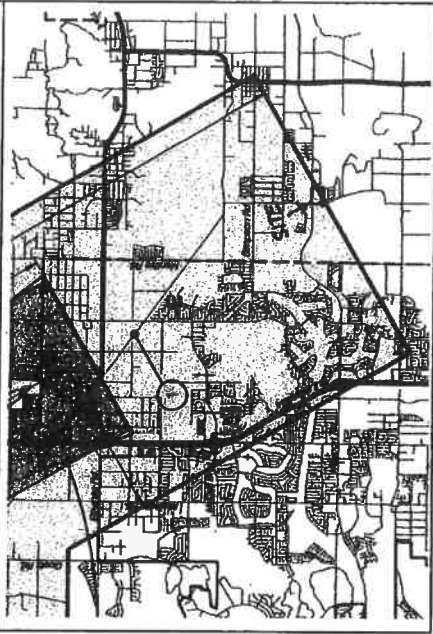
This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual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



LEGEND

- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
 - Zone N
 - March Zone
 - FAA Part 77 Primary Outer Horizontal Surface
 - FAA 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 (pending local agency commitments to development projects)**
- 1 March JPA: March Business Center/Meridian
 - 2 Perris: Harvest Landing
 - 3 Perris: Park West
 - 4 Moreno Valley: Affordable Housing
 - 5 March JPA: Ben Clark Training Center
 - 6 Riverside: Ridge Crest Subdivision
- Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,895 feet MSL.**
- Point at which departing aircraft typically reach 3,000 feet above runway end.**

INSET



Riverside County
 Airport Land Use Commission
 March Air Reserve Base / Inland Port Airport
 Land Use Compatibility Plan
 (Adopted November 13, 2014)

Map MA-1

Compatibility Map
 March Air Reserve Base / Inland Port Airport

Note:
 All dimensions are measured from runway ends and centerlines.



Base map source: County of Riverside 2013

Prepared by Mead & Hunt, Inc. (June 2013)

SEE INSET AT RIGHT

Vicinity Map

South side of Domenigoni Parkway / East side of Leon Road



Map My County Map



Legend

- Parcels
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- OTHER COMPATIBILITY ZONE

A

- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5



Notes

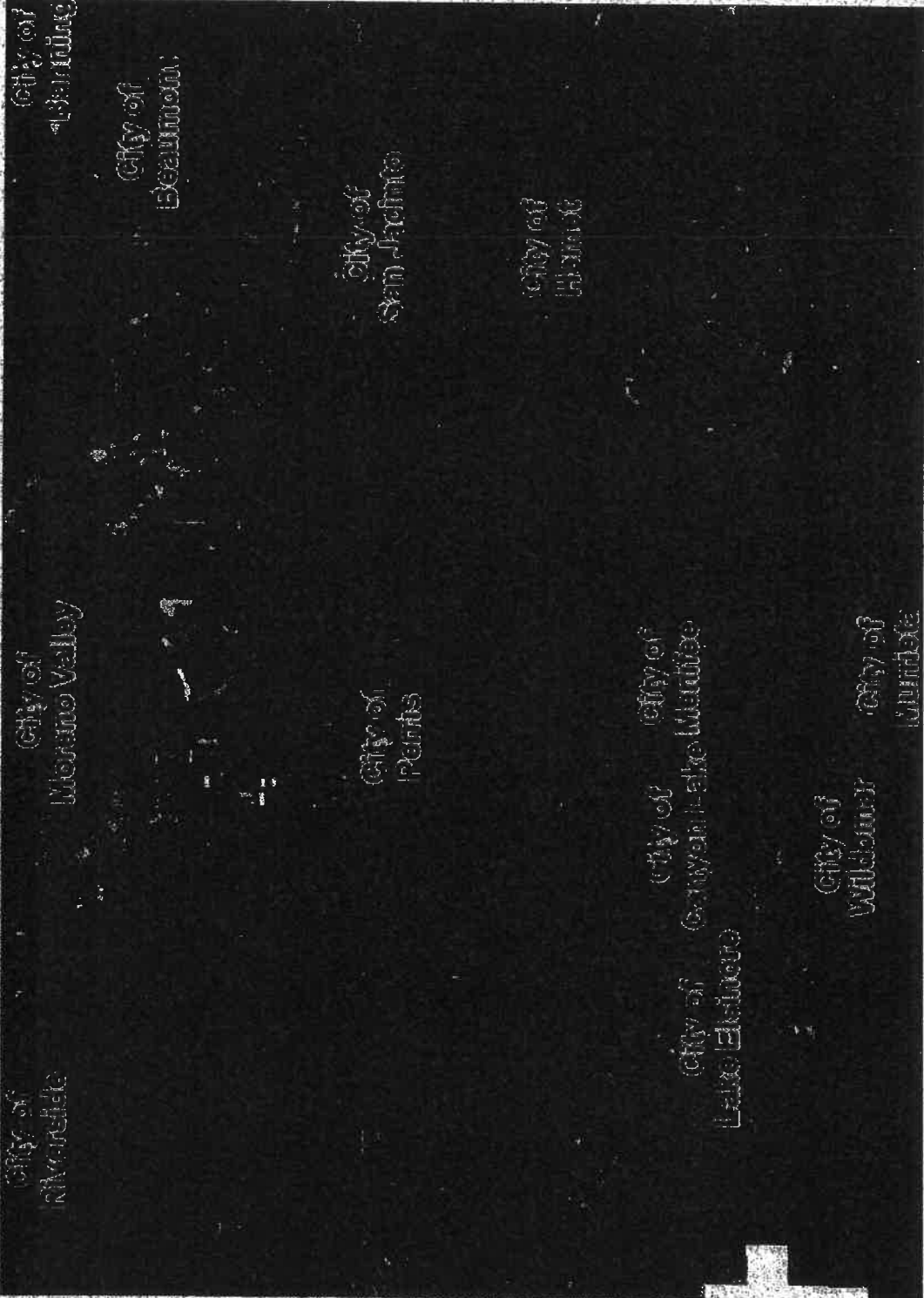
"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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... 3/9/2018 12:27:21 PM

© Riverside County GIS

Map My County Map



Legend
City Areas
World Street Map

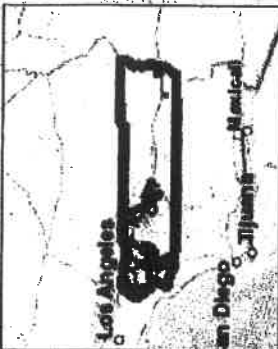
Notes

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Map My County Map



Legend
City Areas
World Street Map

Notes

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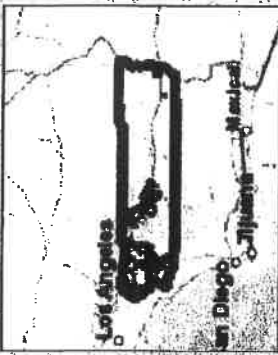
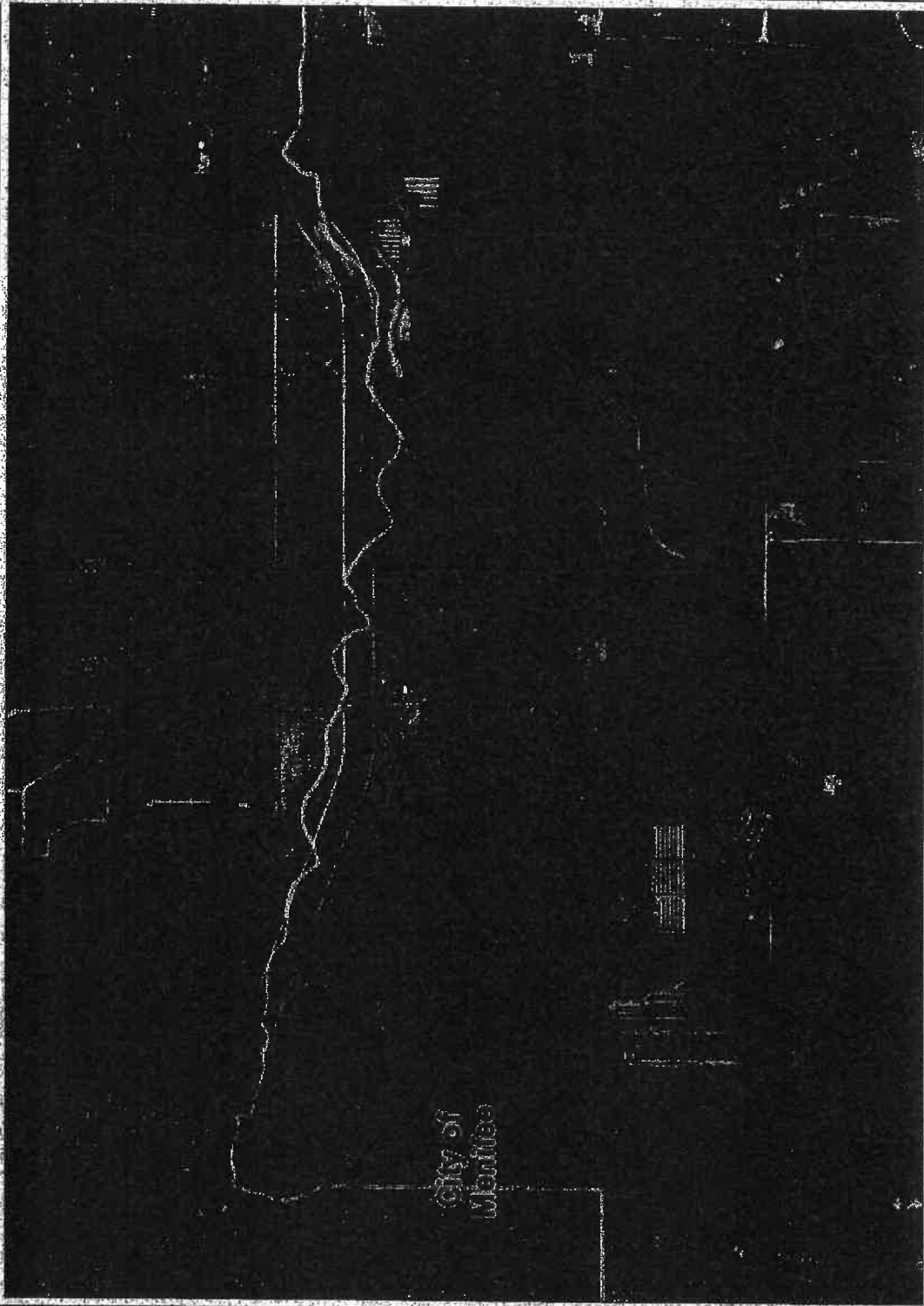


12,037 Feet

0 6 019



Map My County Map



- Legend**
- Runways
 - Airports
 - Blue line Streams
 - City Areas
 - World Street Map

Notes

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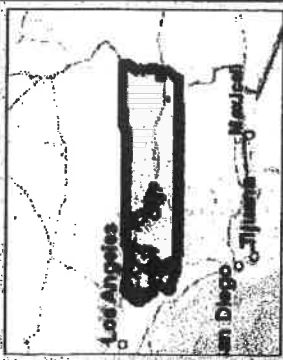
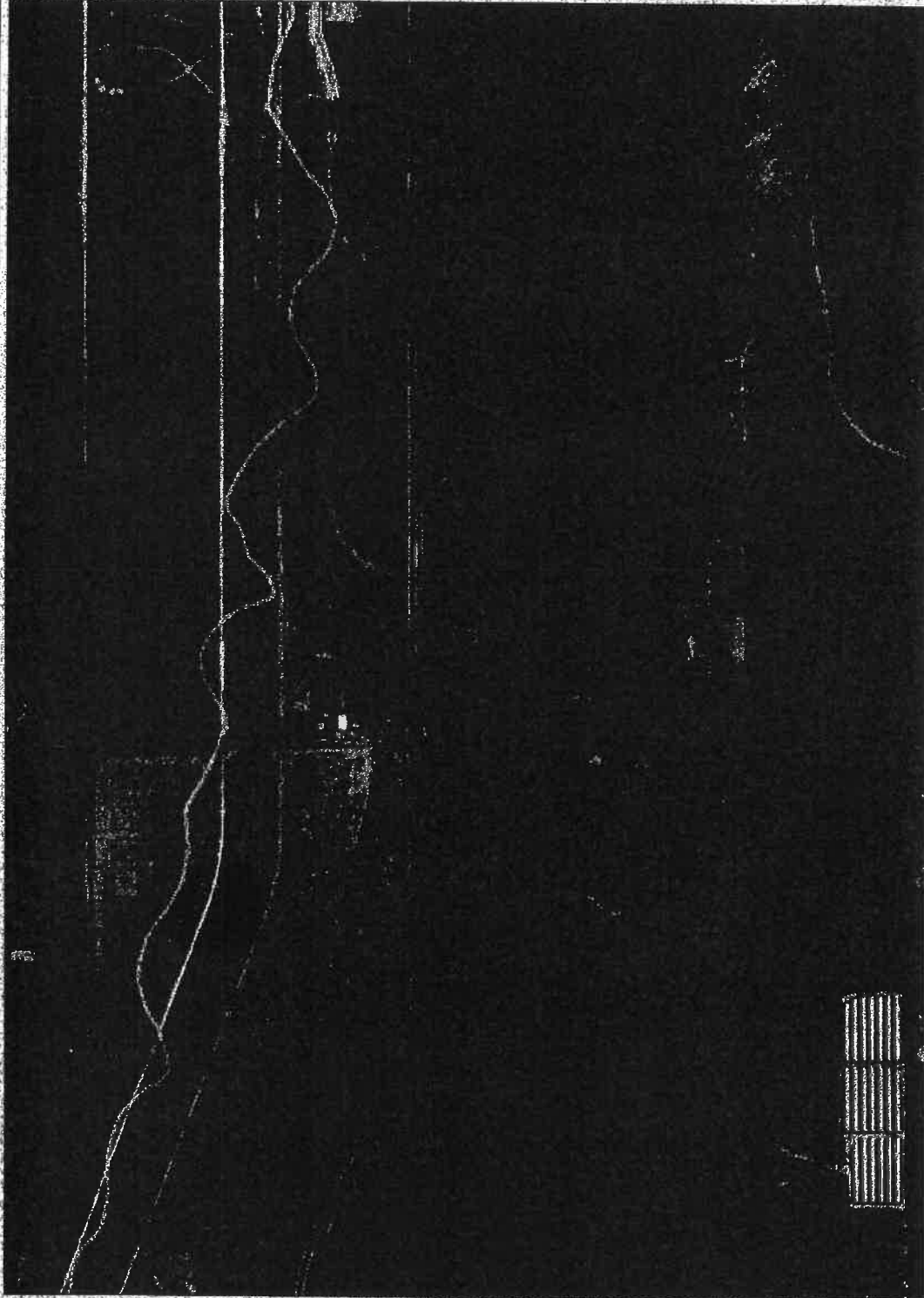
6,019 Feet

REPORT PRINTED ON... 3/8/2018 12:47:45 PM



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Map My County Map



- Legend**
- Runways
 - Airports
 - Blue-line Streams
 - City Areas
 - World Street Map

Notes

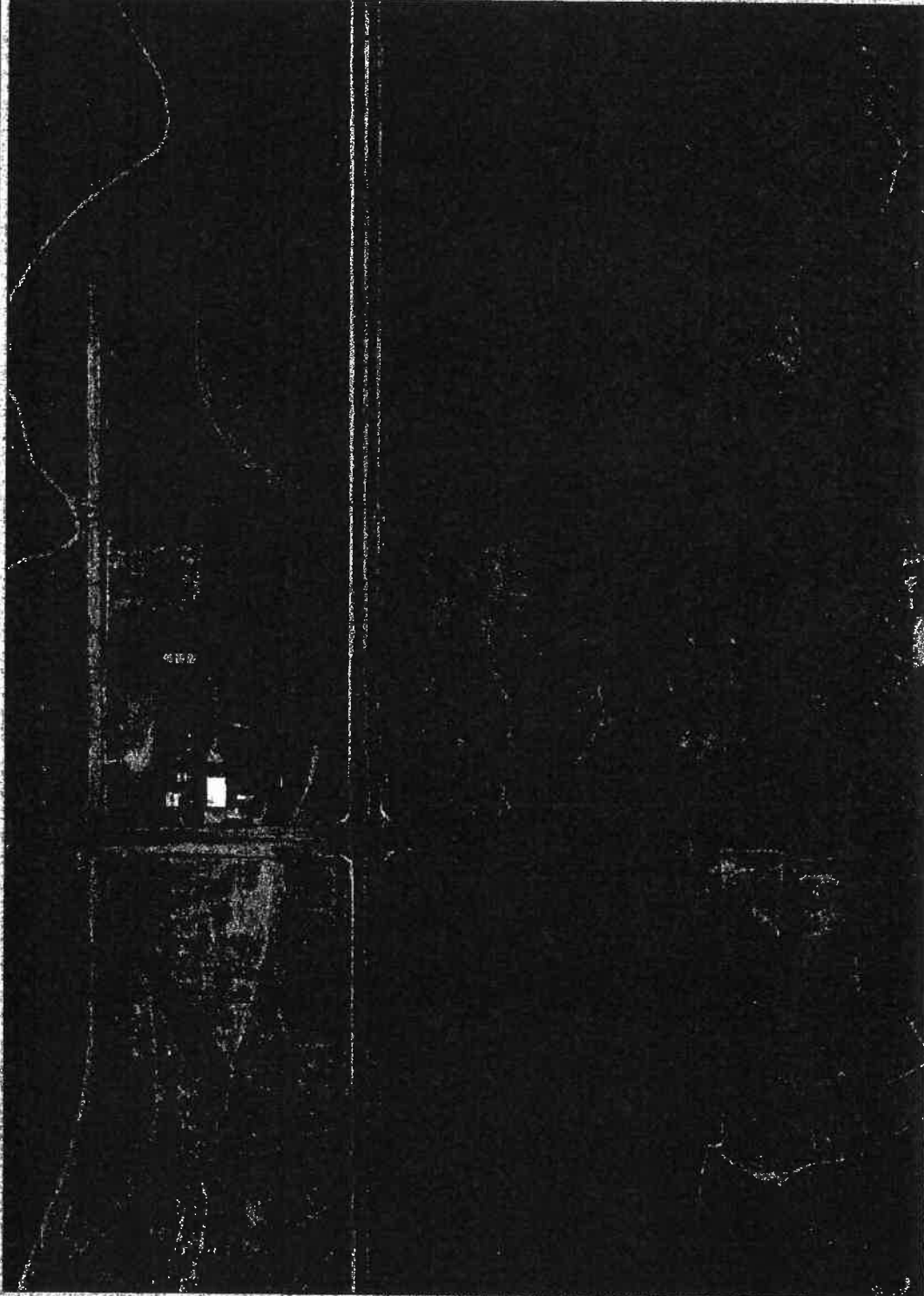
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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



REPORT PRINTED ON... 3/9/2018 12:46:52 PM

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Map My County Map



- Legend**
- Parcels
 - Runways
 - Airports
 - Blueline Streams
 - City Areas
 - World Street Map

Notes

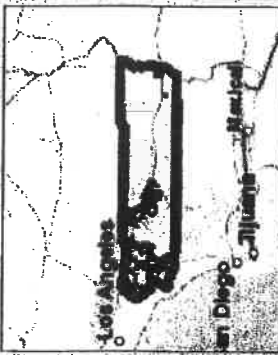
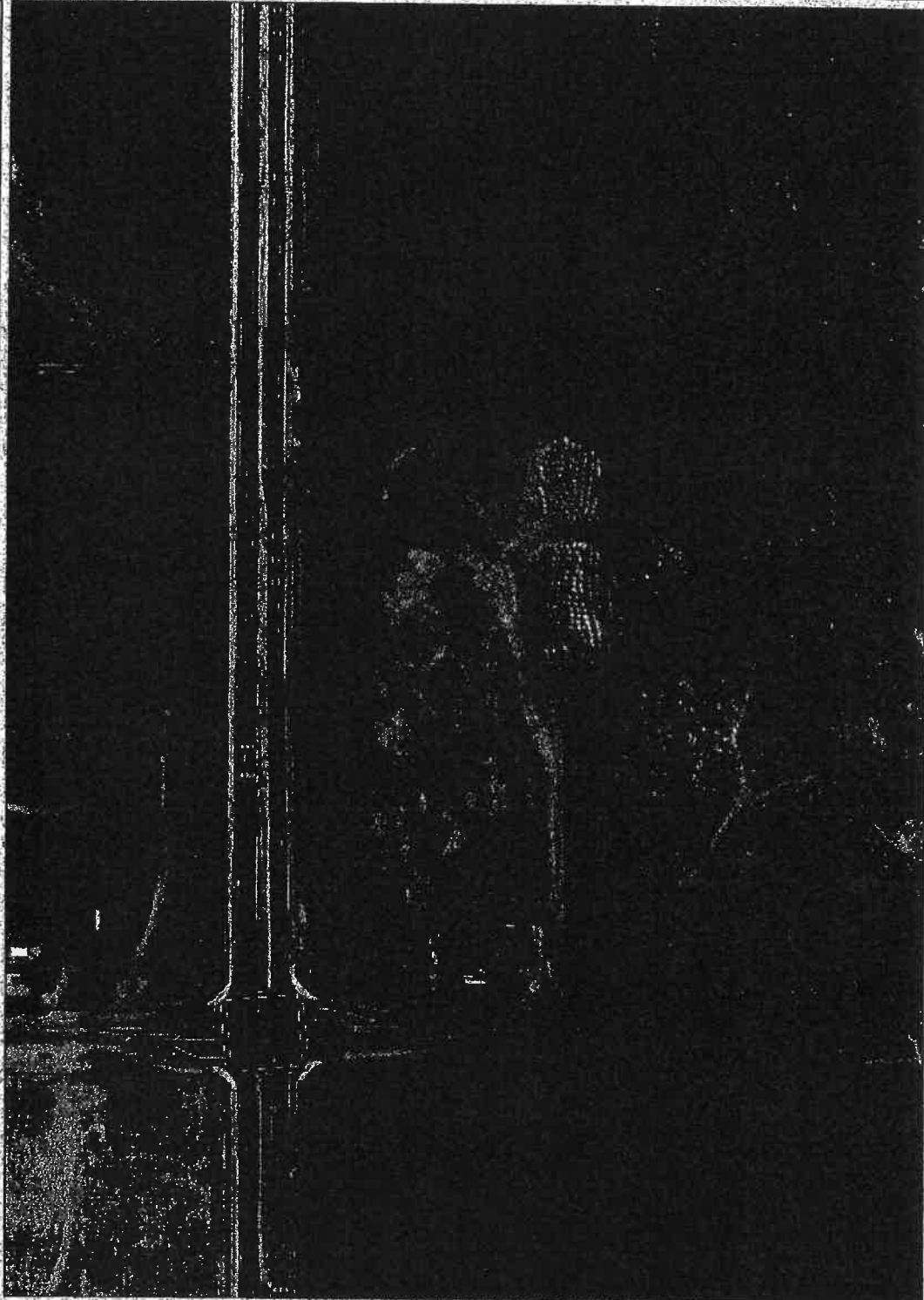
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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



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Map My County Map



- Legend**
- Parcels
 - Runways
 - Airports
 - Blueline Streams
 - City Areas
 - World Street Map

Notes

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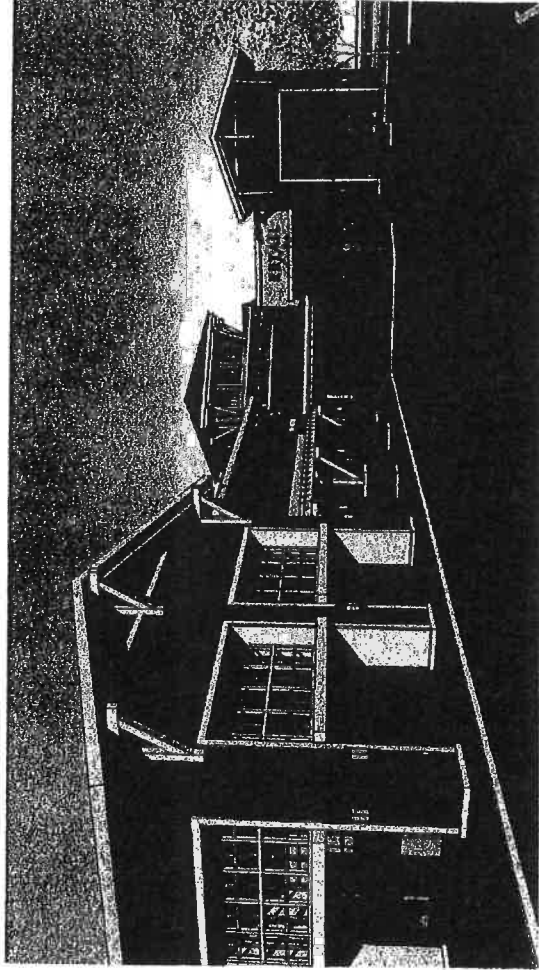
© Riverside County GIS

Winchester Valley 85 Marketplace

Project Description:

The project is located South of Domenigoni Parkway and East of Leon Road. The proposed plot plan will be for the entire commercial center and the Conditional Use Permit will be for the Gas Station and Mini Storage.

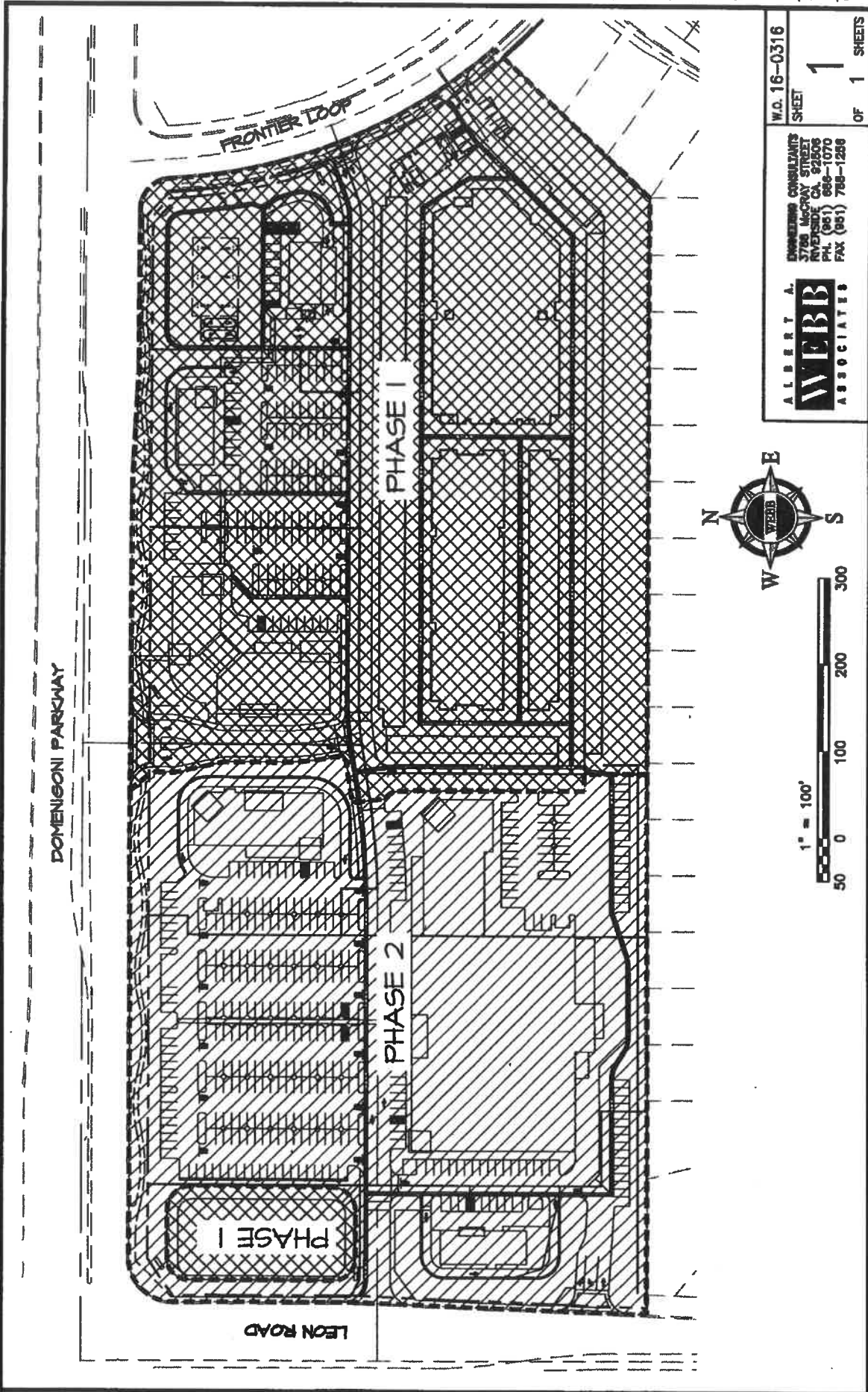
WINCHESTER RANCH MARKETPLACE MAJOR DEVELOPMENT PLAN



VICINITY MAP

SHEET INDEX

| | |
|---|------|
| COVER SHEET | 01 |
| SITE PLAN | 02 |
| PHOTOMETRIC PLAN | 03 |
| PLAN AND ELEVATIONS - MAJOR 1 AND SHOPS 2 | 04 |
| PLAN AND ELEVATIONS - SHOPS 3 AND SHOPS 4 | 05 |
| PLAN AND ELEVATIONS - SHOPS 1 | 06 |
| PLAN AND ELEVATIONS - STORE | 07 |
| COLOR AND MATERIALS BOARD | 08 |
| OVERALL PRELIMINARY LANDSCAPE PLAN | 11.1 |
| PRELIMINARY LANDSCAPE PLAN ENHANCEMENTS | 12.1 |
| PRELIMINARY LANDSCAPE PLAN ENHANCEMENTS | 12.2 |
| PRELIMINARY LANDSCAPE PLAN ENHANCEMENTS | 12.3 |
| CONCEPTUAL LIGHTING PLAN | 13.1 |
| PARKING LOT TREE SHADING PLAN | 14.1 |
| IRRIGATION PLAN | 15.1 |
| ENTRY MONUMENT PLAN AND DIAGRAM | 16.1 |
| WALL, FENCING AND TRAIL PLAN | 17.1 |
| BIKE RACKS PLAN | 18.1 |



ALBERT A. WEBB ASSOCIATES
 ENGINEERING CONSULTANTS
 3708 McCRAY STREET
 RIVERSIDE, CA 92506
 PH. (951) 666-1070
 FAX (951) 788-1288

W.D. 18-0316
 SHEET
 1
 OF 1 SHEETS

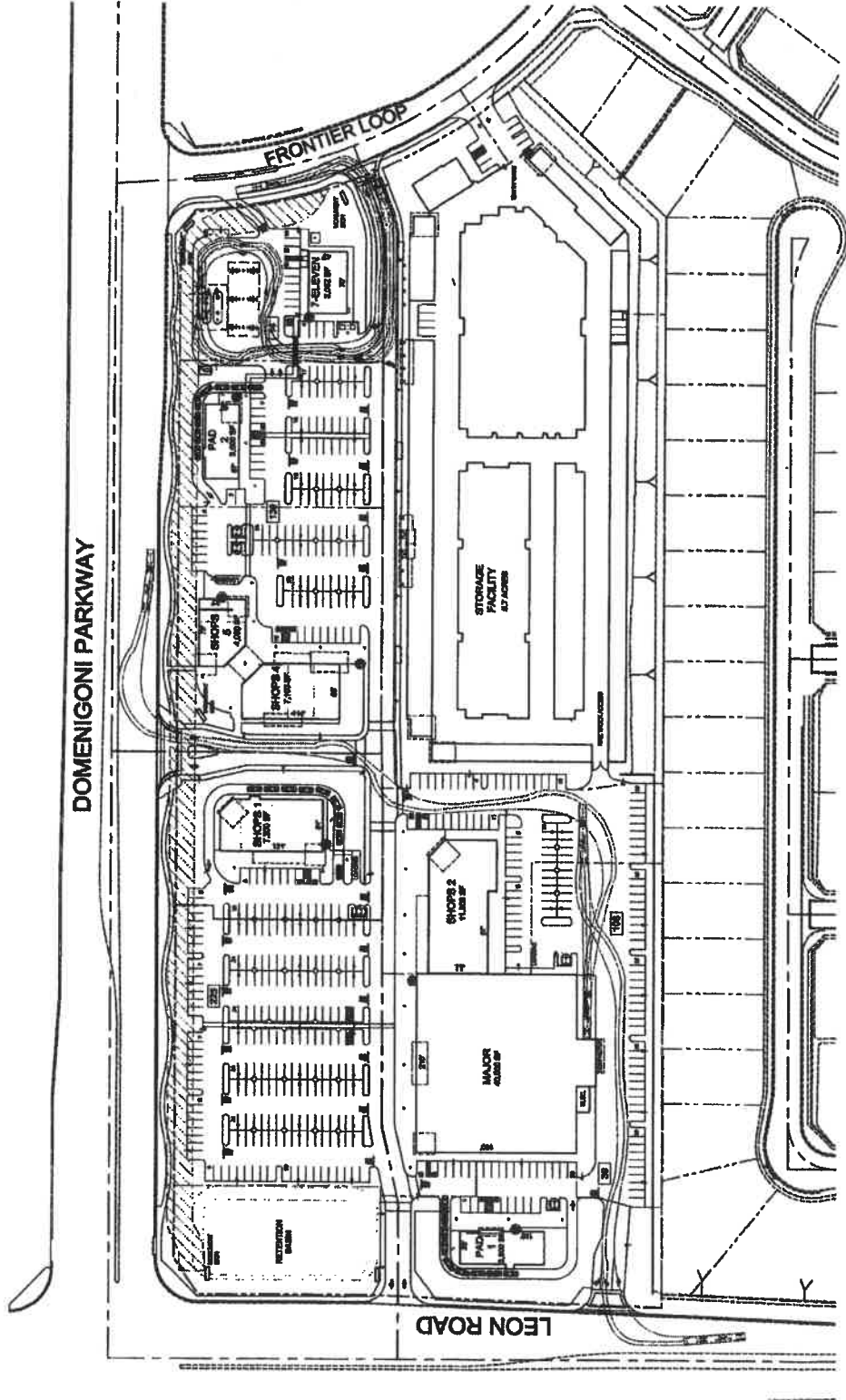
PROJECT SUMMARY

| | |
|---------------------------------|----------------|
| RETAIL NET SITE AREA: | 10.9 ACRES |
| STORE NET SITE AREA: | 1.0 ACRES |
| STORAGE FACILITY NET SITE AREA: | 2.7 ACRES |
| TOTAL NET SITE AREA: | 17.2 ACRES |
| RETAIL PARKING PROVIDED: | 502 STALLS |
| RETAIL PARKING RATIO PROVIDED: | 6.5 / 1,000 SF |
| RETAIL BUILDING AREA: | 77,300 SF |
| RETAIL BUILDING COVERAGE: | 16.5% |
| STORE BUILDING AREA: | 3,042 SF |
| STORE BUILDING COVERAGE: | 6.8% |
| STORAGE FACILITY BUILDING AREA: | 123,000 SF |
| STORAGE FACILITY COVERAGE: | 50.3% |

LEGEND:



BAY BACK LOCATION



SCALE: 1" = 200'



RIA
RANCH INFRASTRUCTURE ARCHITECTS

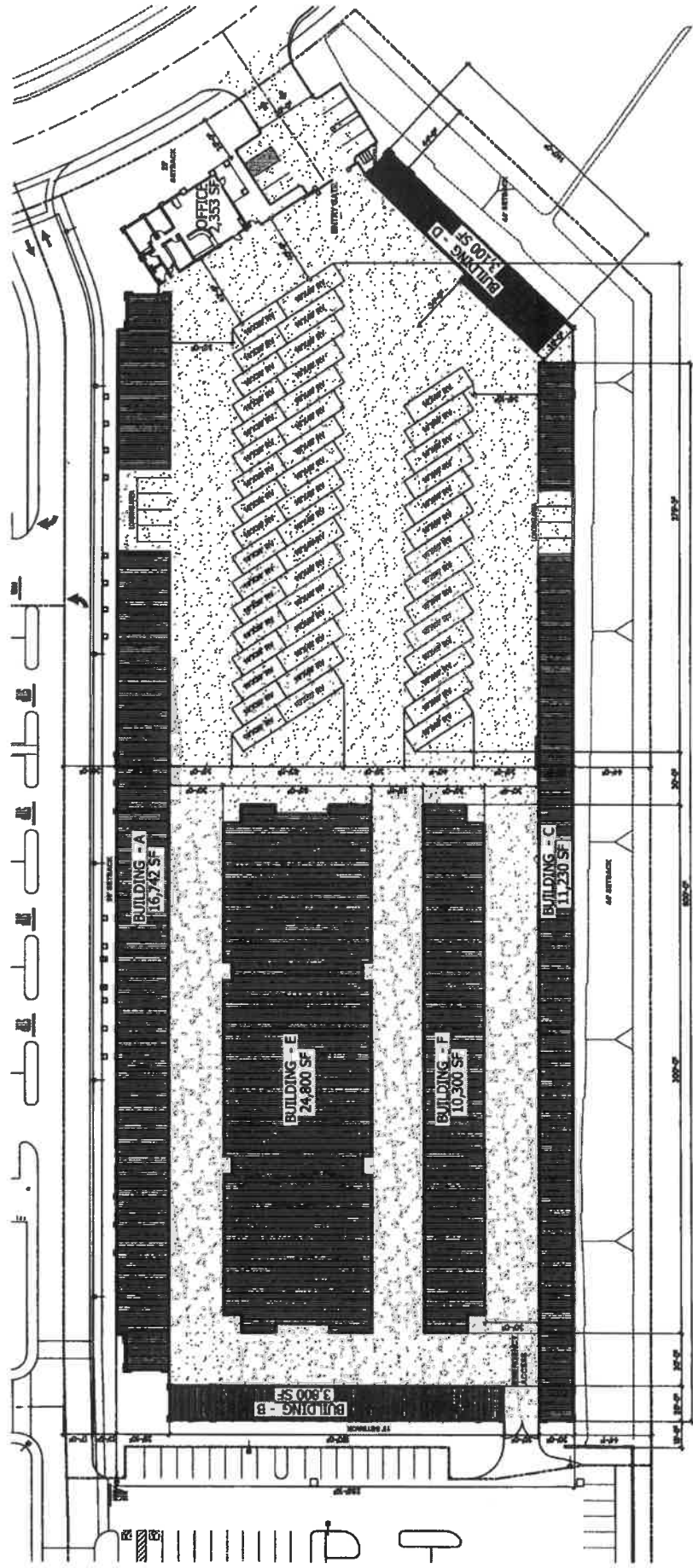
OWNER/DEVELOPER
 RANCON SELF STORAGE
 4200 HUNTERS STREET, SUITE 200
 MURRIETA, CA 92562
 PHONE: 925.688.4600
 FAX: 925.688.4600

SITE DATA
 TOTAL AREA: 28,500 SQ. FT.
 TOTAL BUILDING AREA: 54,800 SQ. FT.
 TOTAL STORAGE AREA: 167,742 SQ. FT.

BUILDING DATA
 BUILDING A: 167,742 SQ. FT.
 BUILDING B: 3,800 SQ. FT.
 BUILDING C: 11,230 SQ. FT.
 BUILDING D: 10,300 SQ. FT.
 BUILDING E: 24,900 SQ. FT.
 BUILDING F: 10,300 SQ. FT.

ARCHITECT
 VALLI ARCHITECTURAL GROUP
 2300 HUNTERS STREET, SUITE 200
 MURRIETA, CA 92562
 CONTACT: ANITA VALLI
 PHONE: 925.688.4600
 FAX: 925.688.4600

STORAGE SUBTOTAL FLOOR AREA
 OFFICE: 1,500 SQ. FT.
 PROJECT TOTAL STORAGE AREA: 167,742 SQ. FT.



VALLI ARCHITECTURAL GROUP
 2300 HUNTERS STREET, SUITE 200
 MURRIETA, CA 92562
 PHONE: 925.688.4600
 FAX: 925.688.4600

RANCON SELF STORAGE WV 85 - MARKETPLACE OVERALL SITE PLAN - PHASE 1
 MURRIETA, CA

PRELIMINARY CONSULTING
 NORTH
 SCALE: 1"=40'-0"

OWNER/DEVELOPER

LANCON INVESTMENTS, LLC
 10000 WILSON AVENUE, SUITE 200
 MURRIETA, CA 92562
 PHONE: (925) 696-4800
 EMAIL: info@lancon.com

ARCHITECT

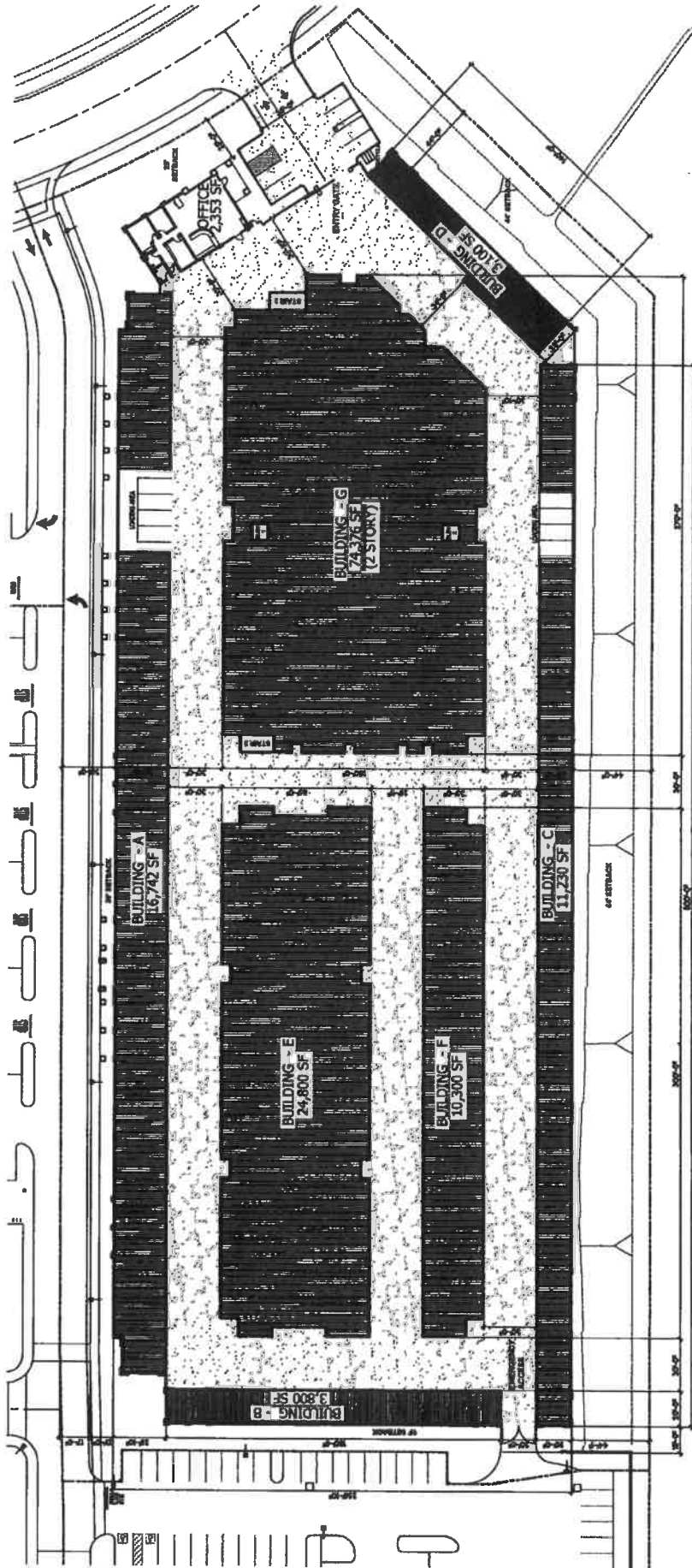
VALLI ARCHITECTURAL GROUP
 2700 PARKWAY, SUITE 200
 MURRIETA, CA 92562
 PHONE: (925) 696-4800
 EMAIL: info@valli.com

SITE DATA

28,000 SQ. FT.
 14,000 SQ. FT.
 TOTAL STORAGE AREA

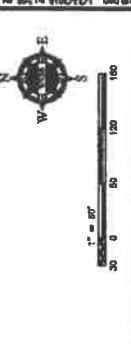
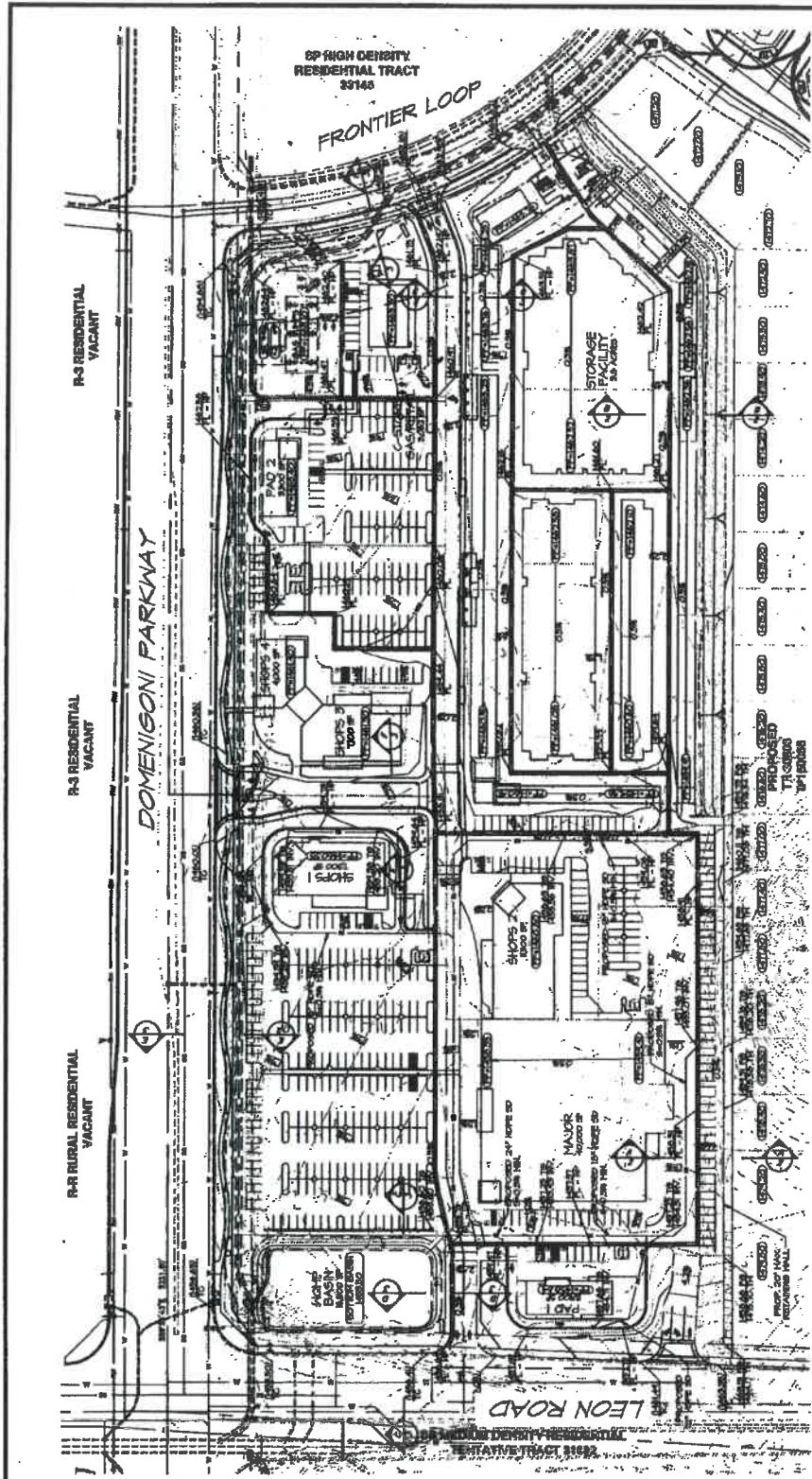
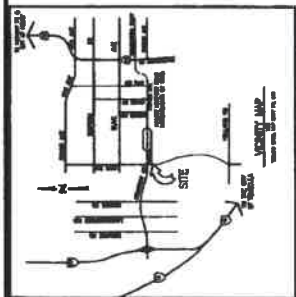
BUILDING DATA

BUILDING A: 1 STORY, 16,742 SQ. FT.
 BUILDING B: 1 STORY, 1,800 SQ. FT.
 BUILDING C: 1 STORY, 11,230 SQ. FT.
 BUILDING D: 1 STORY, 10,300 SQ. FT.
 BUILDING E: 1 STORY, 24,800 SQ. FT.
 BUILDING F: 1 STORY, 24,800 SQ. FT.
 BUILDING G: 2 STORY, 24,376 SQ. FT.
 OFFICE: 1 STORY, 2,353 SQ. FT.
 STORAGE SUBTOTAL: 140,000 SQ. FT.
 OFFICE: 2,353 SQ. FT.
 PROJECT TOTAL STORAGE AREA: 142,353 SQ. FT.

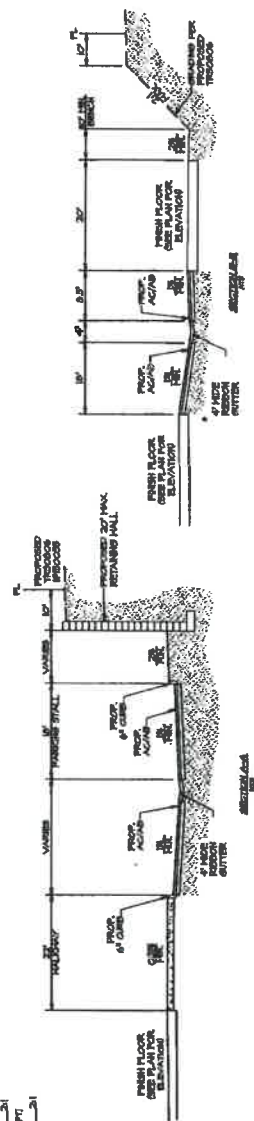


PRELIMINARY 02/23/18
 SCALE 1"=40'
 18-0222

RANCON SELF STORAGE WV 85 - MARKETPLACE OVERALL SITE PLAN - PHASE 2
 MURRIETA, CA



| | |
|--------------------------------------|-------------|
| MINCHESTER RANCH MARKETPLACE | |
| COUNTY OF RIVERSIDE | |
| CONCEPTUAL GRADING AND DRAINAGE PLAN | |
| DATE | PROJECT NO. |
| SCALE | SHEET NO. |
| DESIGNED BY | PROJECT NO. |
| DRAWN BY | PROJECT NO. |
| CHECKED BY | PROJECT NO. |
| APPROVED BY | PROJECT NO. |



- LEGEND**
- █ PROPOSED AND EXISTING
 - FRESH FLOORS
 - TOP OF GROUND
 - MEAN FINISH
 - PROPOSED FINISH
 - EXISTING FINISH
 - TOP OF GRADE
 - MEAN FINISH
 - START POINT

ASSUMPTIONS:

- GRADED AREA: MAX. CUT DEPTH 30 FT
- CUT QUANTITIES (R-4): MAX. CITY SLOPE RATIO 3:1
- FILL QUANTITIES (R-4): MAX. CITY SLOPE RATIO 3:1
- REPORT: SHEET 001
- MAX. FILL DEPTH: 10 FT
- MAX. FILL SLOPE RATIO: 3:1

THE PROJECT PROPRIETOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

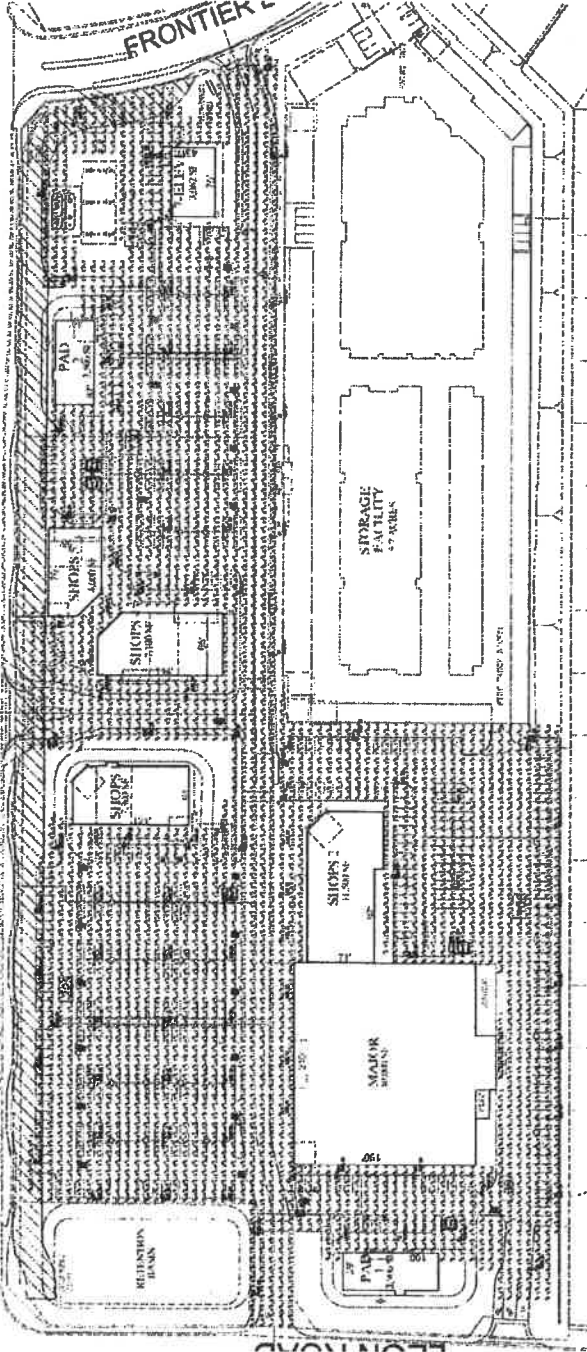
ALL SHOWN ACTIVITIES SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

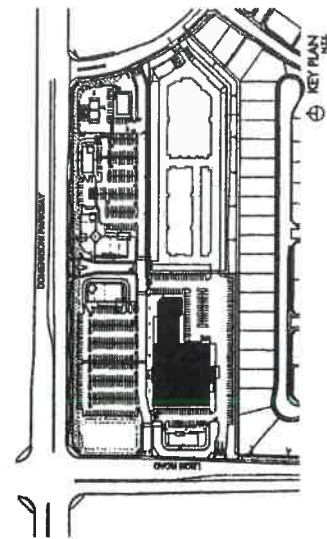
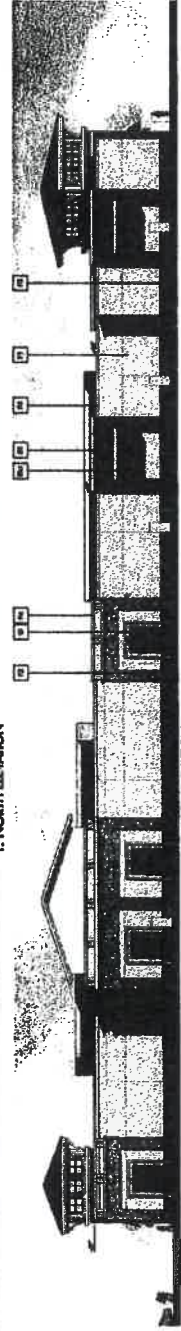
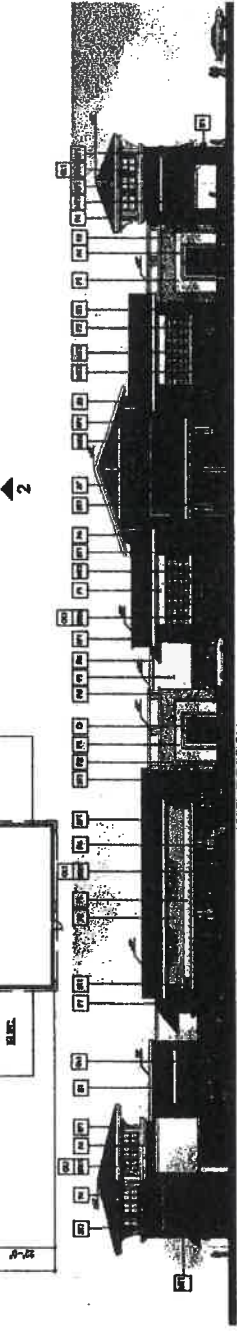
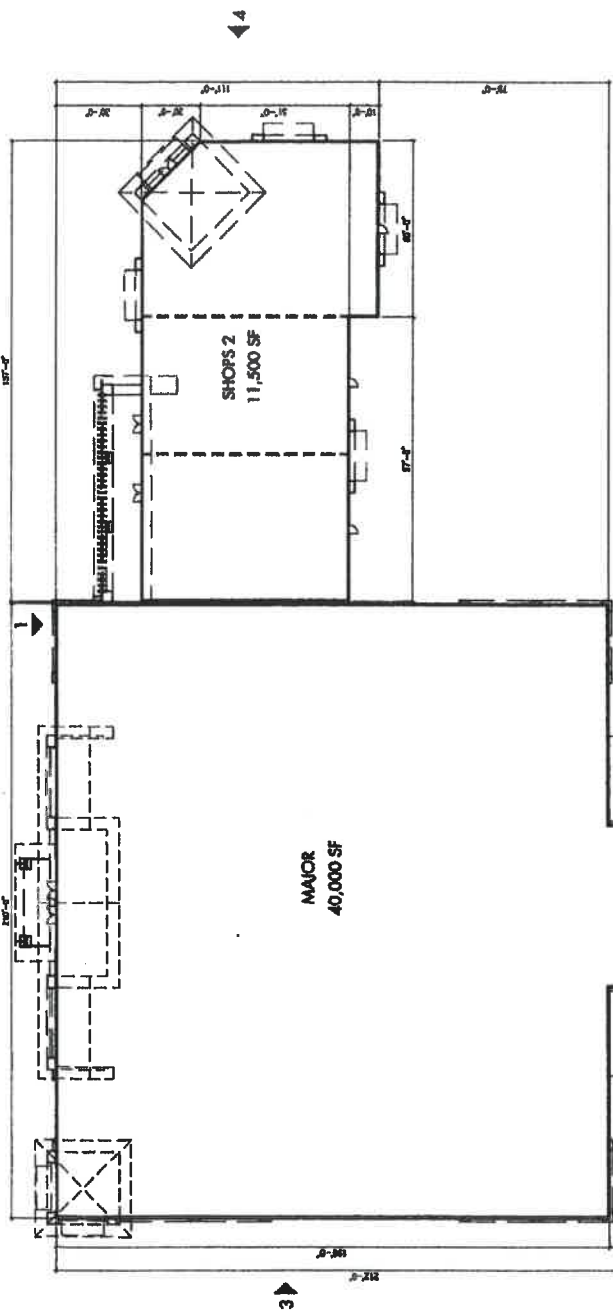
| Symbol | Qty | Label | Approximation | Total Lamp Counts | LZF | Description |
|---------|-----|-------|---------------|-------------------|-------|---|
| 1 | 24 | A | 0.020 | 287 | 0.020 | Lotus Prominence 18.13VDC, 40-1000000 LZF |
| 2 | 10 | B | 0.020 | 100 | 0.020 | Spotlight/LED 2000-3000K-400 |
| 3 | 10 | D | 0.020 | 100 | 0.020 | Spotlight/LED 2000-3000K-400 |
| Totals: | | | | 487 | | |

| Category | Code | Qty | Area | Area | Area | Area |
|------------|------|-----|------|------|------|------|
| Lighting | | 487 | 1.00 | 1.00 | 1.00 | 1.00 |
| Electrical | | | | | | |
| Structural | | | | | | |
| Mechanical | | | | | | |
| Plumbing | | | | | | |
| Other | | | | | | |
| Total: | | 487 | 1.00 | 1.00 | 1.00 | 1.00 |

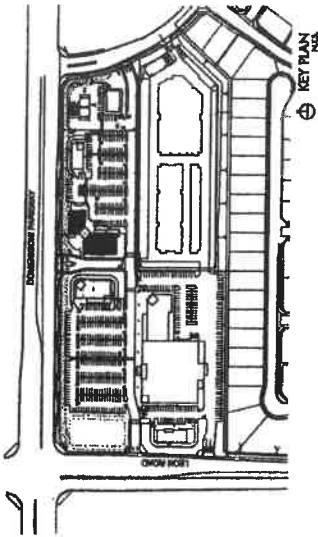
Notes:
 1. All lighting is to be installed according to the manufacturer's instructions.
 2. All lighting is to be installed in accordance with the applicable codes and regulations.
 3. All lighting is to be installed in accordance with the applicable codes and regulations.
 4. All lighting is to be installed in accordance with the applicable codes and regulations.
 5. All lighting is to be installed in accordance with the applicable codes and regulations.

DOMENIGONI PARKWAY

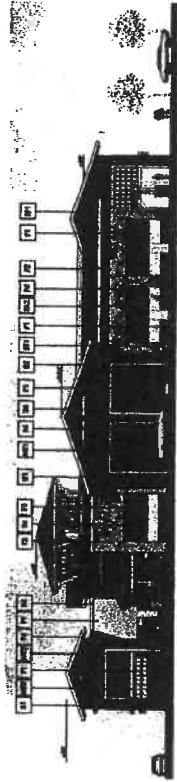




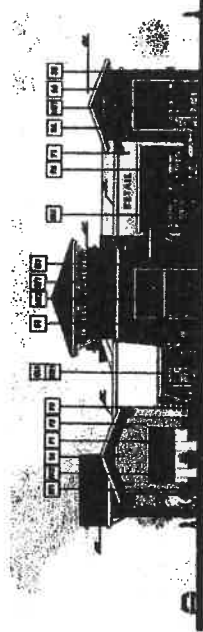
- 1 EXTERIOR CONCRETE MASTER FINISH
- 2 BRIDGE CLAMNET FLASER FINISH
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- 26 BRIDGE CLAMNET FLASER FINISH
- 27 BRIDGE CLAMNET FLASER FINISH



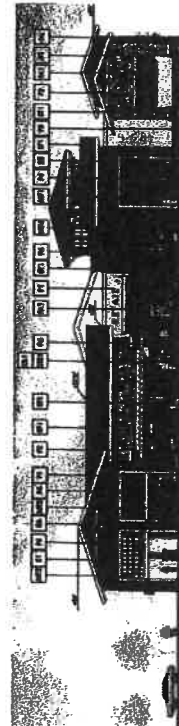
1. NORTH ELEVATION



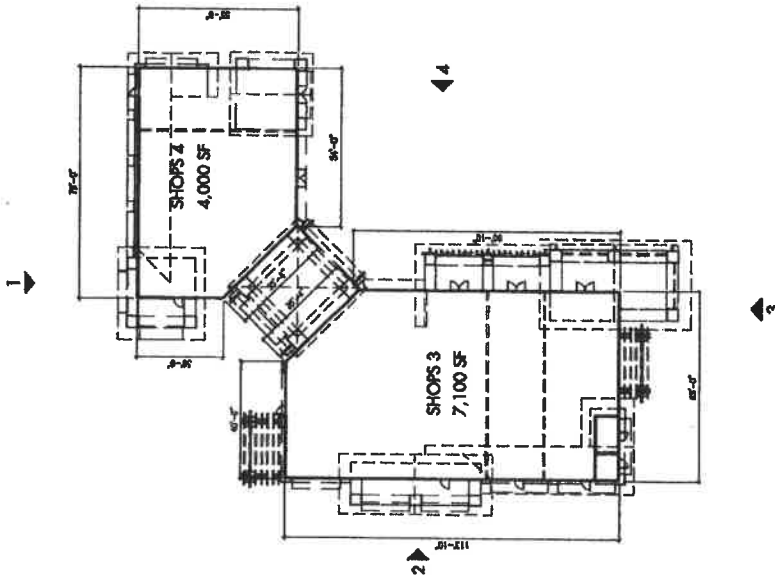
2. WEST ELEVATION



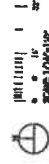
3. SOUTH ELEVATION



4. EAST ELEVATION

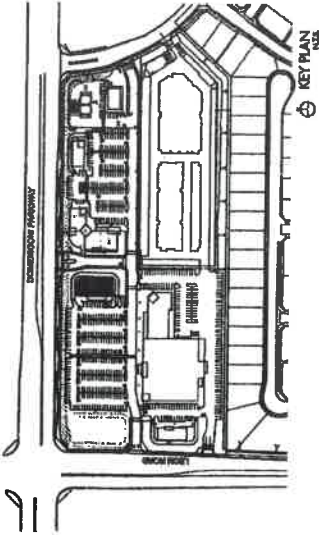


- 1. BRICK CORNER PLAZA WITH... (text partially obscured)
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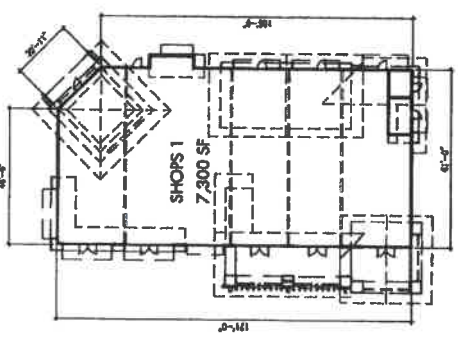
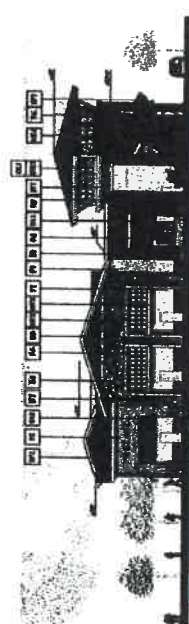
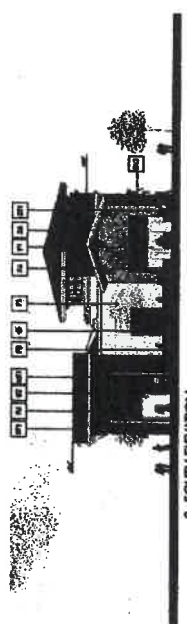
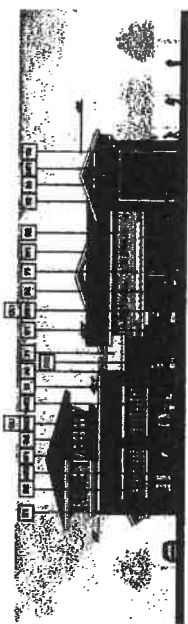
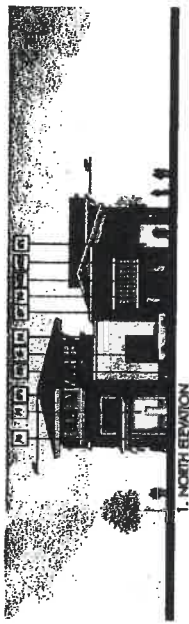


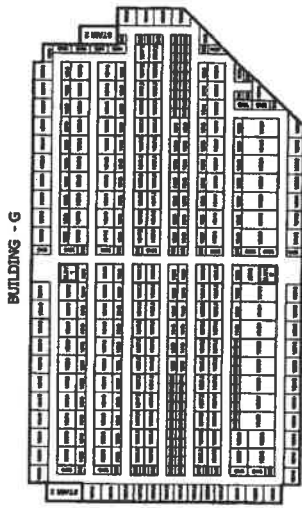
WINCHESTER RANCH MARKETPLACE



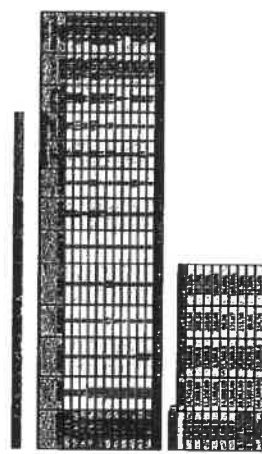


- 1 STONE CONCRETE BLOCK WITH BRANCOCHI BY CERMA
- 2 COLOR TO MATCH LIGHT GREENS #8514-P - CERMA WARD
- 3 STONE CONCRETE BLOCK WITH BRANCOCHI BY CERMA
- 4 COLOR TO MATCH LIGHT GREENS #8514-L - JACOBO LATE
- 5 STONE CONCRETE BLOCK WITH BRANCOCHI BY CERMA
- 6 COLOR TO MATCH LIGHT GREENS #8514-L - JACOBO LATE
- 7 STONE CONCRETE BLOCK WITH BRANCOCHI BY CERMA
- 8 COLOR TO MATCH LIGHT GREENS #8514-L - JACOBO LATE
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- 12 COLOR TO MATCH LIGHT GREENS #8514-L - JACOBO LATE
- 13 STONE CONCRETE BLOCK WITH BRANCOCHI BY CERMA
- 14 COLOR TO MATCH LIGHT GREENS #8514-L - JACOBO LATE
- 15 STONE CONCRETE BLOCK WITH BRANCOCHI BY CERMA
- 16 COLOR TO MATCH LIGHT GREENS #8514-L - JACOBO LATE
- 17 STONE CONCRETE BLOCK WITH BRANCOCHI BY CERMA
- 18 COLOR TO MATCH LIGHT GREENS #8514-L - JACOBO LATE
- 19 STONE CONCRETE BLOCK WITH BRANCOCHI BY CERMA
- 20 COLOR TO MATCH LIGHT GREENS #8514-L - JACOBO LATE
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- 22 COLOR TO MATCH LIGHT GREENS #8514-L - JACOBO LATE
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- 24 COLOR TO MATCH LIGHT GREENS #8514-L - JACOBO LATE
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- 48 COLOR TO MATCH LIGHT GREENS #8514-L - JACOBO LATE
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- 58 COLOR TO MATCH LIGHT GREENS #8514-L - JACOBO LATE
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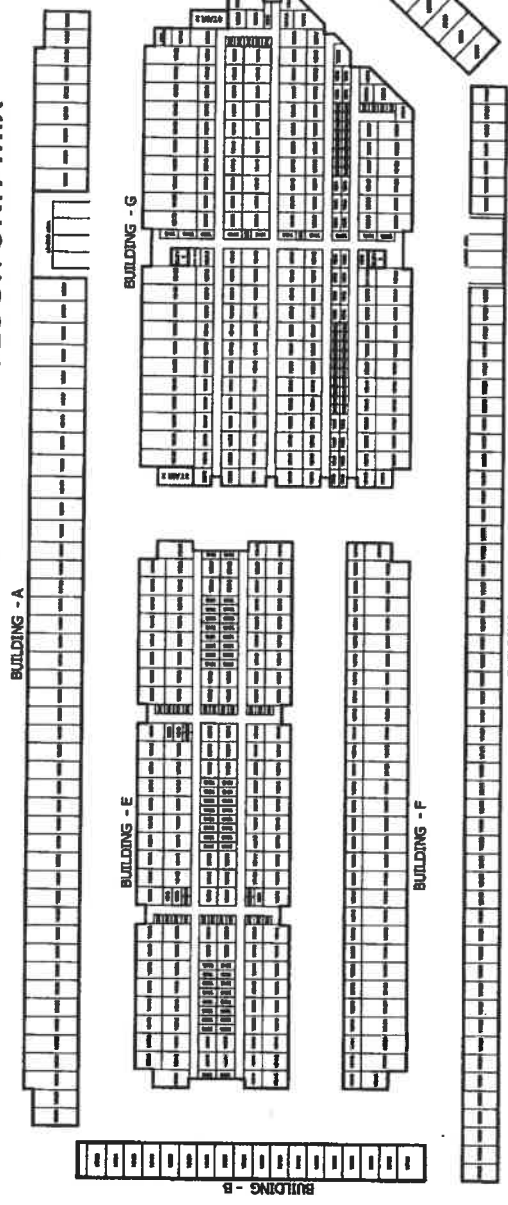




BUILDING - G



2ND FLOOR UNIT MIX



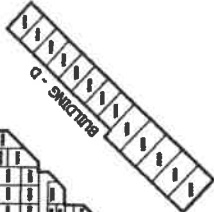
BUILDING - A

BUILDING - E

BUILDING - F

BUILDING - C

BUILDING - G



BUILDING - D

1ST FLOOR UNIT MIX

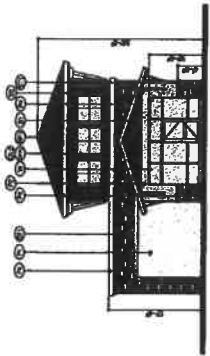


PRELIMINARY 10/27/25 NORTH SCALE 1"=4'



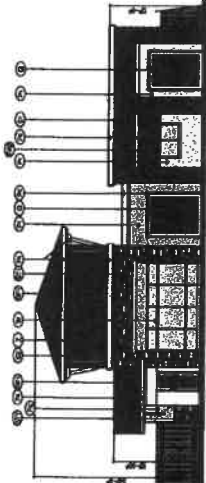
VALLI ARCHITECTURAL GROUP
2700 HIGHLAND AVENUE PH: 949/453-4931
MURRIETA, CA 92562 email: info@valligroup.com

RANCON SELF STORAGE WV 85 - MARKETPLACE UNIT MIX PLAN - PHASE 2
MURRIETA, CA

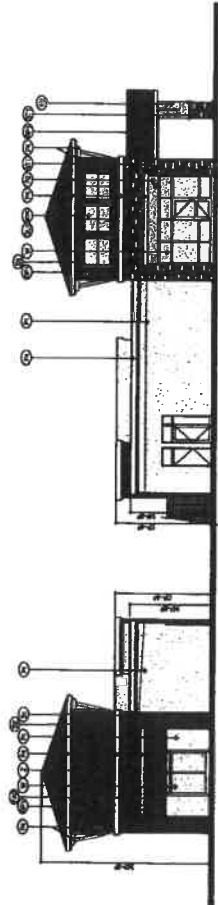


BUILDING D

OFFICE - EAST
SCALE: 1/8" = 1'-0"



OFFICE - NORTH
SCALE: 1/8" = 1'-0"



OFFICE - WEST
SCALE: 1/8" = 1'-0"

OFFICE - SOUTH
SCALE: 1/8" = 1'-0"

- ELEVATION SET NOTE
1. EXTERIOR CHIMNEY FLUES - MATCH EXISTING - MATCH COLOR TO EXISTING
 2. EXTERIOR CHIMNEY FLUES - MATCH EXISTING - MATCH COLOR TO EXISTING
 3. EXTERIOR CHIMNEY FLUES - MATCH EXISTING - MATCH COLOR TO EXISTING
 4. EXTERIOR CHIMNEY FLUES - MATCH EXISTING - MATCH COLOR TO EXISTING
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45. MATCH EXISTING - MATCH EXISTING - MATCH EXISTING - MATCH EXISTING
46. MATCH EXISTING - MATCH EXISTING - MATCH EXISTING - MATCH EXISTING



BUILDING A - WEST
SCALE: 1/8" = 1'-0"



BUILDING A - NORTH
SCALE: 1/8" = 1'-0"



BUILDING A - SOUTH
SCALE: 1/8" = 1'-0"

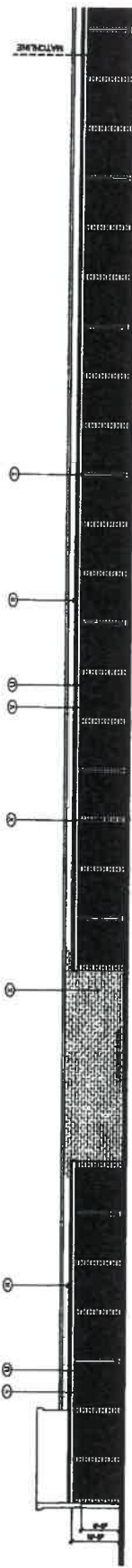


VALLI ARCHITECTURAL GROUP
2000 BELLAVILLE BLVD. #100
MURRIETA, CA 92562

PRELIMINARY DRAWING
10-2007

BUILDING ELEVATIONS

RANCON SELF STORAGE WV 85 - MARKETPLACE MURRIETA, CA



BUILDING C - NORTH
SCALE: 1/8" = 1'-0"



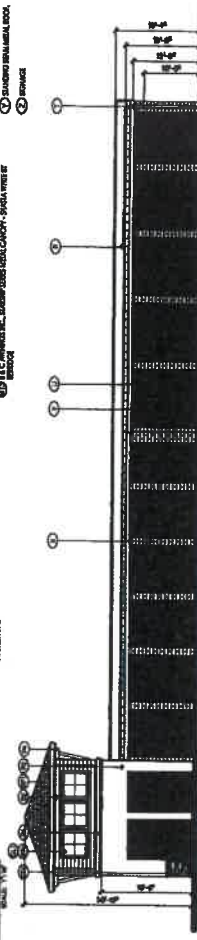
BUILDING C - NORTH
SCALE: 1/8" = 1'-0"



BUILDING D - SOUTH EAST
SCALE: 1/8" = 1'-0"



BUILDING D - SOUTH WEST
SCALE: 1/8" = 1'-0"



BUILDING D - NORTH WEST
SCALE: 1/8" = 1'-0"



BUILDING E - SOUTH
SCALE: 1/8" = 1'-0"

- ELEVATION KEY NOTE:**
1. EXTERIOR WALL FINISHES TO MATCH COLOR TO WHICH THEY ARE APPLIED - SEE FINISH SCHEDULE
 2. EXTERIOR WALL FINISHES TO MATCH COLOR TO WHICH THEY ARE APPLIED - SEE FINISH SCHEDULE
 3. EXTERIOR WALL FINISHES TO MATCH COLOR TO WHICH THEY ARE APPLIED - SEE FINISH SCHEDULE
 4. EXTERIOR WALL FINISHES TO MATCH COLOR TO WHICH THEY ARE APPLIED - SEE FINISH SCHEDULE
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 19. EXTERIOR WALL FINISHES TO MATCH COLOR TO WHICH THEY ARE APPLIED - SEE FINISH SCHEDULE
 20. EXTERIOR WALL FINISHES TO MATCH COLOR TO WHICH THEY ARE APPLIED - SEE FINISH SCHEDULE

1. EXTERIOR WALL FINISHES TO MATCH COLOR TO WHICH THEY ARE APPLIED - SEE FINISH SCHEDULE
2. EXTERIOR WALL FINISHES TO MATCH COLOR TO WHICH THEY ARE APPLIED - SEE FINISH SCHEDULE
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19. EXTERIOR WALL FINISHES TO MATCH COLOR TO WHICH THEY ARE APPLIED - SEE FINISH SCHEDULE
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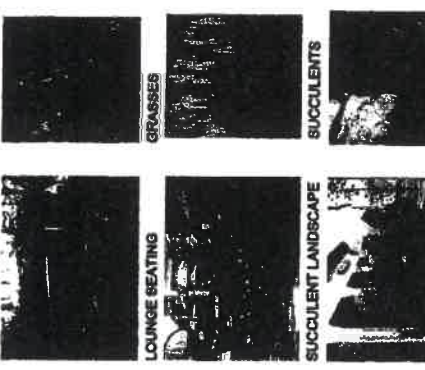
RANCON SELF STORAGE WV 85 - MARKETPLACE
MURRIETA, CA

PRELIMINARY 02/27/18
18-0277



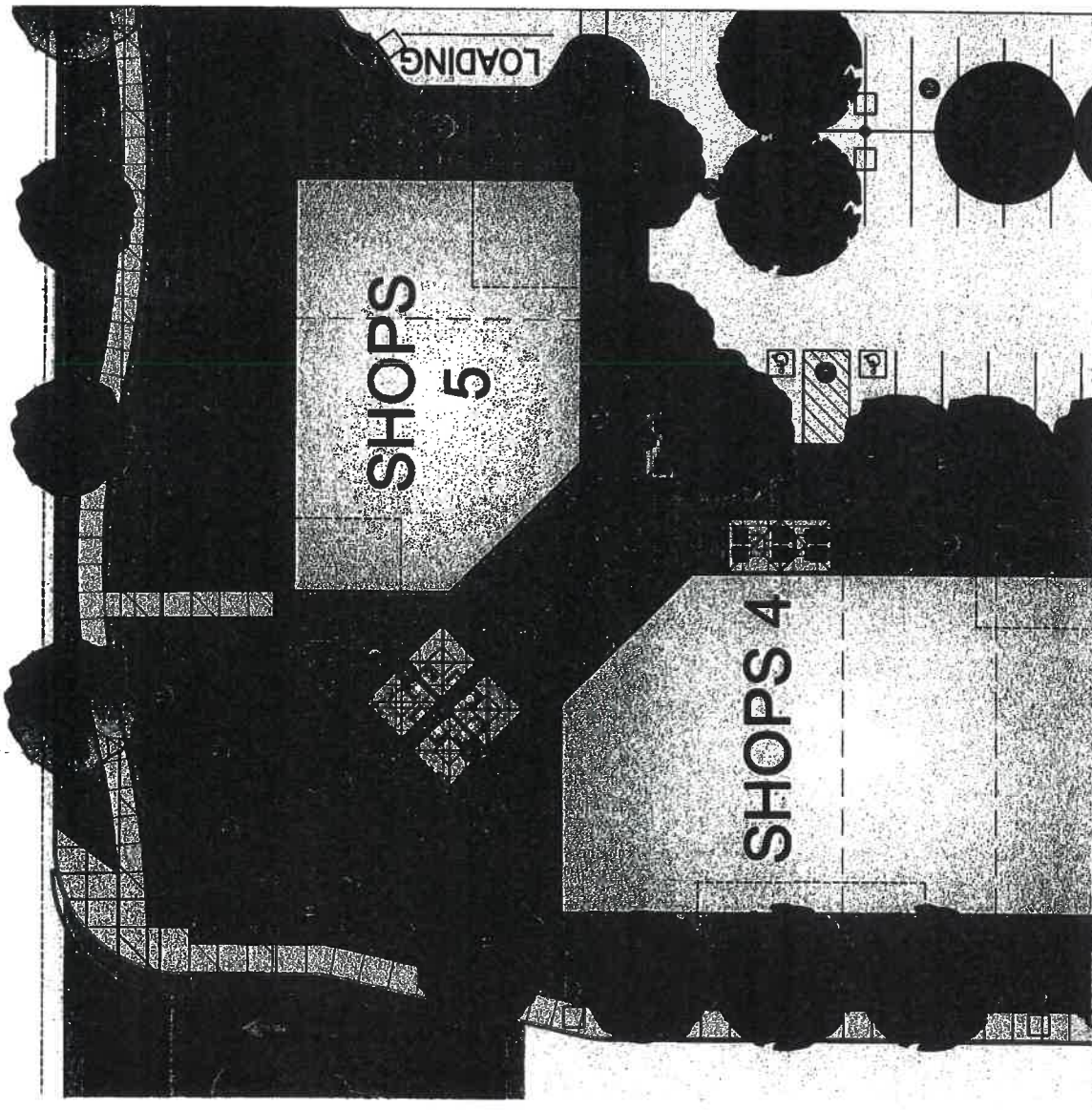
2000 MARKETPLACE DRIVE, SUITE 100
MURRIETA, CA 92562
TEL: 951-682-4000
WWW.VALLIARCHITECTURAL.COM

| SYMBOL | SYMBOL NAME | COMMON NAME | SIZE |
|--------|-----------------|-------------|--------|
| | CONCRETE FLOORS | ASBESTOS | 3" DIA |
| | PAVING | GRASS | 3" DIA |
| | GRASS | GRASS | 3" DIA |
| | GRASS | GRASS | 3" DIA |
| | GRASS | GRASS | 3" DIA |
| | GRASS | GRASS | 3" DIA |
| | GRASS | GRASS | 3" DIA |
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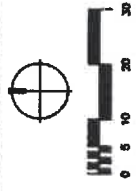


LEGEND

- 1 MONUMENT ENTRY STRUCTURE
- 2 BOLDERS
- 3 ENHANCED ENTRY PAVING
- 4 ENHANCED PLAZA PAVING
- 5 FIRE PIT GATHERING
- 6 GROUP DINNING TABLES
- 7 SHADED LOUNGE SEATING
- 8 SHADED DINNING SEATING
- 9 HANDICAP PARKING
- 10 SPECIMEN OAK TREES
- 11 ACCENT PALO VERDE TREES
- 12 PARKING LOT TREES
- 13 THEME FENCING
- 14 ENTRY MONUMENT WALL
- 15 BIKE RACKS



SCALE= 1"=10'-0"



PRELIMINARY LANDSCAPE PLAN ENLARGEMENT

01.30.2018

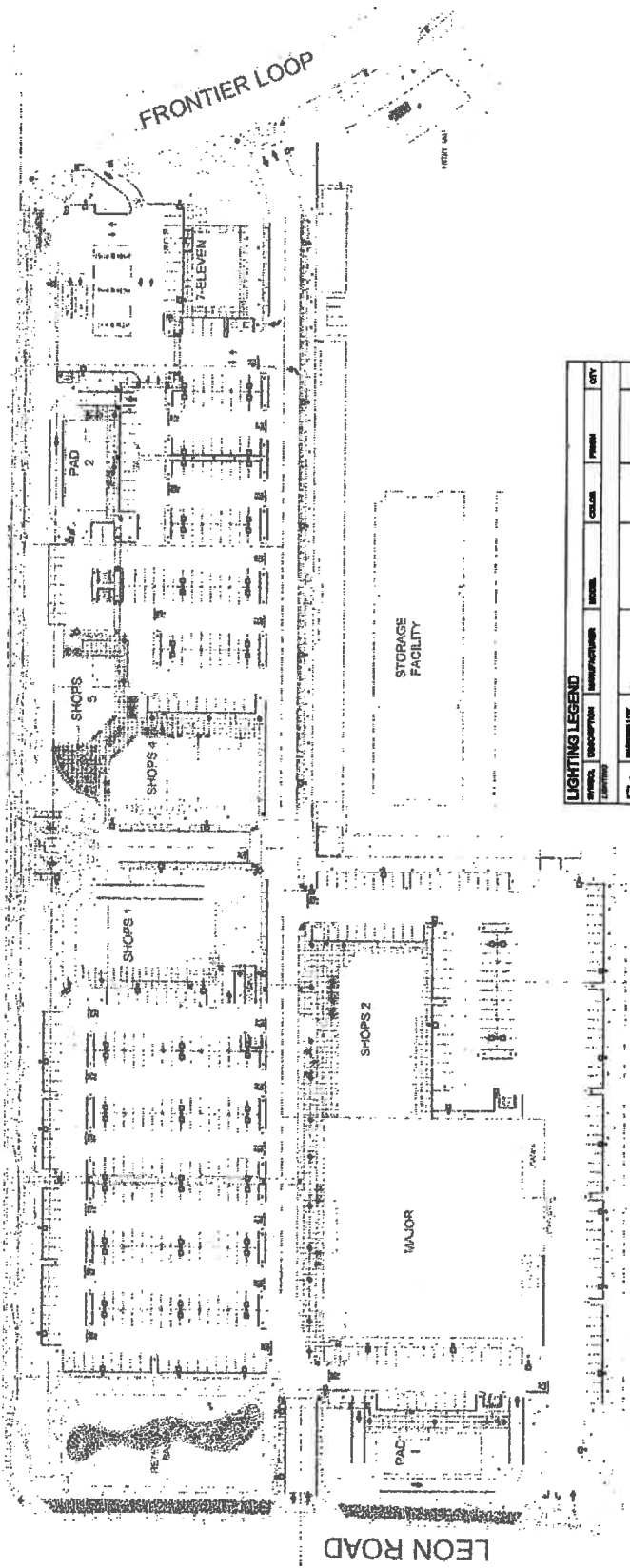
SANCOH MANCHESTER VALLEY 66, LLC 41291 BANGA STREET, STE 200, MURRETT, CA 95252 916-464-0000



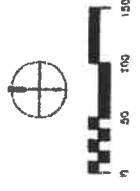
L2.3

DOMENIGONI PARKWAY

FRONTIER LOOP



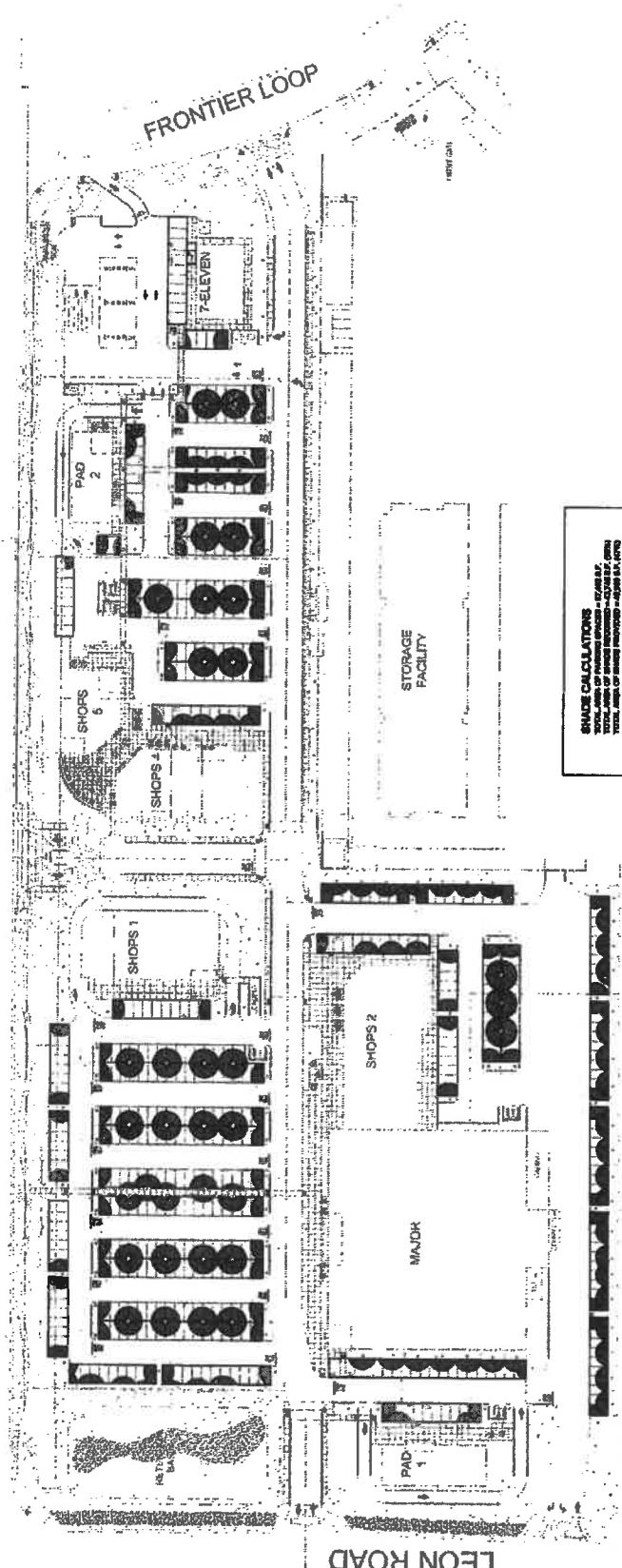
| LIGHTING LEGEND | | | | | | |
|-----------------|---------------|--------------|-------|-------|-------|-----|
| SYMBOL | DESCRIPTION | MANUFACTURER | MODEL | COLOR | POWER | QTY |
| □ | RECESSED LITE | | 750 | 300K | 100 | 75 |
| ○ | WALL TOP | | 300 | 300 | 100 | 20 |
| ◇ | WALL TOP | | 300 | 300 | 100 | 20 |



CONCEPTUAL LIGHTING PLAN



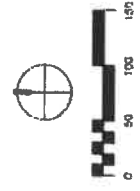
DOMENIGONI PARKWAY



FRONTIER LOOP

LEON ROAD

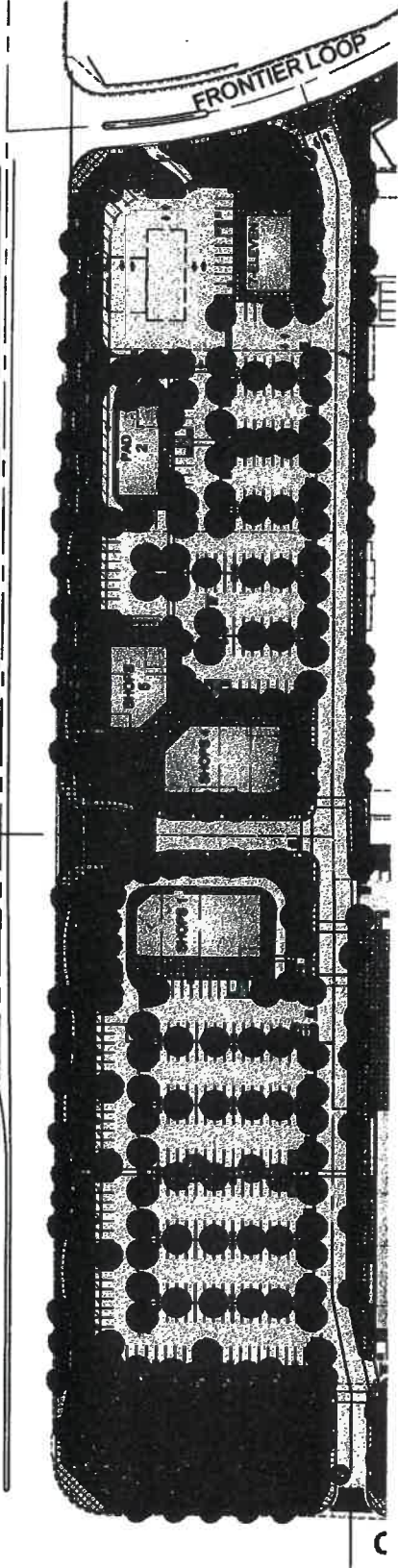
SHADE CALCULATIONS
 TOTAL AREA OF PARKING SPACES = 62,000 SQ. FT.
 TOTAL AREA OF SHADE PROVIDED = 10,000 SQ. FT.
 PERCENT SHADE PROVIDED = 16.13%



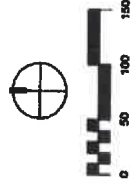
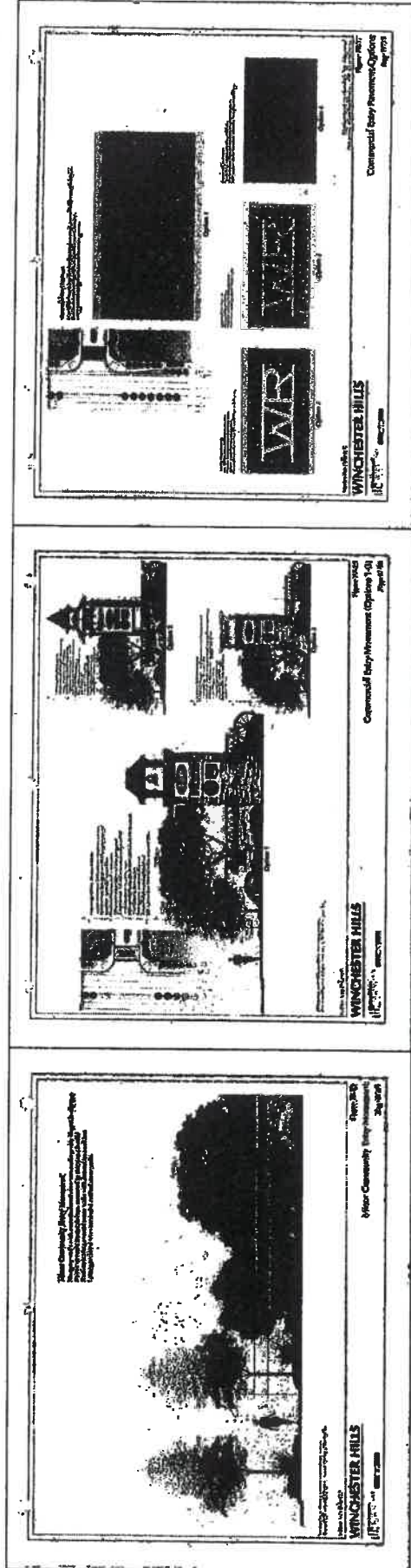
**PARKING LOT TREE
SHADING PLAN**

01.30.2018
 RANCHO WINCHESTER VALLEY EA, LLC 41291 TAMPA STREET, #11-200 MURFREESBORO, TN 37132 901-999-4000

DOMENIGONI PARKWAY



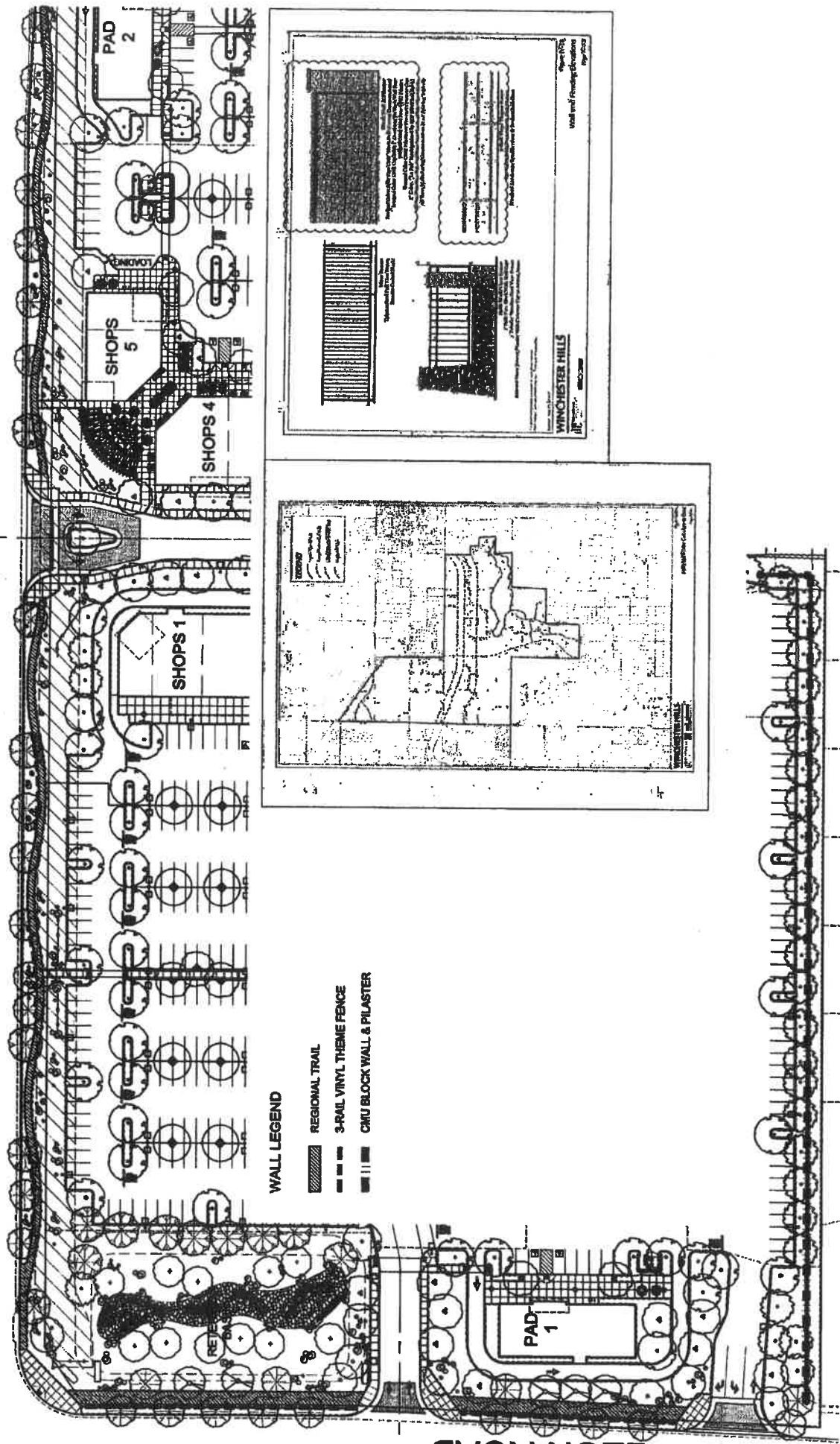
- LEGEND**
- COMMERCIAL ENTRY MONUMENT
 - MINOR COMMUNITY ENTRY MONUMENT






ENTRY MONUMENT
PLAN AND DIAGRAM

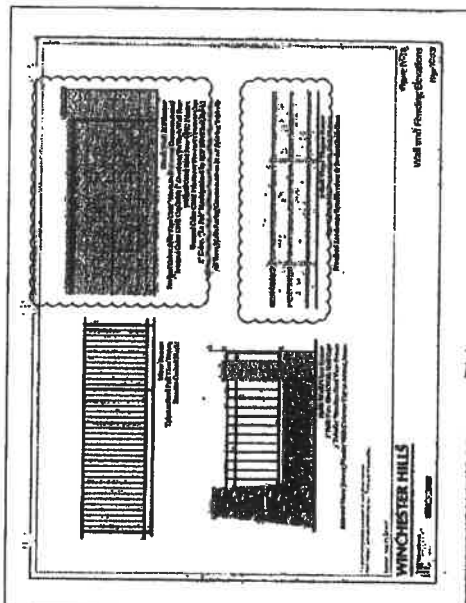
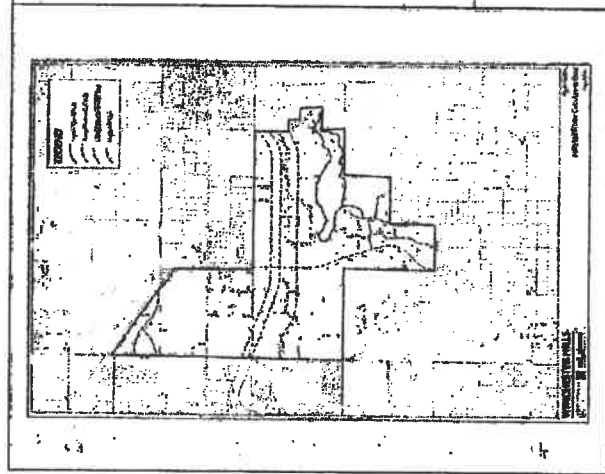
01.30.2018

RANCHO WINCHESTER VALLEY 66, LLC #1291 BANA STREET, STE 200 MARIETTA, GA 30067 901-694-6600



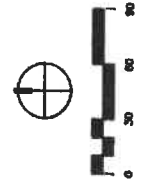
WALL LEGEND

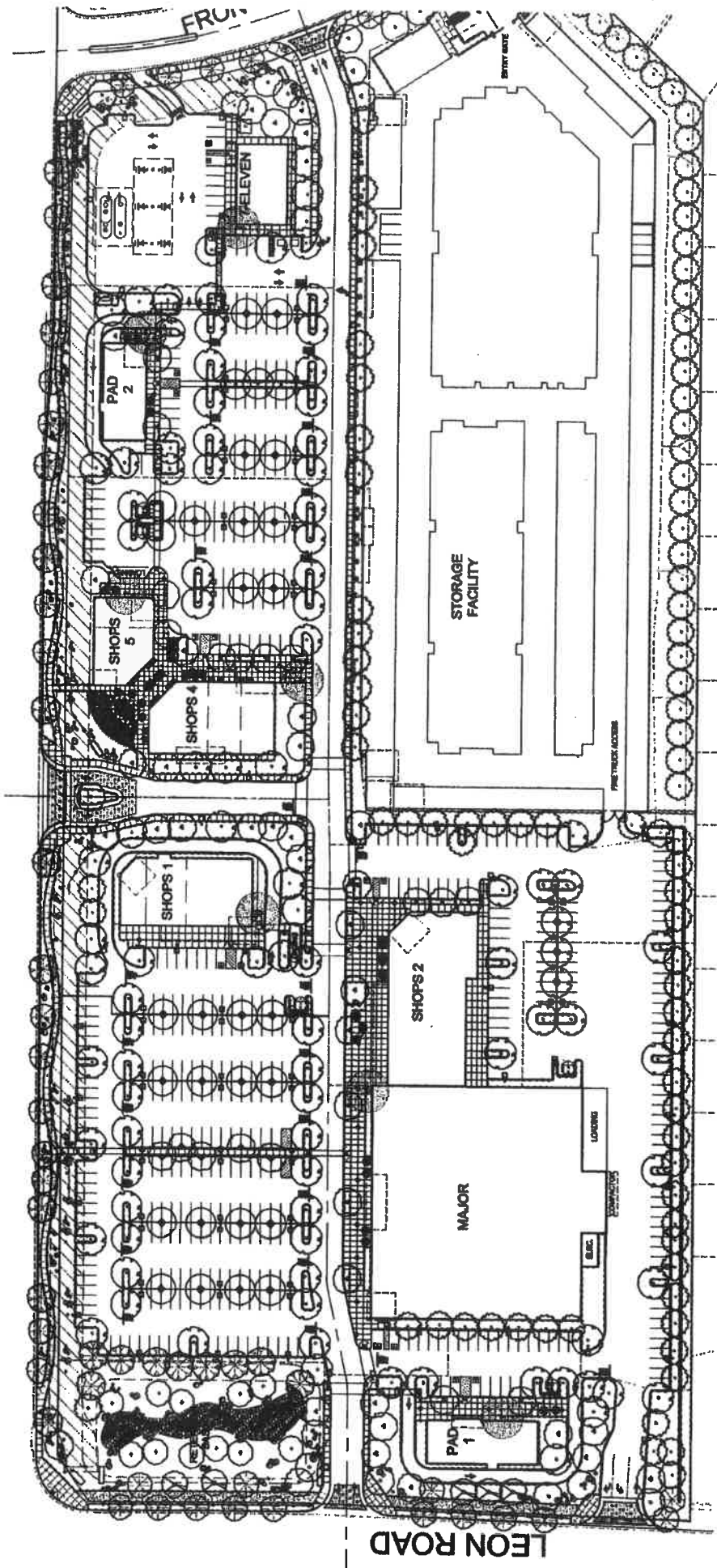
-  REGIONAL TRAIL
-  3-RAIL VINYL THEME FENCE
-  CMU BLOCK WALL & PLASTER



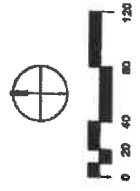
01.30.2018
 RANCON WINCHESTER VALLEY ES, LLC 41291 TAMARISBREE, SITE 200 MARIETTA, CA 92542 951-494-0000

WALL, FENCING, AND TRAIL PLAN





LEGEND



BIKE RACKS PLAN

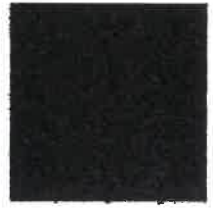


01.30.2016

RANCON WINCHESTER VALLEY 96, LLC 41591 BANA, SHEL, TEL: 951-491-4050



P1



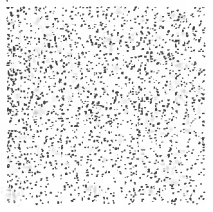
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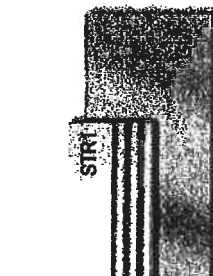
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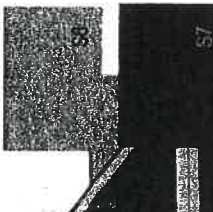
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P5



S1



S2



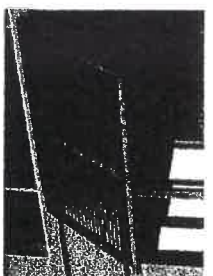
S3



S4



S5



G



ST1



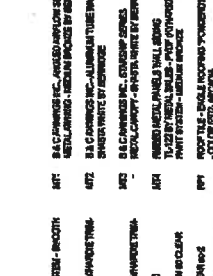
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FA2



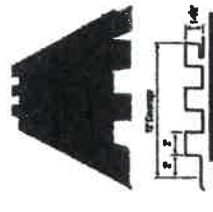
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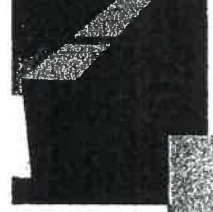
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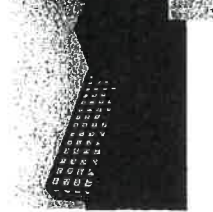
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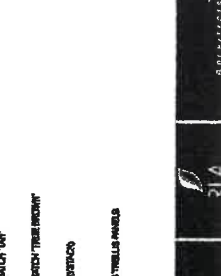
MT3



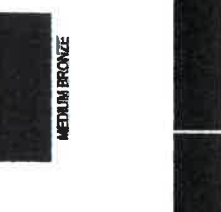
MT4



RF1



SHASTA WHITE



METALUM BRONZE

- P1 EXTENSION COORDINATE TO MATCH EXISTING COLOR TO MATCH EXISTING SYSTEM - SMOOTH COLOR - COORDINATE TO MATCH EXISTING SYSTEM - SMOOTH
- P2 EXTENSION COORDINATE TO MATCH EXISTING COLOR TO MATCH EXISTING SYSTEM - SMOOTH COLOR - COORDINATE TO MATCH EXISTING SYSTEM - SMOOTH
- P3 EXTENSION COORDINATE TO MATCH EXISTING COLOR TO MATCH EXISTING SYSTEM - SMOOTH COLOR - COORDINATE TO MATCH EXISTING SYSTEM - SMOOTH
- P4 EXTENSION COORDINATE TO MATCH EXISTING COLOR TO MATCH EXISTING SYSTEM - SMOOTH COLOR - COORDINATE TO MATCH EXISTING SYSTEM - SMOOTH
- P5 EXTENSION COORDINATE TO MATCH EXISTING COLOR TO MATCH EXISTING SYSTEM - SMOOTH COLOR - COORDINATE TO MATCH EXISTING SYSTEM - SMOOTH
- S1 WALL PANELS - ALUMINUM FINISH - SMOOTH COLOR - COORDINATE TO MATCH EXISTING SYSTEM - SMOOTH
- S2 WALL PANELS - ALUMINUM FINISH - SMOOTH COLOR - COORDINATE TO MATCH EXISTING SYSTEM - SMOOTH
- S3 WALL PANELS - ALUMINUM FINISH - SMOOTH COLOR - COORDINATE TO MATCH EXISTING SYSTEM - SMOOTH
- S4 WALL PANELS - ALUMINUM FINISH - SMOOTH COLOR - COORDINATE TO MATCH EXISTING SYSTEM - SMOOTH
- S5 WALL PANELS - ALUMINUM FINISH - SMOOTH COLOR - COORDINATE TO MATCH EXISTING SYSTEM - SMOOTH
- G WALL PANELS - ALUMINUM FINISH - SMOOTH COLOR - COORDINATE TO MATCH EXISTING SYSTEM - SMOOTH
- ST1 WALL PANELS - ALUMINUM FINISH - SMOOTH COLOR - COORDINATE TO MATCH EXISTING SYSTEM - SMOOTH
- FA3 WALL PANELS - ALUMINUM FINISH - SMOOTH COLOR - COORDINATE TO MATCH EXISTING SYSTEM - SMOOTH
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- MT4 WALL PANELS - ALUMINUM FINISH - SMOOTH COLOR - COORDINATE TO MATCH EXISTING SYSTEM - SMOOTH
- RF1 WALL PANELS - ALUMINUM FINISH - SMOOTH COLOR - COORDINATE TO MATCH EXISTING SYSTEM - SMOOTH
- SHASTA WHITE WALL PANELS - ALUMINUM FINISH - SMOOTH COLOR - COORDINATE TO MATCH EXISTING SYSTEM - SMOOTH
- METALUM BRONZE WALL PANELS - ALUMINUM FINISH - SMOOTH COLOR - COORDINATE TO MATCH EXISTING SYSTEM - SMOOTH



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

November 2, 2017

Colorado River Indian Tribes (CRIT)
David Harper, THPO
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03782, PP26367, PM35671R1)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 2, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

TENTATIVE PARCEL MAP NO. 35671R1, CONDITIONAL USE PERMIT NO. 3782, PLOT PLAN NO. 26367 – EA43069 – Applicant: Dan Long – Engineer/Representative: Albert A Webb Associates – Third Supervisorial District – Highway 79 Policy Area – Specific Plan No. 293 Winchester Hills, Area 42 and 46 – Harvest Valley/Winchester Area Plan – Winchester Area Zoning District – General Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR), Community Development: Medium High Density Residential (CD:MHDR) (5-8 DU/AC), Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) – 18.37 acres – Zoning: Specific Plan (SP 293) Planning Areas 42 and 46 (PA 42 & 46) Location: Northerly of Holland Road, southerly of Domenigoni Parkway, easterly of Leon Road, and westerly of Beeler Road –

REQUEST: A Tentative Parcel Map for a Schedule "E" commercial subdivision of 18.37 acres into nine (9) commercial parcels, a Conditional Use Permit for a Gas Station and Mini Warehouse Facility and a Plot Plan to construct a shopping center and Mini Warehouse facility. The shopping center will consist eight buildings totaling approximately 90,900 square feet. The mini warehouse facility will consist of six storage buildings and an office/caretaker facility and a 16,800 square foot water quality basin – APN: 461-190-082 – Related case: TR 35671, SP No. 293

Sincerely,

PLANNING DEPARTMENT

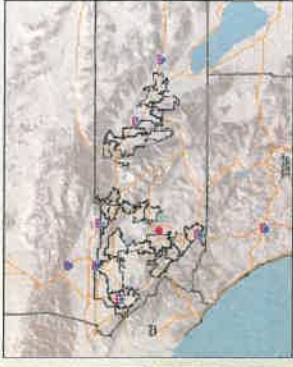
A handwritten signature in blue ink that reads "Heather Thomson". The signature is written in a cursive, flowing style.

Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@rivco.org

Attachment: Project Vicinity Map and Project Aerial

CUP03782



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrography
 - lines
 - waterbodies
 - Lakes
 - Rivers



0 398

796 Feet



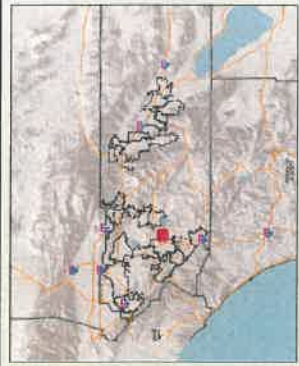
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 11/2/2017 8:52:04 AM

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Notes

CUP03782



Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
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- hydrographylines
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- Rivers



Notes

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REPORT PRINTED ON... 1/12/2017 8:52:41 AM

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

November 2, 2017

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03782, PP26367, PM35671R1)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 2, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

TENTATIVE PARCEL MAP NO. 35671R1, CONDITIONAL USE PERMIT NO. 3782, PLOT PLAN NO. 26367 – EA43069 – Applicant: Dan Long – Engineer/Representative: Albert A Webb Associates – Third Supervisorial District – Highway 79 Policy Area – Specific Plan No. 293 Winchester Hills, Area 42 and 46 – Harvest Valley/Winchester Area Plan – Winchester Area Zoning District – General Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR), Community Development: Medium High Density Residential (CD:MHDR) (5-8 DU/AC), Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) – 18.37 acres – Zoning: Specific Plan (SP 293) Planning Areas 42 and 46 (PA 42 & 46) Location: Northerly of Holland Road, southerly of Domenigoni Parkway, easterly of Leon Road, and westerly of Beeler Road –

REQUEST: A Tentative Parcel Map for a Schedule "E" commercial subdivision of 18.37 acres into nine (9) commercial parcels, a Conditional Use Permit for a Gas Station and Mini Warehouse Facility and a Plot Plan to construct a shopping center and Mini Warehouse facility. The shopping center will consist eight buildings totaling approximately 90,900 square feet. The mini warehouse facility will consist of six storage buildings and an office/caretaker facility and a 16,800 square foot water quality basin – APN: 461-190-082 – Related case: TR 35671, SP No. 293

Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

November 2, 2017

Rincon Band of Luiseño Indians
Destiny Colocho, Cultural Resource Manager
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03782, PP26367, PM35671R1)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 2, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

TENTATIVE PARCEL MAP NO. 35671R1, CONDITIONAL USE PERMIT NO. 3782, PLOT PLAN NO. 26367 – EA43069 – Applicant: Dan Long – Engineer/Representative: Albert A Webb Associates – Third Supervisorial District – Highway 79 Policy Area – Specific Plan No. 293 Winchester Hills, Area 42 and 46 – Harvest Valley/Winchester Area Plan – Winchester Area Zoning District – General Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR), Community Development: Medium High Density Residential (CD:MHDR) (5-8 DU/AC), Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) – 18.37 acres – Zoning: Specific Plan (SP 293) Planning Areas 42 and 46 (PA 42 & 46) Location: Northerly of Holland Road, southerly of Domenigoni Parkway, easterly of Leon Road, and westerly of Beeler Road –

REQUEST: A Tentative Parcel Map for a Schedule "E" commercial subdivision of 18.37 acres into nine (9) commercial parcels, a Conditional Use Permit for a Gas Station and Mini Warehouse Facility and a Plot Plan to construct a shopping center and Mini Warehouse facility. The shopping center will consist eight buildings totaling approximately 90,900 square feet. The mini warehouse facility will consist of six storage buildings and an office/caretaker facility and a 16,800 square foot water quality basin – APN: 461-190-082 – Related case: TR 35671, SP No. 293

Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

November 2, 2017

Cahuilla Band of Indians
Anthony Madrigal, Cultural Director
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03782, PP26367, PM35671R1)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 2, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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Project Description:

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REQUEST: A Tentative Parcel Map for a Schedule "E" commercial subdivision of 18.37 acres into nine (9) commercial parcels, a Conditional Use Permit for a Gas Station and Mini Warehouse Facility and a Plot Plan to construct a shopping center and Mini Warehouse facility. The shopping center will consist eight buildings totaling approximately 90,900 square feet. The mini warehouse facility will consist of six storage buildings and an office/caretaker facility and a 16,800 square foot water quality basin – APN: 461-190-082 – Related case: TR 35671, SP No. 293

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson". The signature is written in a cursive, flowing style.

Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

November 2, 2017

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03782, PP26367, PM35671R1)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 2, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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REQUEST: A Tentative Parcel Map for a Schedule "E" commercial subdivision of 18.37 acres into nine (9) commercial parcels, a Conditional Use Permit for a Gas Station and Mini Warehouse Facility and a Plot Plan to construct a shopping center and Mini Warehouse facility. The shopping center will consist eight buildings totaling approximately 90,900 square feet. The mini warehouse facility will consist of six storage buildings and an office/caretaker facility and a 16,800 square foot water quality basin – APN: 461-190-082 – Related case: TR 35671, SP No. 293

Sincerely,

PLANNING DEPARTMENT

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Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

November 2, 2017

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03782, PP26367, PM35671R1)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 2, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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Sincerely,

PLANNING DEPARTMENT

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Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

November 2, 2017

Quechan Indian Nation
Keeny Escalanti, President
P.O. Box 1899
Yuma Ariz. 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03782, PP26367, PM35671R1)

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Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson". The signature is written in a cursive, flowing style.

Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

November 2, 2017

Ramona Band of Cahuilla
Joseph D. Hamilton, Chair
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03782, PP26367, PM35671R1)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 2, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

November 2, 2017

Morongo Cultural Heritage Program
Ray Huaute, Cultural Resource Specialist
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03782, PP26367, PM35671R1)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 2, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

TENTATIVE PARCEL MAP NO. 35671R1, CONDITIONAL USE PERMIT NO. 3782, PLOT PLAN NO. 26367 – EA43069 – Applicant: Dan Long – Engineer/Representative: Albert A Webb Associates – Third Supervisorial District – Highway 79 Policy Area – Specific Plan No. 293 Winchester Hills, Area 42 and 46 – Harvest Valley/Winchester Area Plan – Winchester Area Zoning District – General Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR), Community Development: Medium High Density Residential (CD:MHDR) (5-8 DU/AC), Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) – 18.37 acres – Zoning: Specific Plan (SP 293) Planning Areas 42 and 46 (PA 42 & 46) Location: Northerly of Holland Road, southerly of Domenigoni Parkway, easterly of Leon Road, and westerly of Beeler Road –

REQUEST: A Tentative Parcel Map for a Schedule "E" commercial subdivision of 18.37 acres into nine (9) commercial parcels, a Conditional Use Permit for a Gas Station and Mini Warehouse Facility and a Plot Plan to construct a shopping center and Mini Warehouse facility. The shopping center will consist eight buildings totaling approximately 90,900 square feet. The mini warehouse facility will consist of six storage buildings and an office/caretaker facility and a 16,800 square foot water quality basin – APN: 461-190-082 – Related case: TR 35671, SP No. 293

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson". The signature is written in a cursive, flowing style.

Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@rivco.org

Attachment: Project Vicinity Map and Project Aerial

November 16, 2017

Attn: Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; CUP03782, PP26367, PM35671R1

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

Joseph Ontiveros, Director of Cultural Resources
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.



PECHANGA TRIBAL HISTORIC PRESERVATION OFFICE
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

November 13, 2017

Tribal Historic Preservation
Officer:
Gary P. DuBois, JD, MSW

THPO Historian:
Lisa Woodward, Ph.D.

Advisory Review Board:
Neal Ibanez
Bridgett Barcello
Darlene Miranda
Evic Gerber
Andrew Masiel, Sr.
Richard B. Searce
Robert Villalobos

VIA E-MAIL and USPS

Heather Thomson, Archaeologist
Planning Department
County of Riverside
PO Box 1409
Riverside, CA 92592

**PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52 FOR
CUP 3782 [PP 26367, PM 35671R1; APN 461-190-082]**

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe”) a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside Planning Department.

This letter serves as the Tribe’s formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of ‘Atáaxum (Luiseño), and therefore the Tribe’s, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive ‘Atáaxum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 Re CUP 3782
November 13, 2017
Page 2

Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries. At this time, we are requesting archaeological, geotechnical, and conceptual grading plans.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Ebru Ozdil
Planning Specialist

Cc Pechanga Office of the General Counsel

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

CUPO3782 /EA43069/CFG06444

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Rancon Winchester Valley, 85, LLC

Contact Person: Dan Long E-Mail: Dlong@rancongroup.com

Mailing Address: 41391 Kalmia Street, Ste 200
Murrieta CA 92562
City State ZIP

Daytime Phone No: (951) 200-2367 Fax No: (951) 834-9801

Engineer/Representative Name: Albert A. Webb Associates

Contact Person: Jennifer Gillen E-Mail: jennifer.gillen@webbassociates.com

Mailing Address: 3788 McCray Street
Riverside CA 92506
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: ()

Property Owner Name: Rancon Winchester Valley 85, LLC

Contact Person: Dan Long E-Mail: dlong@rancongroup.com

Mailing Address: 41391 Kalmia Street Ste 200
Murrieta Ca 92562
City State ZIP

Daytime Phone No: (951) 200-2367 Fax No: (951) 834-9801

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

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

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APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Daniel L. Stephenson

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 461-190-082-1

Approximate Gross Acreage: 18.37

General location (nearby or cross streets): North of Holland Road, South of Domenigoni Parkway, East of Leon Road, West of Beeler Road.

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: Dan Long

Address: 41391 Kalmia Street, Ste 200 Murrieta, CA 92562

Phone number: 951-200-2367

Address of site (street name and number if available, and ZIP Code): Domenigoni Parkway, 92596

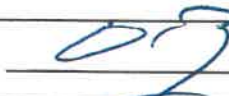
Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 461-190-082

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____


Applicant:  Date 9/24/17

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 9/24/17

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



RIVERSIDE COUNTY PLANNING DEPARTMENT

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.

 11-16-18

Property Owner(s) Signature(s) and Date

Rancon Winchester Valley 85, LLC
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

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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 ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

TENTATIVE PARCEL MAP NO. 35671R1, CONDITIONAL USE PERMIT NO. 3782, PLOT PLAN NO. 26367 – Intent to Adopt a Mitigated Negative Declaration – EA43069 – Applicant: Dan Long – Engineer/Representative: Albert A Webb Associates – Third Supervisorial District – Highway 79 Policy Area – Specific Plan No. 293 Winchester Hills, Area 42– Harvest Valley/Winchester Area Plan – Winchester Area Zoning District – General Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – 17.56 acres – Zoning: Specific Plan (SP 293) Planning Area 42 – Location: Northerly of Holland Road, southerly of Domenigoni Parkway, easterly of Leon Road, and westerly of Beeler Road – **REQUEST: A Tentative Parcel Map for a Schedule “E” commercial subdivision of 17.56 acres into nine (9) commercial parcels, a Conditional Use Permit for a Mini Warehouse Facility, two drive thru restaurants and sales of beer and wine for off site consumption and a Plot Plan to construct a shopping center. The shopping center will consist eight (8) buildings including a gas station and convenience store totaling approximately 90,900 sq. ft. The plot plan includes and a 16,800 sq. ft. water quality basin. The mini warehouse facility will consist of six (6) storage buildings and an office/caretaker facility.**

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JUNE 5, 2019**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Brett Dawson
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 25, 2019,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CUP03782/PP26367/TPM35671R1 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

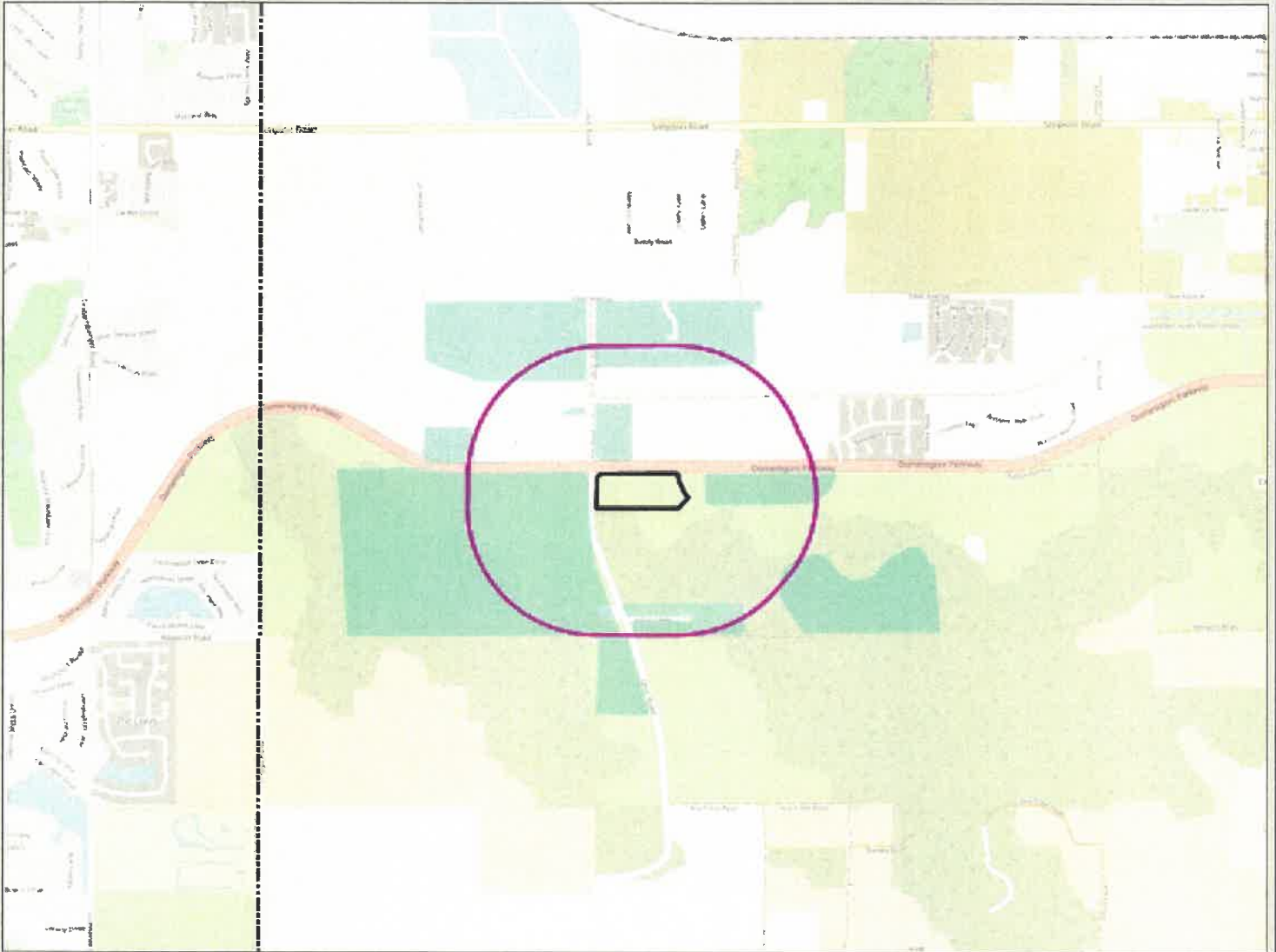
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502



TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

CUP03782/PP26367/TPM35671R1 (2400 feet buffer)



Legend

-  County Boundary
-  Cities

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... 3/25/2019 9:05:36 AM

© Riverside County RCIT

461280025
PELICAN LANDING
1000 DOVE ST STE 300
NEWPORT BEACH CA 92660

461280025
PELICAN LANDING
1000 DOVE ST STE 300
NEWPORT BEACH CA 92660

461160029
WINCHESTER MEADOWS
1064 PESCADOR DR
NEWPORT BEACH CA 92660

461190052
DIANA MICHELLE GRAJEDA
1522 SWEET BASIL
HEMET CA 92545

461280024
CADO INDIGO
1545 FARADAY AVE
CARLSBAD CA 92008

461190084
CHARM J LOGAN
17348 HIGHWAY 76
PAUMA VALLEY CA 92061

461160022
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

461290001
NEWPORT ROAD 103
219 MEADOW VISTA WAY
ENCINITAS CA 92024

461190051
CASEY BUD TULEY
JANELL PEARL TULEY
22740 CASTLE CRAG DR
CANYON LAKE CA 92587

461190017
RICHARD J HAINES
VILLA W HAINES
24148 TROYES LN
MURRIETA CA 92562

461190015
ALWIN B VENTURA
24739 MENIFEE RD
ROMOLAND CA 92585

461170006
PIM BLUECAP WINCHESTER
26895 ALISO CREEK NO B522
ALISO VIEJO CA 92656

461170007
PIM BLUECAP WINCHESTER
26895 ALISO CREEK RD
ALISO VIEJO CA 92656

461280020
WILHELM KLEPPE
29370 LEON RD
WINCHESTER CA 92596

461190016
JULISSA C CUEVAS MONTANO
FILBERT MONTANO
29905 LEON RD
WINCHESTER CA. 92596

461190021
DAVID LORD
TAMMY AGUILAR
30234 STEIN WAY
HEMET CA 92543

461190019
ROBERT B LILLY
SHERRIE L LILLY
31102 NORMA WAY
WINCHESTER CA. 92596

461190020
CHARLES L GREEN
PATTI L GREEN
31152 NORMA WAY
WINCHESTER CA. 92596

461160049
COUNTY OF RIVERSIDE
3133 MISSION INN AVE
RIVERSIDE CA 92507

466340016
WEST SAC RIVERS
KATHY L WARNER
ALAN CLARK

3161 MICHELSON STE 425
IRVINE CA 92612

461160044
MEADOW VISTA HOLDINGS
3951 SIERRA LINDA DR
ESCONDIDO CA 92025

461190067
SR CONESTOGA
41391 KALMIA ST STE 200
MURRIETA CA 92562

461190072
COPPER SKYE
427 S CEDROS AVE NO 201
SOLANA BEACH CA 92075

461190053
OLIVER P JOVERO
PETRA P JOVERO
527 N PARKWOOD ST
ANAHEIM CA 92801

461280021
WILHELM KLEPPE
HAYDNWEG 5 42781 HAAN
GERMANY 0

461280022
ROBERT E CLARK
HAZEL CLARK
P O BOX 213
WINCHESTER CA 92596

461190022
SHANNON E HEFFLEY
JAMES R HEFFLEY
P O BOX 226
WINCHESTER CA 92596

Dan Long
Rancon Winchester Valley 85 LLC
41391 Kalma Street Ste 200
Murrieta CA 92562

Jennifer Gillen
Albert A Webb Associates
3788 McCray Street
Riverside CA 92506

Hemet Unified School District
1791 W. Acacia Ave.
Hemet, CA 92545

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

Please charge deposit fee case#: ZEA

ZCFG

FOR COUNTY CLERK'S USE ONLY

| |
|--|
| |
|--|

**INVOICE (PLAN-CFG06444)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Rancon Winchester Valley 85 LLC
41391 E Kalmia St, Ste 200
Murrieta, Ca 92562

**County of Riverside
Trans. & Land Management Agency**



| INVOICE NUMBER | INVOICE DATE | INVOICE DUE DATE | INVOICE STATUS |
|----------------|--------------|------------------|----------------|
| PLAN-CFG06444 | 10/04/2017 | 10/04/2017 | Paid In Full |

| REFERENCE NUMBER | FEE NAME | TOTAL |
|------------------|--------------------------------|----------------|
| CFG06444 | 0452 - CF&G TRUST: RECORD FEES | \$50.00 |
| SUB TOTAL | | \$50.00 |

TOTAL **\$50.00**

Please Remit Payment To:
County of Riverside
P.O. Box 1605
Riverside, CA 92502

Credit Card Payments By Phone:
760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2

Choose an item. June 5, 2019

PROPOSED PROJECT

| | | |
|------------------------------|--------------------------------|---|
| Case Number(s): | CUP03789 VAR01907 | Applicant(s): Vincent Cox |
| Select Environ. Type | Mitigated Negative Declaration | |
| Area Plan: | The Pass | Representative(s): Lena Hoffmeyer |
| Zoning Area/District: | Edgemont-Sunnymead District | Aspectus Inc. |
| Supervisory District: | Fifth District | |
| Project Planner: | Brett Dawson |  Charissa Leach, P.E. Assistant TLMA Director |
| Project APN(s): | 422-060-002 | |
| Continued From: | | |

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No. 3789 proposes to construct a 119 foot high H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of two 25Kw diesel generators, an emergency backup generator with one 500 gallon propane tank, with eventual permanent power provided. The facility will exist within a 6,000 square foot lease area.

Variance No. 1907 is a request to allow the tower to exceed the maximum height allowed. The maximum height for co-located wireless communication facilities within the W-2 zone is 105 feet. The proposed tower is requesting a height of 119 feet.

The above discretionary action is herein identified as the "project".

The project is located at 12965 Jack Rabbit Trail, within the undeveloped area south of the 60- Freeway, west of Jack Rabbit Trail.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 43090, 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 VARIANCE NO. 1907, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVE CONDITIONAL USE PERMIT NO. 3789, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

| |
|---------------------|
| PROJECT DATA |
|---------------------|

| | |
|---|--|
| Land Use and Zoning: | |
| Specific Plan: | N/A |
| Specific Plan Land Use: | N/A |
| | |
| Existing General Plan Foundation Component: | Rural |
| Proposed General Plan Foundation Component: | N/A |
| Existing General Plan Land Use Designation: | Rural Mountainous (RM) |
| Proposed General Plan Land Use Designation: | N/A |
| Policy / Overlay Area: | The Pass |
| Surrounding General Plan Land Uses | |
| North: | Open Space Recreation |
| East: | Rural Mountainous an Open Space Recreation |
| South: | Conservation Habitat and Rural Mountainous |
| West: | Open Space Rural |
| | |
| Existing Zoning Classification: | Controlled Development Area (W-2-20) 20-Acre Minimum |
| Proposed Zoning Classification: | N/A |
| Surrounding Zoning Classifications | |
| North: | Controlled Development Area (W-2) |
| East: | Controlled Development Area (W-2) |
| South: | Controlled Development Area (W-2) |
| West: | Controlled Development Area (W-2) |
| | |
| Existing Use: | Open Space |
| Surrounding Uses | |
| North: | Open Space and 60 Freeway |
| South: | Open Space |
| East: | Open Space |
| West: | Open Space |

| | | |
|-------------------------|--------------------------------------|---------------------------------------|
| Project Details: | | |
| <i>Item</i> | <i>Value</i> | <i>Min./Max. Development Standard</i> |
| Project Site (Acres): | 0.138 acre leased of 193 total acres | N/A |

| <i>Item</i> | <i>Value</i> | <i>Min./Max. Development Standard</i> |
|--------------------------------|-------------------------------------|---------------------------------------|
| Proposed Building Area (SQFT): | 6000 sq ft (guy wire area included) | N/A |
| Building Height (FT): | 119 ft tower | 105 Feet |

Located Within:

| | |
|--|--------------------------------|
| City's Sphere of Influence: | Yes – Beaumont |
| Community Service Area ("CSA"): | Yes – 152 |
| Special Flood Hazard Zone: | No |
| Agricultural Preserve: | No |
| Liquefaction Area: | Yes – Moderate |
| Subsidence Area: | Yes |
| Fault Zone: | No |
| Fire Zone: | Yes – Very High |
| Mount Palomar Observatory Lighting Zone: | Yes – Zone B |
| WRCMSHCP Criteria Cell: | Yes – Western Riverside County |
| CVMSHCP Conservation Boundary: | No |
| Stephens Kangaroo Rat ("SKR") Fee Area: | No |
| Airport Influence Area ("AIA"): | No |

PROJECT LOCATION MAP

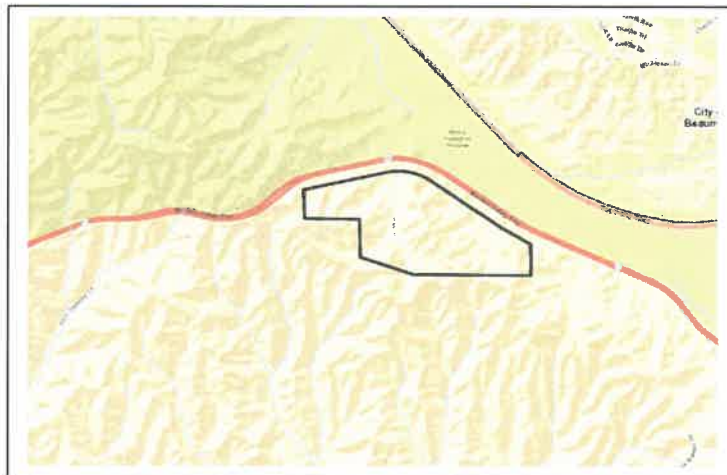


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The project location is an area of vast open space bounded by hilly terrain. There is a major freeway that winds through this area, and is known for car accidents. There is little to no cellular service for this area, the tower will also contain public safety transmitters, providing a public safety benefit for a cellular tower of this type. Due to the hilly terrain of the area and the necessary size required needed to reach the needed coverage, the tower will need to be taller than a standard tower. Because of the remote location and unique nature of the tower and the public safety benefit, staff will not require the tower to be disguised.

The project is located within the Western Riverside County Multi-Species Habitat Area. To reduce any impacts that may occur, staff will not require standard amenities such as landscaping, irrigation, parking etc. as to reduce the footprint of the project to a minimum to the core. Staff is permitting the six foot high block wall to be used for fire prevention measures as opposed to clearing the property within a 100 foot perimeter. The block wall will be a neutral area to blend in with the surrounding area. The project will require minimal or no grading for the construction of telecommunications equipment area. The access route will utilize the existing access roads. Any safety lights are conditioned to be set that they automatically turn off and be fully shielded. The project has been conditioned that no noise shall exceed 60 dBa.

The tower will be powered by two (2) 25kw diesel generators, and solar panels, with commercial power potentially brought to the site at a later date. When the generators are being used, one generator will be working alternating every 300 hours. There will be a backup generator to be used only when permanent power is out. The facility will be enclosed with a decorative block wall 6 feet high. The blocks will be a neutral color to blend in with the surrounding area. The wall will provide fire prevention measures and spill containment where the clearing of 100 feet is not necessary. This will further reduce the impact to the surrounding area. The project will require minimal or no grading for the construction of telecommunications equipment area, and will not incorporate landscaping, to reduce the project site's footprint and reduce the impacts to the area. The safety lights have been conditioned that they automatically turn off, to reduce any wildlife disturbance to the area. It has been conditioned that the noise shall not exceed 60 dBA. Access to the facility will utilize existing roads, and these roads will be covered with an all-weather surface. The solar panels are proposed to be located on the adjacent Bureau of Land Management (BLM) land. Because they are located on BLM land, they are not within the County of Riverside's jurisdiction. This aspect of the project will be evaluated environmentally and the project approved by the BLM and is not under consideration by the County of Riverside.

The project site is located within a Criteria Cell of the Multiple Species Habitat Conservation Proposed Core #3. As such, the project went through a Habitat Acquisition and Negotiation Strategy (HANS) review (HANS2352). The HANS was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR). The RCA/JPR review concurred with the County that no conservation is described or required for the proposed project.

File No(s). CUP03789 VAR1907 was submitted to the County of Riverside on November 17, 2017.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review pursuant to State CEQA Guidelines Section 15105. To date no comments have been received.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Rural: Rural Mountainous (RM) and the project is consistent with the goals and policies of the RM land use designation.

The project site has a Zoning Classification of Controlled Development Zone (W-2-20), which is consistent with the Riverside County General Plan. The proposed use, a wireless communication facility is a permitted use in that zoning classification, subject to approval of a conditional use permit.

2. The project site is located within the Pass Area Plan.
3. The project site is currently vacant open space land, and surrounded by vacant open space land and the 60 freeway to the north. These areas are all zoned Controlled Development Areas (W-2-20).

Entitlement Findings:

Conditional Use Permit Findings:

5. The application has met the requirements for approval as set forth in Section 18.28 of Ordinance No. 348. The overall development of the land shall be designed for the protection of the public health, safety and general welfare of the community, because the area contains a main thoroughfare that is known for accidents. Cellular service along this area is spotty and does not exist in certain areas. The purpose of the proposed project is to construct a new communication tower to support telecommunications service for private and public entities as well as public safety transmitters for police, fire etc. The proposed project will improve cellular service on this stretch of the freeway, improving communications for emergency response. The site is required to obtain new building construction and fire prevention permits for the proposed wireless facility and accessory equipment in conformance with the California Building Code and Riverside County Ordinance No. 787.

1. Per section 19.406 c;
 - a. The facility is not located within a sensitive viewshed. The site of the project is located a significant distance from public view, and the location has been chosen to minimize the view to the maximum extent feasible while maintaining the coverage needed. While the project is in the hills, it will not be visible from the surrounding community and will only be partially visible from the 60 Freeway.
 - b. The supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area and is screened from view, due to the remote location.
 - c. The application has met the processing requirements set forth in this article.
 - d. The application has met the location and development standards set forth in this article.

- e. The application has met the requirements for approval set forth in Section 18.29 of Ordinance No. 348.
2. A fully executed copy of the lease or other agreement has been entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement also includes a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal.

Variance Findings:

1. Variance No. 1907 is a request to permit a 119 foot high tower where 105 feet is permitted. The variance is necessary due to the special circumstances of the open space topography, and the area generally consisting of prominent peaks, and valleys of the surrounding site and range. As stated previously, the area is a major traffic thoroughfare that is known for car accidents. There is little to no cellular service through the area. By implementing this tower, it will provide a public safety benefit to the area.
2. That special circumstances applicable to a parcel of property, including size, shape, topography, location or surroundings. The project location is an area of vast open space bounded by hilly terrain. There is a major freeway that winds through this area, and is known for car accidents. There is little to no cellular service for this area, the tower will also contain public safety transmitters, providing a public safety benefit for a cellular tower of this type. The entire badlands area consists of hilly terrain, which is unique from the surrounding properties on the valley floor near the cities of Moreno Valley and Beaumont, where the additional height requirements would not be required. Furthermore, much of the surrounding immediate parcels are called out for conservation under the Western Riverside County Multiple Species Habitat Conservation Plan, greatly limiting the available parcels that could support such a facility. At 119', there is the potential to not only cover the 60 Freeway with much needed wireless services, but also the potential for future co-location opportunities. Due to the hilly terrain of the area and the necessary size required needed to reach the needed coverage, the tower will need to be taller than a standard tower.
3. That the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity that is under the same zoning classification.

The strict application of this ordinance would not permit the tower to be utilized to reach the necessary distances to provide adequate coverage for safety purposes within the area. Given the site's topography, limiting the tower to 105' would provide limited wireless coverage along the 60 Freeway, negating the exact purpose of the facility.

4. That a variance shall not be granted for a parcel of property which authorizes a use or activity that is not otherwise expressly authorized by the zone regulation governing the parcel of property, but shall be limited to modifications of property development standards, such as lot size, lot coverage, yards, and parking and landscape requirements.

The proposed use, a wireless communication facility is a permitted use in the Controlled Development Zone (W-2-20), subject to approval of a conditional use permit. Furthermore, the variance is exclusively related to the height of the wireless facility, which is a property development standard.

Development Standards Findings:

1. Disturbance to the natural landscape shall be minimized. Disturbed areas shall be remediated immediately after construction. Remediation techniques may vary depending on the site.

The project is specifically designed to disturb as little natural land as possible. It has been conditioned that the materials must match the natural color of the landscape, and the lighting shall automatically shut off, and be surrounded by a 6 foot high block wall to prevent more land being disked for fire suppression.

2. All wireless communication facilities shall be enclosed within a decorative block wall, wrought iron fence, or other screening option at a maximum height of six (6) feet as deemed appropriate by the Planning Director.

The wireless communication facilities are proposed to be enclosed by a six (6) foot high block wall.

3. Wireless communication facilities are subject to the height limitations of the zone classification in which they are located. The project is located in the Controlled Development Areas (W-2) zone, a non-residential zone. Wireless communication facilities or other structures in non-residential zoning classifications shall not exceed 105-feet.

The project consists of a variance to permit a 119 foot high tower. As discussed in the variance findings, the facility is required to go above 105' due to the unique features at the project site. With the approval of the variance, the project will comply.

4. All wireless communication facilities shall be sited so as to minimize adverse impacts to the surrounding community and biological resources.

As stated above, the project is specifically designed to disturb as little natural land as possible. As demonstrated in the Initial Study, the proposed project meets this development standard because the facility will result in no significant environmental impacts and will not conflict with any local policies or ordinances protecting biological resources. It has been conditioned that the materials must match the natural color of the landscape, and the lighting shall automatically shut off, and be surrounded by a 6 foot high block wall to prevent more land being disked for fire suppression.

5. All wireless facilities shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area. If landscaping is deemed necessary in native habitats, only native plant species shall be used in order to avoid introduction of exotic invasive species. If a water source is unavailable, indigenous plants shall be used and manually watered until established.

Because the project is located within a MSHCP area, the project is required to create the smallest footprint possible to further prevent any additional impact to the surrounding area. The equipment

enclosure is not visible to the surrounding community. Therefore, additional landscaping would not be warranted for this site.

6. Outside lighting is prohibited unless required by the FAA or the California Building Code (CBC). Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant. The project has been conditioned that if a warning light is required to comply with FAA regulations, it shall use the minimum amount possible. All security lighting shall meet the requirements of Ordinance No. 655. Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting. The lights must have a system that automatically turns them off so as not to create a nuisance for surrounding property owners or a wildlife attractant.
7. All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. The project has been conditioned that noise will not exceed 60 dB. The project is not located near any habitable dwellings.
8. Temporary parking for service vehicles may be permitted on site which is accommodated adjacent to the equipment shelter. Temporary parking will be the only parking onsite and no off-site parking for service vehicles would occur. There will be no off-site parking. It has been conditioned that parking may only be on a temporary basis, no vehicles are permitted overnight.
9. All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface. The project is not located within a residential area. However the access will be covered by an all weather surface.
10. Wireless communication facilities proposed on ridgelines and other sensitive viewsheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facility is below the ridgeline as viewed from any direction. The site of the project is located a significant distance from public view, and the location has been chosen to minimize the view to the maximum extent feasible while maintaining the coverage needed. While the project is in the hills, it will not be visible from the surrounding community and will only be partially visible from the 60 Freeway.
11. Other wireless communication facilities shall meet the setback requirements of the zone classification in which they are located. This project meets the development standard because the wireless communication facility is located within the W-2 zone, which requires a minimum setback from a habitable dwelling of 1,000 feet for other wireless communication facilities, as there are no habitable residences anywhere near that 1,000 setback..
12. Due to the specific natural nature of the area surrounding the site, undergrounding power lines would result in substantial environmental impacts. The tower will be powered by two (2) 25kw diesel generators, and solar panels, with commercial power potentially brought to the site at a later date. This commercial power may be required to remain above ground, due to the sensitive environmental nature of the area.
13. This proposal does not include a roofline.

14. There are no structures located within the immediate vicinity. The equipment closures shall be painted a similar color to the surrounding area to blend in. Because of the sensitive nature of the surrounding area, requiring landscaping would require irrigation and maintenance which would cause a further disturbance to the area. Because of these special circumstances, staff is not requiring landscaping for this project.
15. There is no surrounding architecture around the project site. The project is designed to blend in with the surrounding area as much as possible.

Other Findings:

16. The project site is located within Criteria Cell 933 of the Western Riverside County Multiple Species Habitat Conservation Plan. Given the Project site's location within a criteria cell and within Proposed Core Area 3, the Project is subject to Regional Conservation Authority ("RCA") review. A Habitat Acquisition and Negotiation Strategy (HANS - No. HANS02352) was submitted and has gone through the RCA review process, which determined no portion of the Project site is required to be conserved.
17. The site is located within the City of Beaumont Sphere of Influence. During the initial review process, the County provided a notice to the City of Beaumont, whereby they provided comments stating that it is recommended that the cellular tower be disguised. Because of the public safety benefit of this particular tower, and the necessary height to reach the needed coverage, staff will not recommend that this tower be disguised.
18. The project site is not located within an Airport Influence Area (AIA) boundary and is therefore not subject to the Airport Land Use Commission (ALUC) review.
19. In compliance with Assembly Bill 52 (AB52), on March 28, 2019, 11 notices were sent to Native American Tribes pursuant to AB 52. The notices informed the Tribes of the proposed project's location and scope. The San Manuel and Morongo Tribes both requested additional information, which was provided to the Tribes. No further action or consultation was requested, and the AB 52 notification period closed.

Additionally, on February 8, 2018, Environmental Assessment Specialists, Inc. sent notification letters to 34 tribes as part of the review under Section 106 of the National Historic Preservation Act. No Tribe provided information or concern regarding the proposed project and on May 30, 2018, the SHPO closed the Section 106 review.
20. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655. The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
21. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP).
22. The Riverside County Information Technology Department (RCIT) has reviewed the necessary documents for FAA clearances. No further documentation or letter is needed.

23. Project site has been determined for having high sensitivity for paleontological resources. Duke CRM conducted a records search and determined no paleontological resources have been recorded on the Project site or within a 1-mile radius. Therefore, the project has been conditioned to require the presence of a qualified paleontologist to monitor all ground disturbing activities.

Fire Findings:

24. The project site is located within a Cal Fire State Responsibility Area (“SRA”) and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
- a. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 via an all-weather access road. A 6 foot high block wall around the equipment enclosure lease area will meet fire protection standards and provide buffering from both sides of the wall to prevent fire damage and protect the project site.
 - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

Conclusion:

25. For the reasons discussed above, as well as the information provided in the Initial Study, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Desert Sun Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls.

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

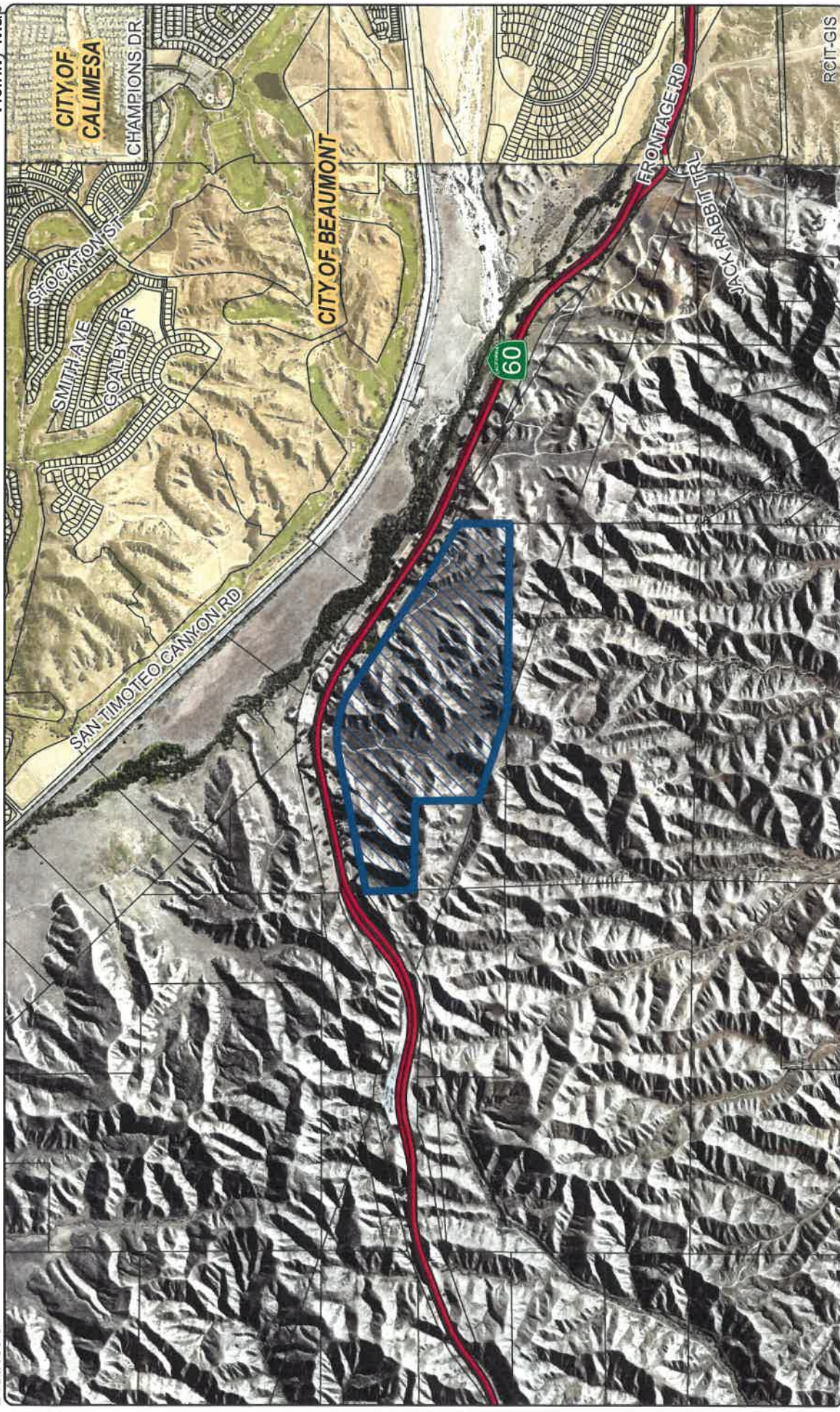
(Consolidated Fees for Land Use and Related Functions), within 10 days after the decision appears on the Board's agenda.

Template Location: Y:\Planning Master Forms\Templates\Staff Report\Staff_Report_Template_DH_PC.docx
Template Revision: 05/23/19

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03789 VAR01907
VICINITY/POLICY AREAS**

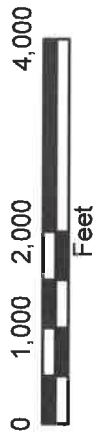
Supervisor: Hewitt
District 5

Date Drawn: 03/14/2019
Vicinity Map



Zoning Area: Edgemont-Sunnymead

Author: Vinnie Nguyen



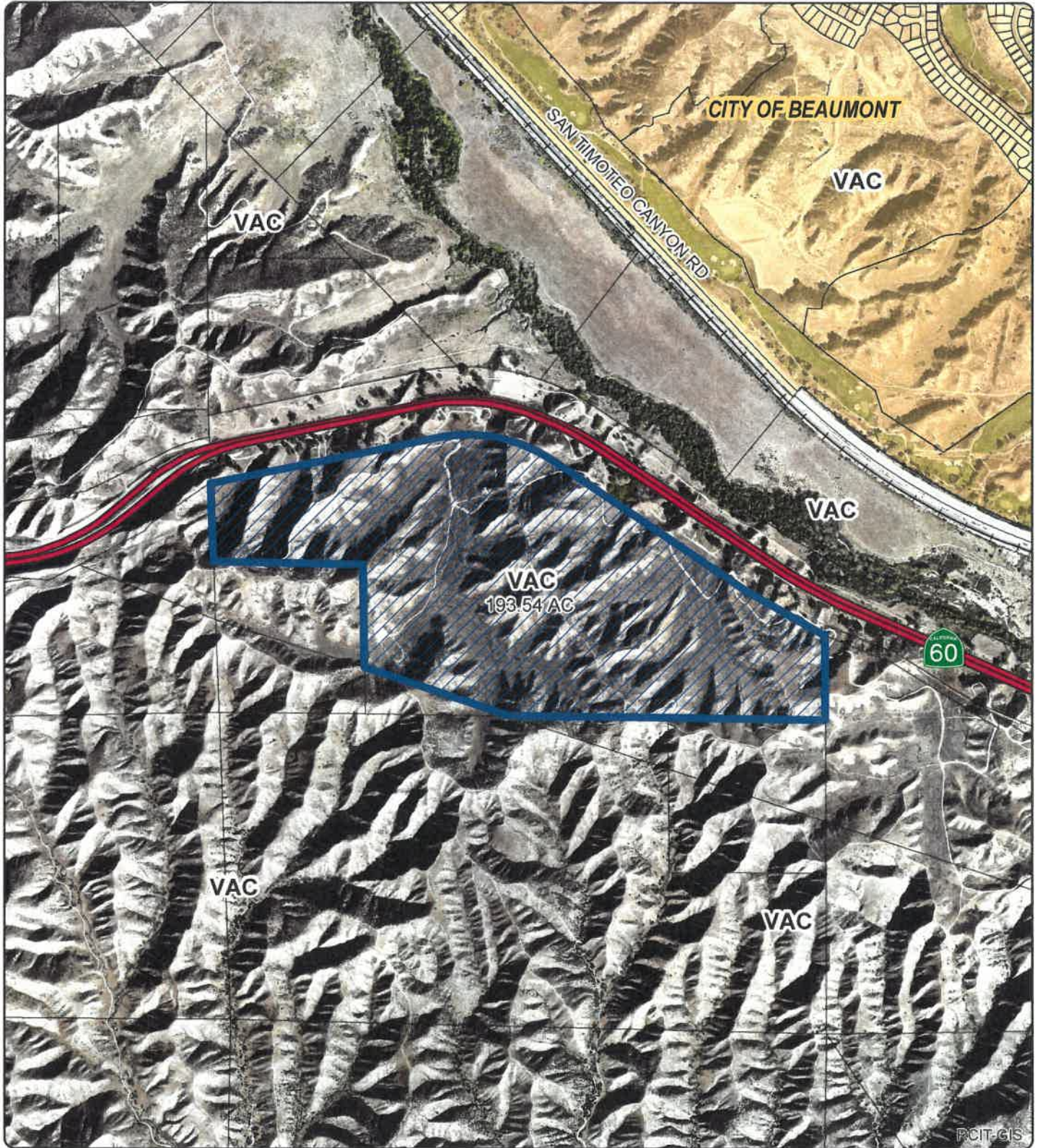
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided herein. The Planning Department offices in Riverside at (951)252-3200 (Western County) or in Palm Desert at (760)863-4877 (Eastern County) or Website <http://planning.colidns.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03789 VAR01907

Supervisor: Hewitt
District 5

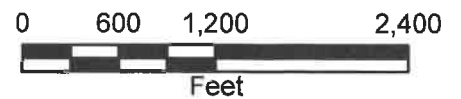
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Exhibit 1

LAND USE



Zoning Area: Edgemont-Sunnymead

Author: Vinnie Nguyen



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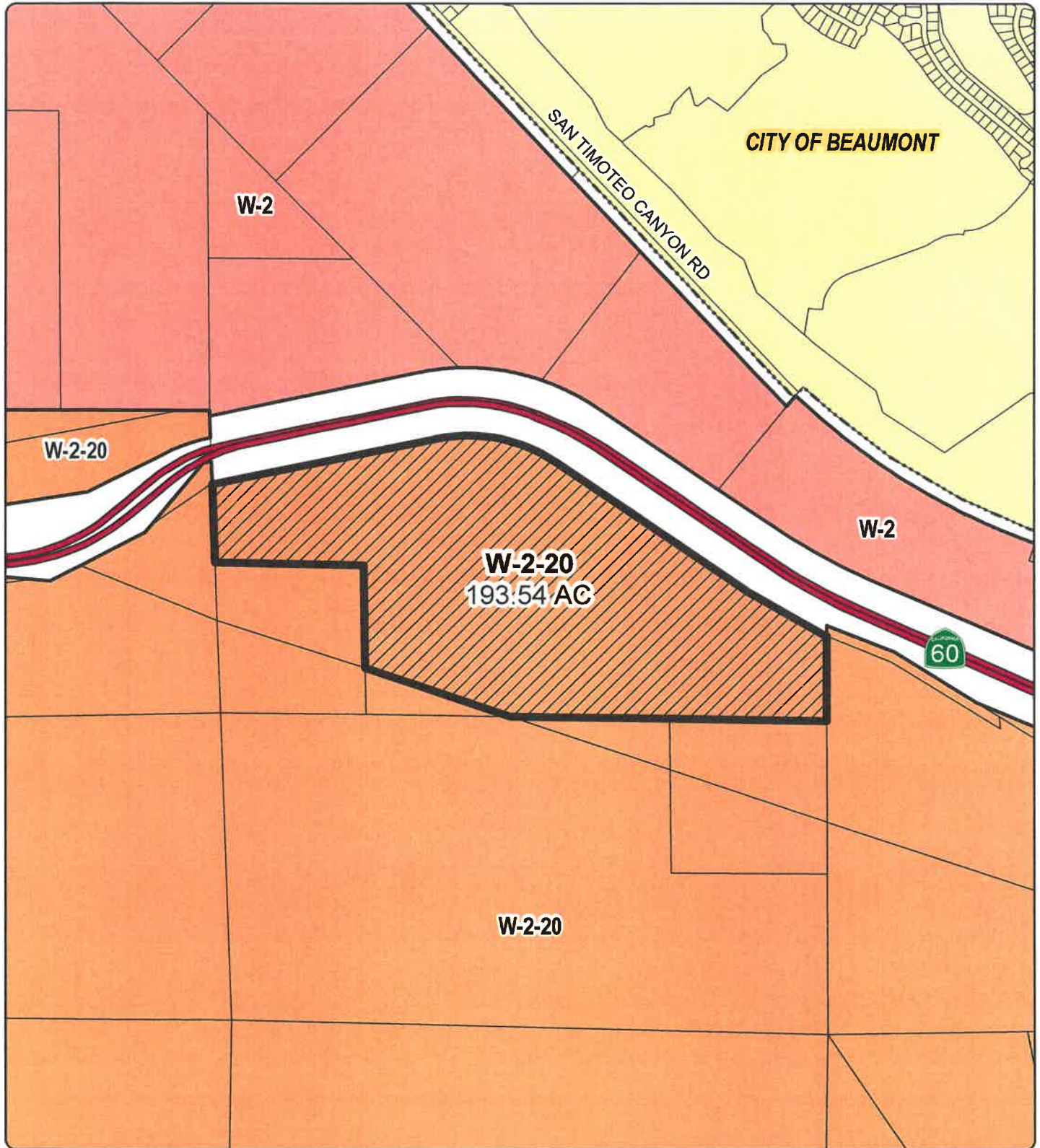
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03789 VAR01907

Supervisor: Hewitt
District 5

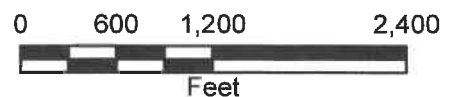
Date Drawn: 03/14/2019
Exhibit 2

EXISTING ZONING



Zoning Area: Edgemont-Sunnymead

Author: Vinnie Nguyen



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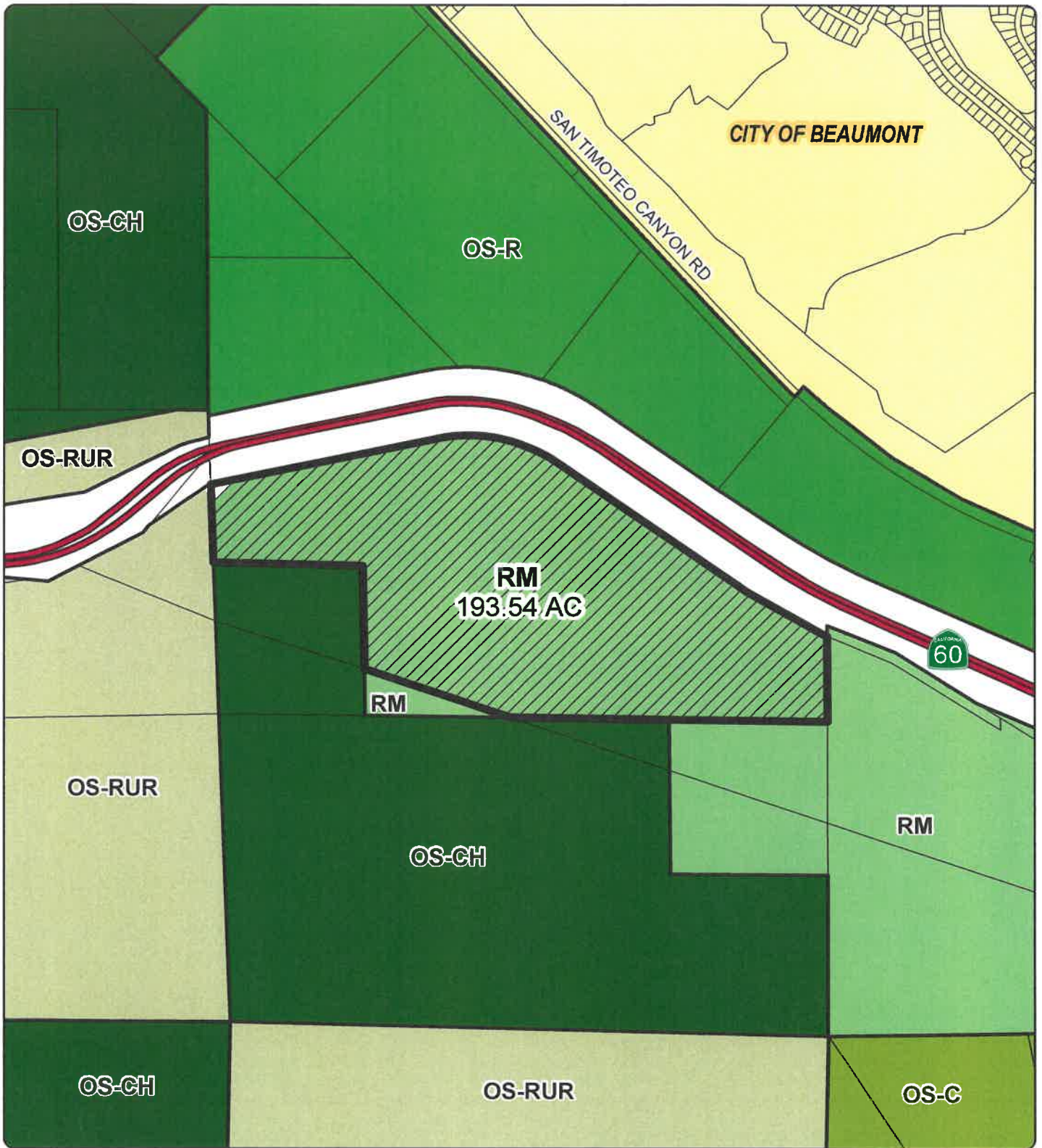
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03789 VAR01907

EXISTING GENERAL PLAN

Supervisor: Hewitt
District 5

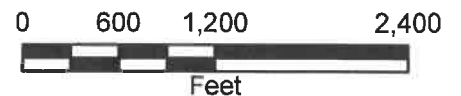
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Exhibit 5

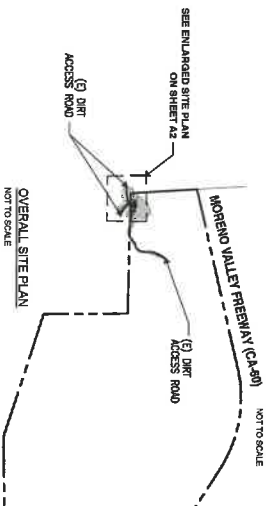
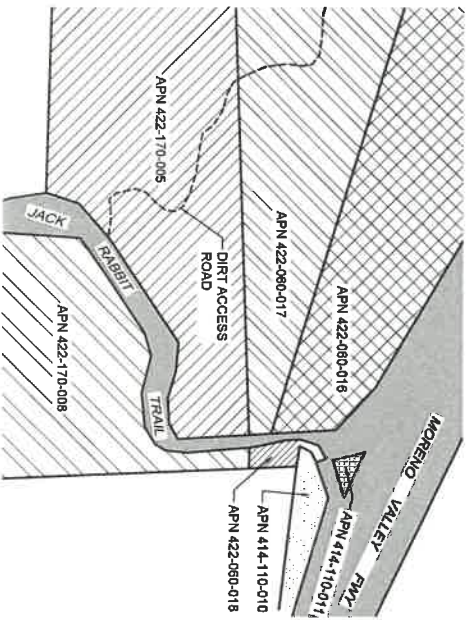


Zoning Area: Edgemont-Sunnymead

Author: Vinnie Nguyen

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NOTE:
THE LOCATION OF THE ACCESS TO THIS SITE IS APPROXIMATE
ONLY, WHICH THE BENEFIT OF AN ACTUAL SURVEY.

OVERALL SITE PLAN 1" = 200' 1



| | | |
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| 2 | 10/26/20 | 10/26/20 |
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| 8 | 10/26/20 | 10/26/20 |
| 9 | 10/26/20 | 10/26/20 |
| 10 | 10/26/20 | 10/26/20 |

SUPERIOR COM SITES, LLC
SUPERIORCOMSITES, LLC
1453 SOUTH COMMERCIAL
BLYTHE, CA 92225

Sheet Title:
**OVERALL SITE PLAN
AND ACCESS
ROUTE PLAN**

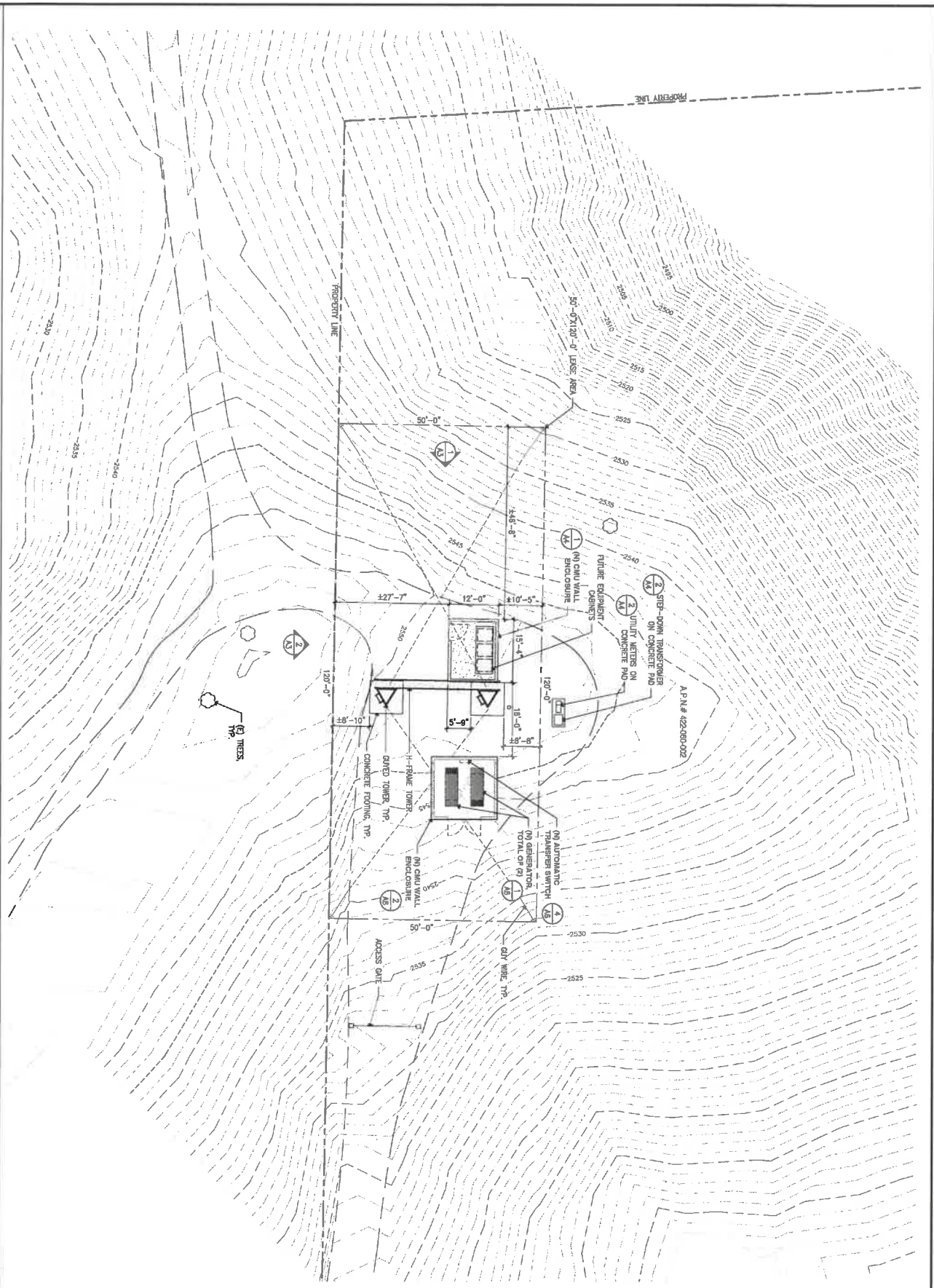
SCS2089
HAMMER HILLS
12937 JACKRABBIT TRAIL
BEAUMONT, CA 92223

TELECOM
MANAGEMENT GROUP
Solutions Power Right

Project Number:
Drawn By: ERO/ape
Checked By: ERO/ape
Title: A1

APN 422-080-017
APN 422-080-016
APN 422-170-005
APN 422-170-008
APN 414-110-010
APN 422-060-018

SITE PLAN 1" = 10' 1



Project Name:
 Drawn By: ERM/JPB
 Checked By: ERM
 Scale: 1" = 10'

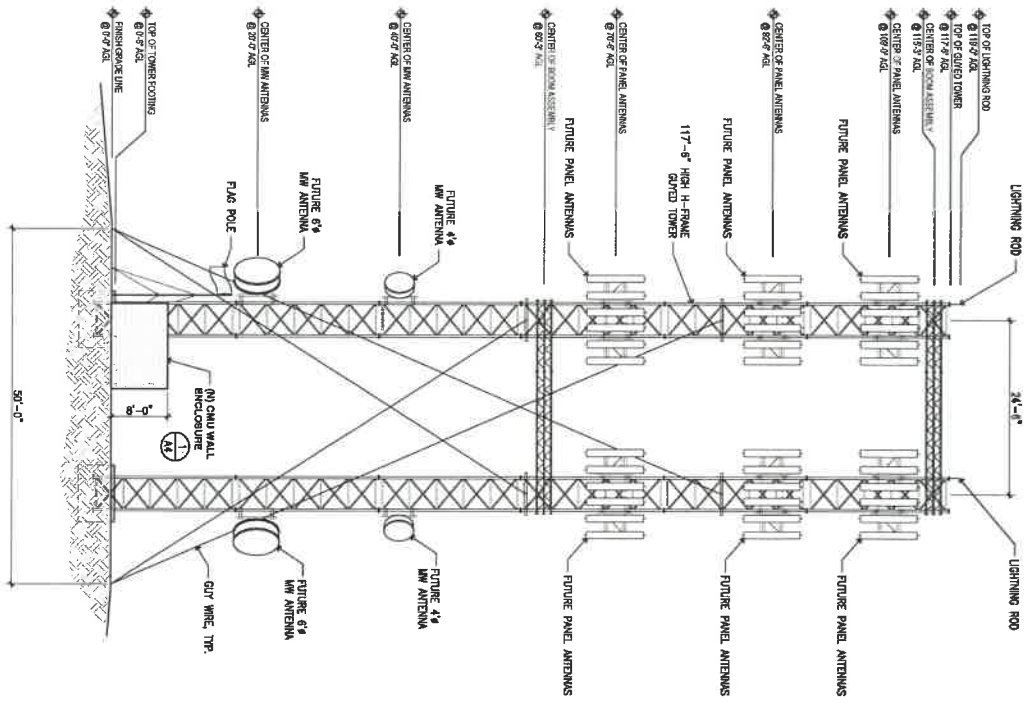


SCS2089
 HAMMER HILLS
 12997 JACKRABBIT TRAIL
 BEAUMONT, CA 92223

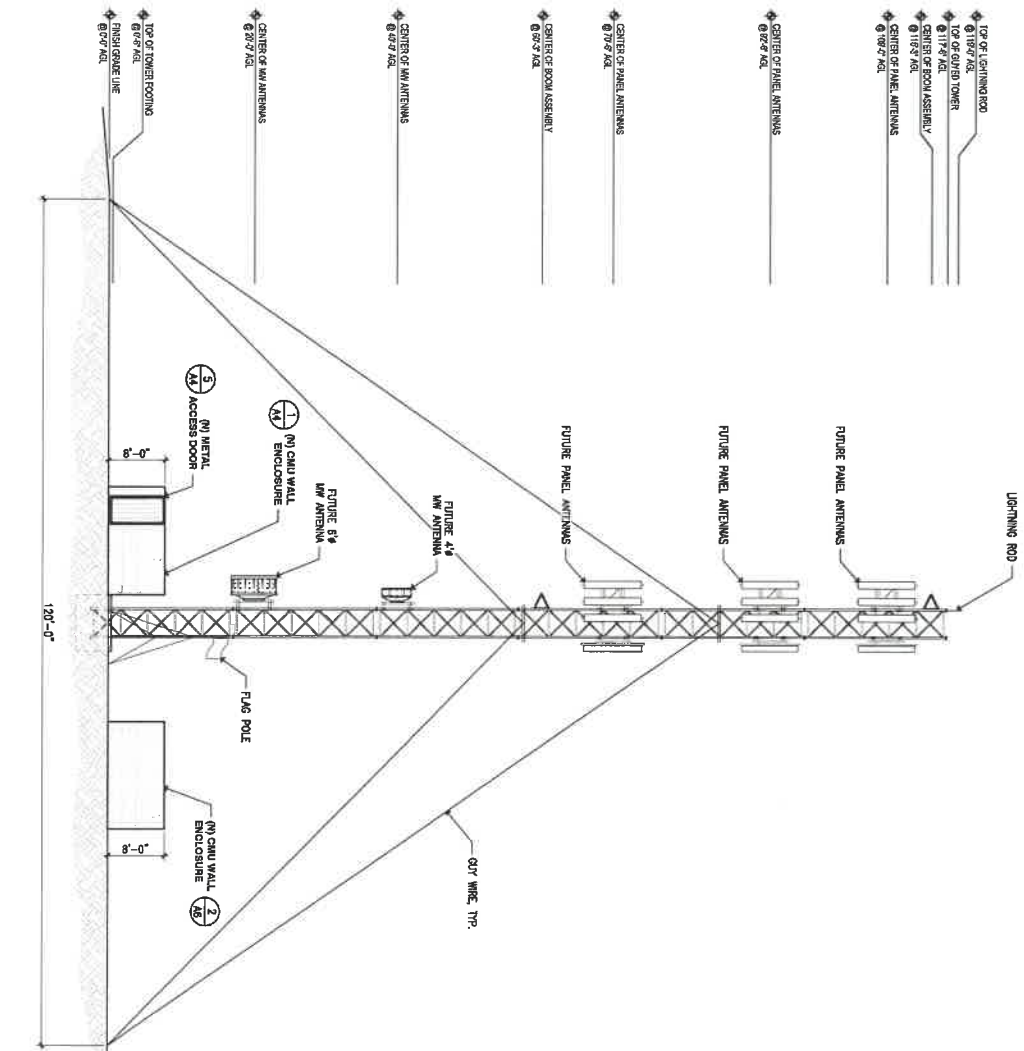
Sheet Title:
SITE PLAN



| No. | Description | Date |
|-----|-------------|----------|
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| 9 | 10/05/10 | 10/05/10 |
| 10 | 10/05/10 | 10/05/10 |



(N) WEST ELEVATION 1/8" = 1'-0" 1



(N) SOUTH ELEVATION 1/8" = 1'-0" 2

| Rev | Description | Date |
|-----|-------------|----------|
| 2 | 100% CD | 10/21/18 |
| 1 | 100% CD | 10/11/18 |
| 0 | 50% CD | 08/24/18 |

SUPERIOR COM SITES, LLC
 SUPERIOR COMMUNITIES, LLC
 14330 SOUTH COMMERCIAL
 BLYTHE, CA 92225

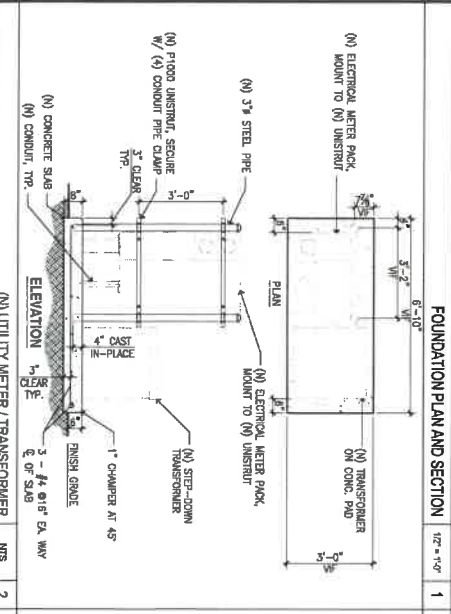
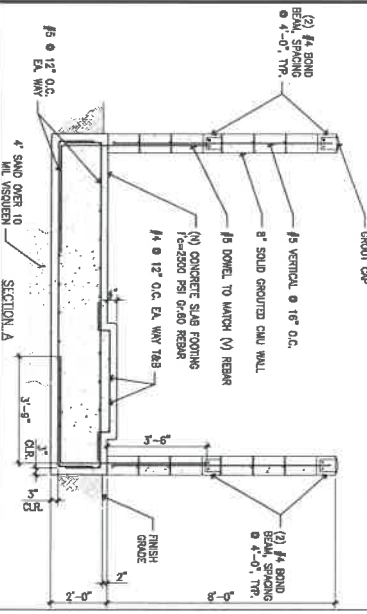
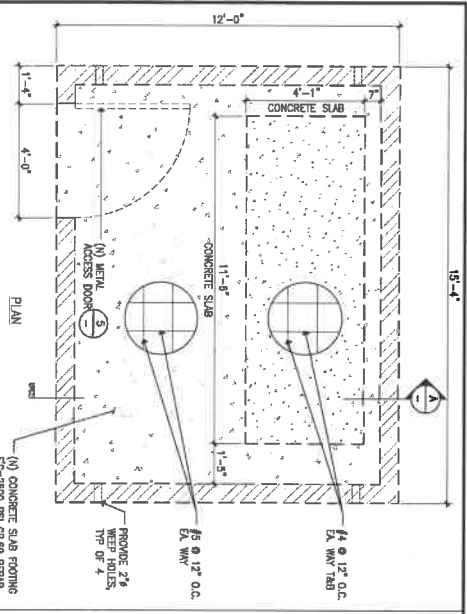
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SITE ELEVATIONS

SCS2089
 HAMMER HILLS
 12997 JACKRABBIT TRAIL
 BEAUMONT, CA 92223

TELECOM
 MANAGEMENT GROUP
Solution Power Right

Project Number:
 Drawing No.: **EM0/7P**
 Checked By: **END**
 Date:

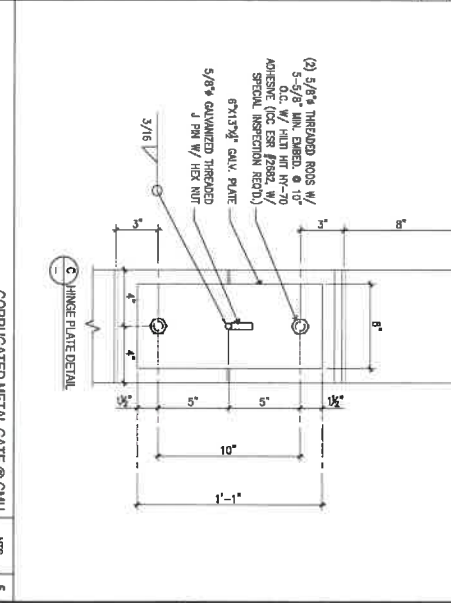
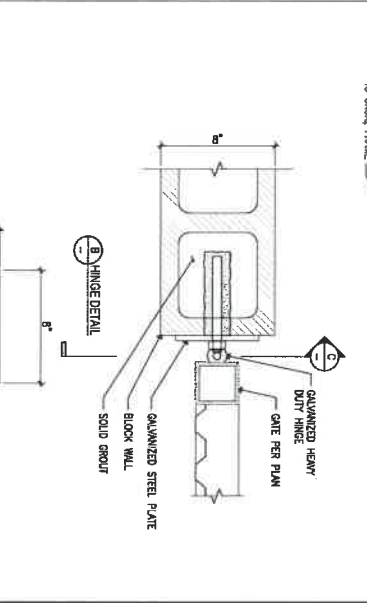
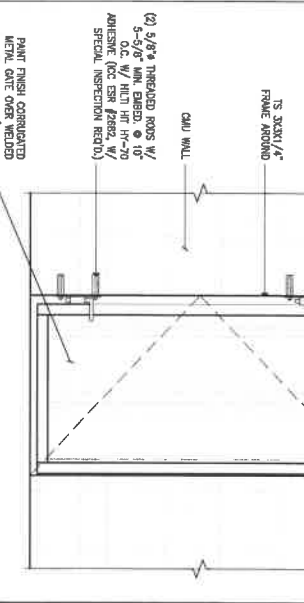
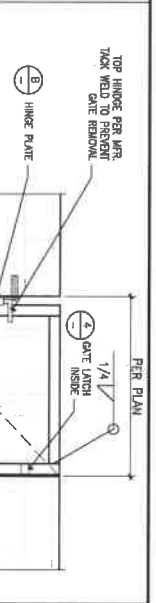
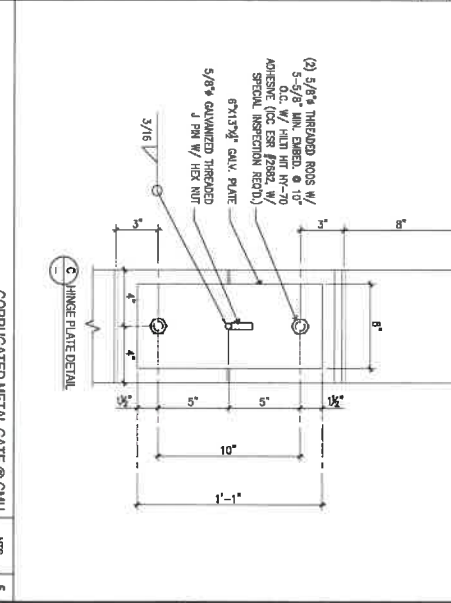
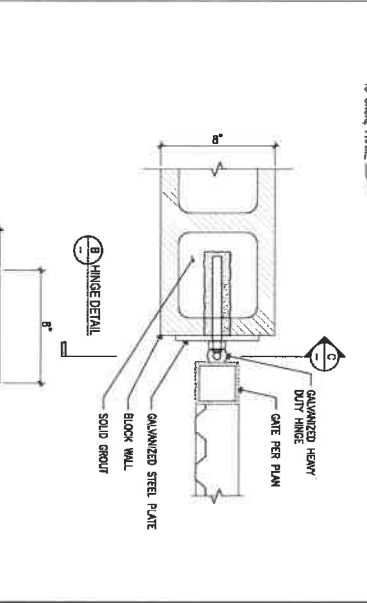
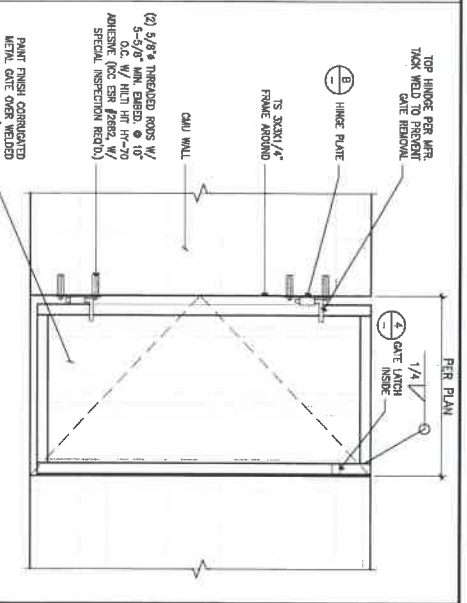
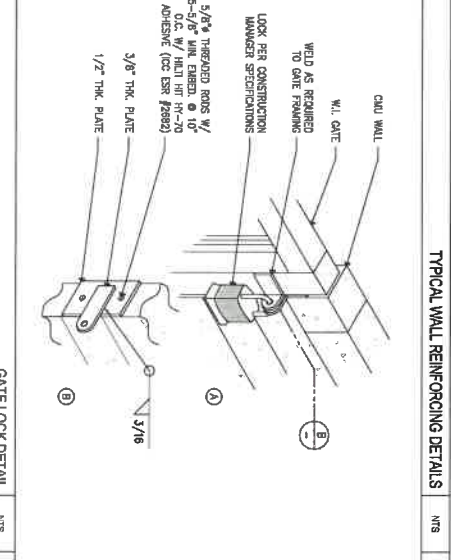
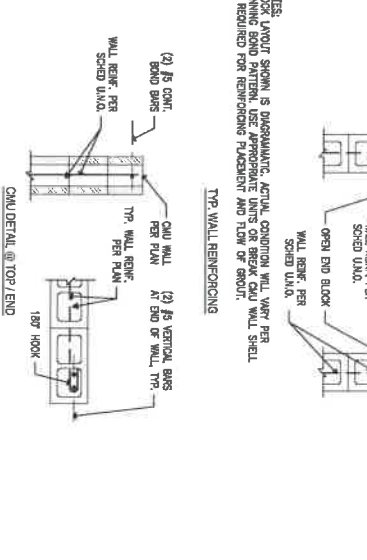
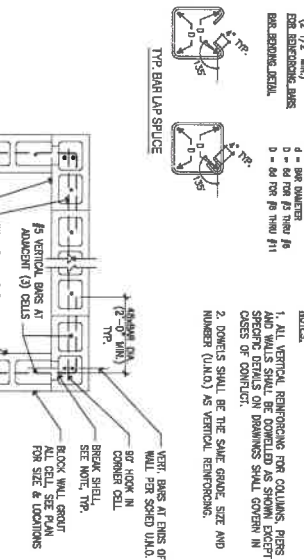
Project Number:
 Drawing No.: **A3**



BAR - 10

| CONC. F | 3 | 4 | 5 | 8 | 9 | 10 | 11 |
|-------------|----|----|----|----|----|----|----|
| VERTICAL | 24 | 24 | 24 | 24 | 24 | 24 | 24 |
| HORIZONTAL | 24 | 24 | 24 | 24 | 24 | 24 | 24 |
| REINFORCING | 24 | 24 | 24 | 24 | 24 | 24 | 24 |

NOTES:
 1. ALL VERTICAL REINFORCING FOR COLUMNS, PILES, BLOCK WALLS SHALL BE COMPLETED AS SHOWN EXCEPT FOR SPACING. ALL REINFORCING SHALL COVER IN CASES OF CONFLICT.
 2. DIMENSIONS SHALL BE THE SAME GROUP, SIZE AND NUMBER (UNLESS) AS VERTICAL REINFORCING.



REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|--------------------|
| 1 | 10/01/20 | ISSUED FOR PERMITS |
| 2 | 10/01/20 | ISSUED FOR PERMITS |
| 3 | 10/01/20 | ISSUED FOR PERMITS |
| 4 | 10/01/20 | ISSUED FOR PERMITS |

SUPERIOR COM SITES, LLC
 14530 SOUTH COMMERCIAL
 BLYTHE, CA 92225

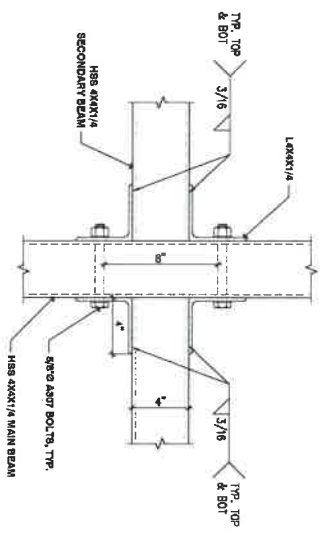
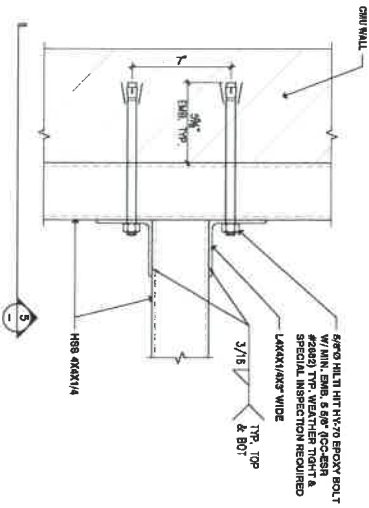
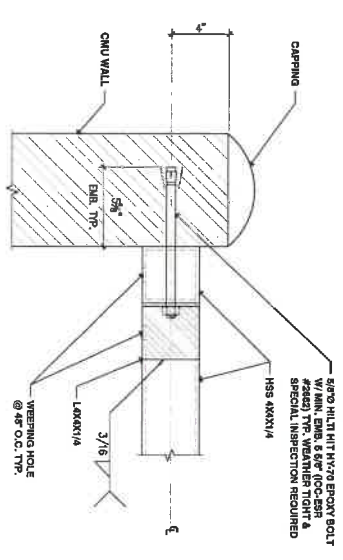
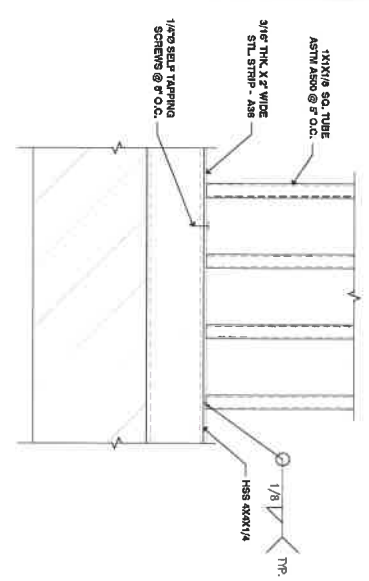
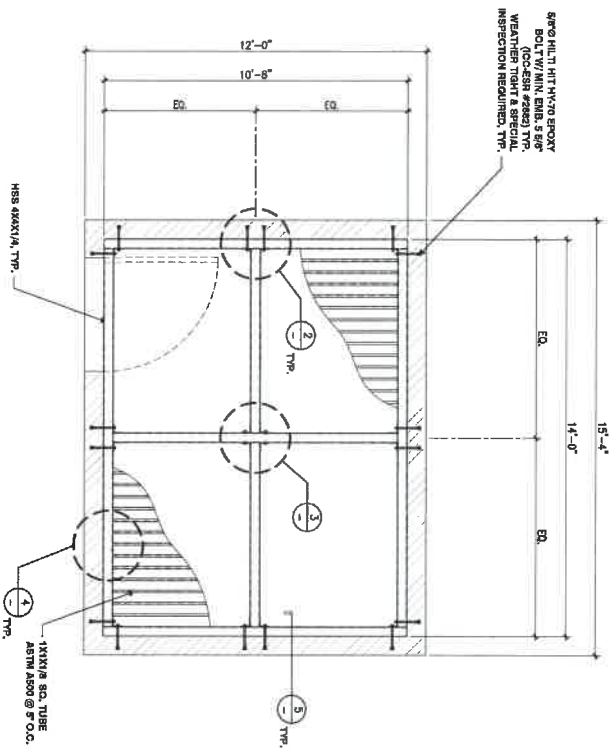
SITE DETAILS

SCS2089
 HAMMER HILLS
 12997 JACKRABBIT TRAIL
 BEAUMONT, CA 92223

TELECOM
 MANAGEMENT GROUP
 Solutions Done Right

REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 STATE OF CALIFORNIA
 No. 51357
 JAMES W. HAYES

NOTES:
 1. HSS 4X4X1/4 REQUIRES
 1" Ø WEEPING HOLE @ 4' O.C.
 2. ALL STEEL MATERIAL TO BE
 A572M/50/CS550/ASTM F158/ASTM
 A36/MS/SS/STAINLESS/RESISTANT



DETAIL 3'-1'-0" 2

DETAIL NTS 3

NOT USED NTS 6

HSS SECURITY LID PLAN 1/2" = 1'-0" 1

WROUGHT IRON LID ANCHOR 3" = 1'-0" 5

DETAIL 3" = 1'-0" 4

Project Name:
 Drawn By: EMO/JPB
 Checked By: BPD
 Scale:
A5

TELECOM
 MANAGEMENT GROUP
Solutions. Done Right.

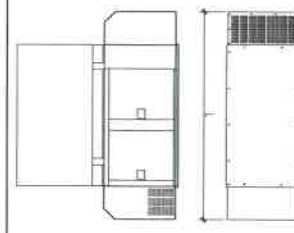
SCS2089
 HAMMER HILLS
 12987 JACKRABBIT TRAIL
 BEAUMONT, CA 92223

Sheet Title:
SITE DETAILS

SUPERIOR COM SITES, LLC
 SUPERIOR COMMUNITIES, LLC
 14536 SOUTH COMMERCIAL
 BLYTHE, CA 92225

| Rev | Description | Date |
|-----|-------------|----------|
| 1 | 100% CD | 10/21/18 |
| 2 | 100% CD | 10/21/18 |
| 3 | 100% CD | 10/21/18 |
| 4 | 100% CD | 10/21/18 |

LEVEL 1 ACOUSTIC ENCLOSURE
 48 HOURS
 211 CALONS
 2897950x2186 mm
 (112.5'x708.3')



NOTE: TYPICAL ANCHOR: 1/2" x 3-1/4" EMBEDDED TO 8" IN CONCRETE. H-LLI-18-12 EXPANSION ANCHORS (TYP. AT 8 LOCATIONS). VERIFY LOCATIONS AS PER MANUFACTURER.

GENERAL INFORMATION

Product and Description:
 Acoustic Enclosure
 Acoustic Rating: 48 HOURS
 Material: Galvalume Steel
 Finish: R-15
 Weight: 211 CALONS
 Dimensions: 2897950x2186 mm (112.5'x708.3')

Features and Benefits:
 Superior Acoustic Performance
 Durable Construction
 Easy Installation
 Versatile Design

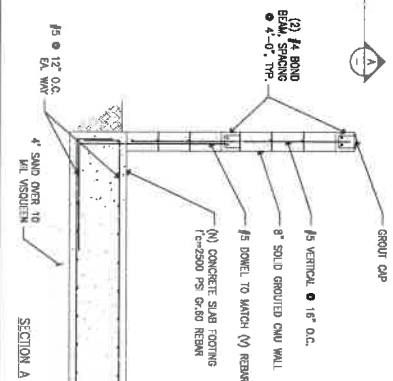
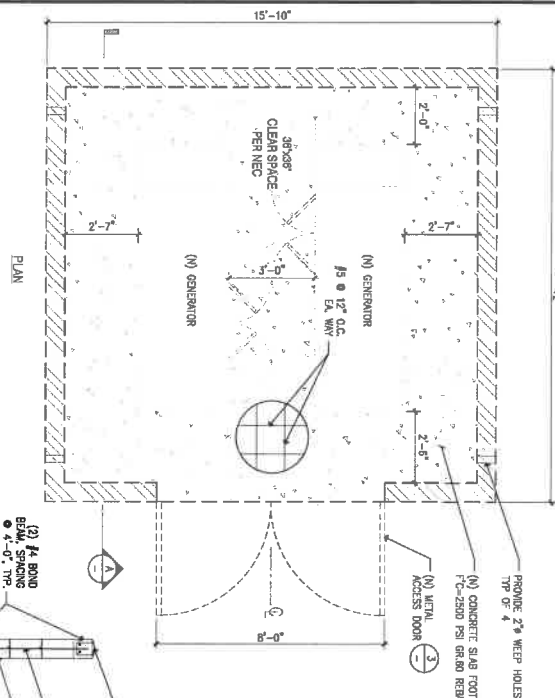
GENERAL INFORMATION

Product and Description:
 Acoustic Enclosure
 Acoustic Rating: 48 HOURS
 Material: Galvalume Steel
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Features and Benefits:
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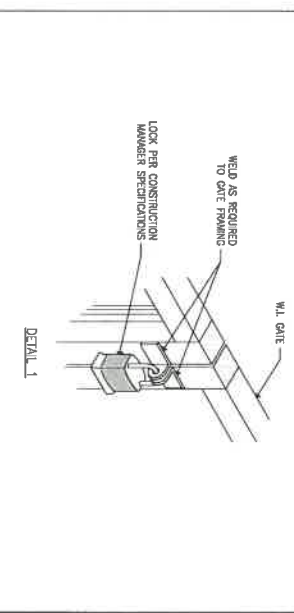
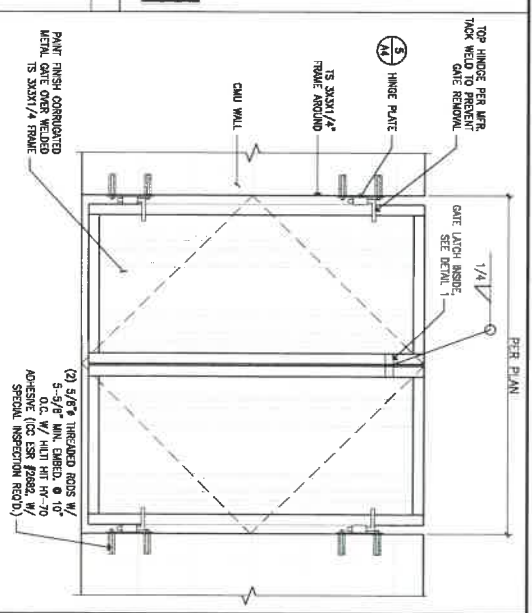
(N) GENERATOR SPECIFICATIONS

NTS 1



FOUNDATION PLAN AND SECTION

NTS 2



CORRUGATED METAL GATE @ CMU

NTS 3

GENERAL INFORMATION

Product and Description:
 Automatic Transfer Switch
 Rating: 400 AMP
 Material: Steel
 Finish: R-15

Features and Benefits:
 Automatic Transfer
 Durable Construction
 Easy Installation

Specifications:

| Item | Description | Quantity | Unit |
|------|---------------------------------|----------|------|
| 1 | Automatic Transfer Switch (ATS) | 1 | EA |
| 2 | Corrugated Metal Gate | 1 | EA |
| 3 | Foundation | 1 | EA |

AUTOMATIC TRANSFER SWITCH SPECIFICATIONS

NTS 4

| Rev | Description | Date |
|-----|--------------------|----------|
| 1 | ISSUED FOR PERMITS | 10/11/24 |
| 2 | ISSUED FOR PERMITS | 10/11/24 |
| 3 | ISSUED FOR PERMITS | 10/11/24 |
| 4 | ISSUED FOR PERMITS | 10/11/24 |

SUPERIOR COM SITES, LLC
 SUPERIOR-COM SITES, LLC
 14530 SOUTH COMMERCIAL
 BLYTHE, CA 92225

SITE DETAILS

SCS2089
 HAMMER HILLS
 12387 JACKRABBIT TRAIL
 BEAUMONT, CA 92223

TELECOM
 MANAGEMENT GROUP
 Solutions Done Right

UNIVERSITY MICROFILMS
 INTERNATIONAL
 300 N ZEEB RD
 ANN ARBOR MI 48106

A6



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CUP03789 VAR01907

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.

CONDITIONAL USE PERMIT NO. 3789, VARIANCE NO. 1907– EA: 43090 – Applicant: Vincent Cox. Superior ComSites LLC.– Engineer/Representative: Lena Hoffmeyer Aspectus Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area south of the 60- Freeway, west of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage – **REQUEST:** The Conditional Use Permit proposes to construct a 119 foot H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of two 25Kw diesel generators, an emergency backup generator with one 500 gallon propane tank, with eventual permanent power provided. Variance No. 1907 is a request to allow a 119 foot high lattice tower in an area where the maximum of 105 feet is permitted. – APN: 422-060-002 – Related Cases: HANS02352

COMPLETED/REVIEWED BY:

By: Brett Dawson Title: Project Planner Date: April 25, 2019

Applicant/Project Sponsor: Lena Hoffmeyer Date Submitted: November 17, 2017

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

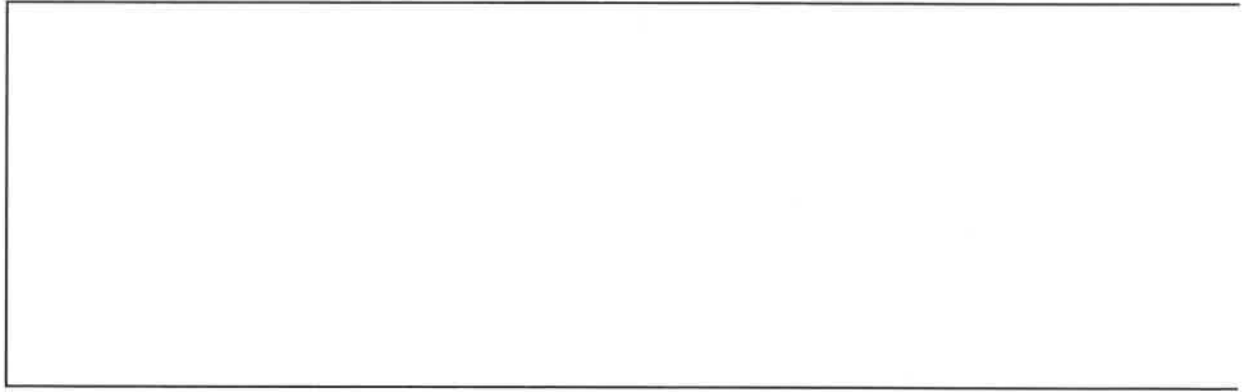
The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

For additional information, please contact Brett Dawson at 951-955-0972 or bdawson@rivco.org.

Revised: 04/11/19

Y:\Planning Case Files-Riverside office\TR37169\DH-PC-BOS Hearings\Cover_Sheet_Mitigated_Negative_Declaration.docx



COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number:
Project Case Type (s) and Number(s): Conditional Use Permit No. 3789
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Brett Dawson
Telephone Number: 951-955-0972
Applicant's Name: SuperiorComSites, LLC, c/o Lena Hoffmeyer
Applicant's Address: 17595 Harvard Ave, C3000, Irvine, CA 92614

I. PROJECT INFORMATION

Project Description: SuperiorComSites (SCS) proposes the construction of a new wireless communications tower on an approximately 0.14-acre site. The Project consists of an approximately 119' tall H-frame communications tower and telecommunications equipment cabinets within a six-foot high concrete masonry enclosure. Four guy wires will tether the tower. The Project will be powered by either two 25 kW generators enclosed within a 6-foot high masonry enclosure or a solar power array on approximately 0.2 acres, or a combination of both. One of the wireless users of the proposed communications tower, Verizon, would provide and maintain its own back-up 15 kW diesel generator, also enclosed within a 6-foot high block wall enclosure.

An existing dirt access road extends from Jackrabbit Trail through several parcels to the proposed tower site; however, no improvements to the dirt access road are planned as part of construction. The facility will be placed on the property owned by Beaumont 600, LLC (APN 422-060-002). A 0.44-acre staging area is proposed immediately south of the project lease area on BLM land (APN 422-060-025), of which approximately 0.2 acre will house the solar array, provided the Applicant is able to secure approvals and an easement from BLM.

The purpose of the proposed project is to construct a new communication tower to support telecommunications service for private and public entities as well as public safety transmitters for police, fire, etc. Cellular service is spotty along State Route 60 and in certain areas cellular service does not exist. The lack of cellular service has created a potential public safety hazard. According to California Highway Patrol (CHP) data, between mile marker 22 and mile marker 26 on SR 60, there have been four fatalities since 2016. In order to improve cellular service on this stretch of freeway, a new communications tower is necessary. The location and height of the tower have been designed to improve signal propagation given the surrounding terrain and reduce, if not eliminate, zones of no cellular service on State Route 60.

Attachment 1 includes a project vicinity map and Attachment 2 includes the proposed site plans.

Construction access would occur on approximately 2.2 miles of existing dirt access roads, the majority of which coincides with a SCE easement. SCE routinely maintains this route. Depending on road conditions at the start of construction, additional maintenance of the existing dirt roads might be necessary to facilitate transport of construction materials, equipment, and personnel to the Project site.

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

B. Total Project Area: 0.14 acre

C. Assessor's Parcel No(s): 422-060-002

Street References: South of State Route 60 and west of Jack Rabbit Trail interchange

- D. Section, Township & Range Description:** Section 2, Township 3, South and Range 2 West
- E. Brief description of the existing environmental setting of the project site and its surroundings:** The Project Site and surrounding areas consists of vacant land. The topography consists of rolling hills associated with the eastern portion of the Badlands along State Route 60.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed Project is consistent with the Rural Mountainous land use designation and the other applicable land use policies within the General Plan.
- 2. Circulation:** The proposed Project will not alter or impact the surrounding circulation system. Access to the Project site occurs by way of a dirt access road from Jack Rabbit Trail. Following construction of the communications tower, minimal maintenance is required. Therefore, the proposed Project is consistent with the circulation policies of the General Plan.
- 3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this Project. The proposed Project is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP). The proposed communications tower is located within Cell number 933. A Habitat Acquisition & Negotiation Strategy case (HANS 02352) was created and approved with no conservation required. The proposed Project satisfies all other applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed Project is not located within a State of California mapped earthquake fault zone or County of Riverside fault hazard zone. The proposed Project is located within a Very High Fire Hazard Severity Zone; however, the Project does not include habitable structures and minimal combustible material. Therefore, the Project does not place people in a dangerous setting. The proposed Project is consistent with applicable Safety element policies.
- 5. Noise:** The Project site is located within a rural undeveloped portion of the County. No sensitive noise receptors are located nearby. Furthermore, operation of the communications tower under normal circumstances would not generate any noise. If the communications tower were to lose power, a back-up diesel generator would take over power supply. The generator is surrounded by an 6-foot CMU block wall and no sensitive receptors are located nearby, therefore, noise levels would not exceed standards established in the General Plan or noise ordinance. The Project is consistent with all other applicable Noise Element policies.
- 6. Housing:** The proposed Project is a communications tower, which would neither displace nor create housing. Therefore, the Housing Element policies do not apply.
- 7. Air Quality:** Construction of the proposed Project would require minimal amount of dirt movement. Compliance with South Coast Air Quality Management District Rule 403 would minimize the release of fugitive dust during construction. During normal operation, the communications tower would generate minimal amounts from air emissions from a 25 kW

diesel generator when in use. The proposed Project meets all applicable Air Quality element policies.

8. Healthy Communities: The proposed Project is located in a rural undeveloped portion of the County. Since the Project is not located within an existing community or provides new housing, the Healthy Communities Element does not apply.

9. Environmental Justice (After Element is Adopted): The proposed Project is located in a rural undeveloped portion of the County. Since the Project is not located within an existing community or provides new housing, the Environmental Justice Element does not apply.

B. General Plan Area Plan(s): The Pass

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Mountainous (RM)

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding:

1. General Plan Area Plan(s): Reche Canyon/Badlands

2. Foundation Component(s): Open Space

3. Land Use Designation(s): Conservation

4. Overlay(s), if any: N/A

5. Policy Area(s), if any: N/A

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: N/A

2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: W-2-20

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: W-2-20

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 checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

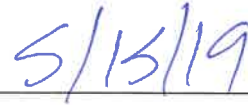
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature



Date

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

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source(s): Riverside County General Plan Figure 9 in The Pass Area Plan “Scenic Highways” and “Chapter 3, Characteristics of the Driver, the Vehicle and the Road” at facstaff.cbu.edu

Findings of Fact:

(a) The Pass Area Plan Figure 9, “Scenic Highways” identifies two County-eligible scenic highways in the vicinity of the Project site: State Route 60 west of the Project site and San Timoteo Canyon Road/Oak Valley Parkway north of the Project site. No State designated Scenic Highways are located within the vicinity of the Project site. The portion of State Route 60 designated as County eligible is approximately 1 mile west of the Project site and substantial topography would likely block an eastbound motorist’s view of the proposed communication tower.

Drivers on San Timoteo Canyon Road/Oak Valley Parkway could have a view of the communications tower in both directions. Research has shown that most people see clearly within a conical angle of 3° to 5°. For a driver, this occurs directly in front of the vehicle and as speed increases, the breadth of clear vision narrows. Drivers see fairly clearly within a conical angle of 10° to 12° and vision beyond that

range is typically blurred¹. While traveling eastbound on San Timoteo Canyon Road/Oak Valley Parkway, the proposed communications tower would be primarily perpendicular to the driver's view. A driver at the intersection of Palmer Avenue and San Timoteo Canyon Road/Oak Valley Parkway could have a view of the tower. However, based on Google Earth estimates, the tower would be approximately 1.1 miles away from that intersection. Traveling westbound, the tower would be in the driver's cone of vision, but farther way. Where Oak Valley Parkway curves to the north and the tower leaves the driver's cone of vision is approximately 1.6 miles from the Project site. While the communications tower is tall, approximately 119 feet, the structure is not wide and therefore has limited visual mass. Given the distance from the driver and the limited visual mass of the structure, the proposed communication tower would not dominate or disrupt the views of the hills in the distance. Therefore, the proposed communications tower would not cause a substantial effect on a scenic highway corridor.

(b) The Project site is located in an undeveloped area of rolling and steep hills known as the Badlands. The Project site itself is not unique and does not contain a scenic resource. The Project site does not have any large rock outcroppings, or unique features. It is also located on private property and therefore not a public vista. Furthermore, there are no public vistas of the Project site. Tall electrical transmission lines are located along State Route 60 and other communications towers are located in the area. While the tower will be visible, it would not damage scenic resources or create an aesthetically offensive view from public places.

(c) The proposed communication tower would change the character of the Project site; however, the proposed communication tower would not change the overall character and aesthetics of the topography of the Badlands. Furthermore, the only public views of the site are from surrounding roadways as discussed in Section (a) and no significant aesthetic impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 2. Mt. Palomar Observatory | | | | |
| a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

(a) The lack of lighting, as shown on the project plans, ensures compliance with the Mt. Palomar Observatory lighting requirements. No lighting would occur on the lattice tower, except for warning lights as required by the Federal Aviation Administration (FAA). FAA warning lights tend to be red and would affect the night sky. The ground equipment is also not lighted per the Project plans. Any nighttime maintenance would be temporary and confined to the area around the generator and equipment enclosures. No impact would occur.

Mitigation: No mitigation is required.

1

<http://facstaff.cbu.edu/~gmcginni/classes/CE%20318%20Highway%20Engineering/PowerPoint/Characteristics%20of%20the%20Driver,%20the%20Vehicle%20and%20Road.pdf>

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 3. Other Lighting Issues | | | | |
| a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Expose residential property to unacceptable light levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): On-site Inspection, Project Application Description, Project Plans

Findings of Fact:

(a, b) No lighting would occur on the lattice tower, except for warning lights as required by the Federal Aviation Administration (FAA). FAA warning lights tend to be red and would affect the night sky or create substantial light or glare. The ground equipment is also not lighted per the Project plans. Any nighttime maintenance would be temporary and confined to the area around the generator and equipment enclosures. Furthermore, no residential properties are located in close proximity to the Project site. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| AGRICULTURE & FOREST RESOURCES Would the project: | | | | |
| 4. Agriculture | | | | |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials; The Pass Area Plan

Findings of Fact:

(a) Pursuant to the Riverside County General Plan Figure OS-2 "Agricultural Resources" exhibit, the Project site is located within an area designated as "Not Mapped". Furthermore, according to The Pass Area Plan Figure 3, the Project site is designated Rural Mountainous, not agriculture. The Project site has substantial topography, which would make commercial farming very difficult. Given the lack of farming activity, no mapped designation on Figure OS-2, and no agriculture land use designation, impacts would be less than significant.

(b) The Project site is designated Rural Mountainous on The Pass Area Plan Figure 3 land use map. No agricultural zoning occurs on the Project site. Furthermore, the site is not under a Williamson Act contract. No impact would occur.

(c, d) The properties surrounding the Project site are designated Rural Mountainous and Conservation. No farming takes place within close proximity to the Project site. The proposed communications tower would not change the environment such that farming operations could be impacted. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 5. Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas,"

Findings of Fact:

(a - c) Pursuant to the Riverside County General Plan Figure OS-3 "Parks, Forests, and Recreation Areas" exhibit, the Project site is not located within any designated forest land area. Furthermore, the Project site does not contain any trees or other physical elements of a forest or timber producing area. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| AIR QUALITY Would the project | | | | |
| 6. Air Quality Impacts | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook, AQMD Off-Road Emissions Factors

Findings of Fact:

(a) The Project site is located in the South Coast Air Basin (SCAB) within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). Currently, the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) are exceeded in most parts of the South Coast Air Basin for PM10, PM2.5, and ozone. In response, the SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the state and federal ambient air quality standards. The Final 2016 AQMP is the most current and applicable to the project.

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD’s CEQA Air Quality Handbook (1993). These indicators are discussed below:

- **Consistency Criterion No. 1:** The proposed Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

AQMD has set the following emissions thresholds (regional and local) for construction and operations.

| TABLE 1 MAXIMUM DAILY EMISSIONS THRESHOLDS (REGIONAL THRESHOLDS) | | |
|---|---------------------|--------------------|
| Pollutant | Construction | Operational |
| No _x | 100 lbs/day | 55 lbs/day |
| VOC | 75 lbs/day | 55 lbs/day |
| PM ₁₀ | 150 lbs/day | 150 lbs/day |
| PM _{2.5} | 55 lbs/day | 55 lbs/day |
| SO _x | 150 lbs/day | 150 lbs/day |
| CO | 550 lbs/day | 550 lbs/day |
| Lead | 3 lbs/day | 3 lbs/day |

| TABLE 2. MAXIMUM DAILY EMISSIONS THRESHOLDS (LOCAL THRESHOLDS) | | |
|---|--|--------------------|
| Pollutant | Construction | Operational |
| No _x | 200 lbs/day (Site Prep) 237 lbs/day (Grading) | N/A |
| CO | 1,230 lbs/day (Site Prep) 1,346 lbs/day (Grading) | N/A |
| PM ₁₀ | 10 lbs/day (Site Prep) 11 lbs/day (Grading) | N/A |
| PM _{2.5} | 6 lbs/day (Grading) 7 lbs/day (Site Prep) | N/A |

Construction Emissions

Construction of the proposed Project will occur by a limited amount of construction equipment. Given the site access over a rough dirt road, construction equipment will be limited to pickup trucks and other small equipment. The proposed Project does not require grading or earth movement. A small tractor loader/backhoe will likely be used to clear the Project site of any ruderal vegetation. Holes for footings will be dug either by hand or with a small backhoe. Concrete for the footings will be brought in by pickup truck and mixed on-site. A small crane will be used to erect the communications tower. Given the design of the Project and its location, the construction activities would occur sequentially instead of overlapping.

AQMD provides typical emissions factors for off-road equipment. Four pieces of equipment were selected that could be used on the Project site: bore/drill rig, crane, tractor/loader/backhoe, rubber tire loader. Table 3 below summarizes the emissions for each of these pieces of equipment. Even if these four pieces of equipment were used at the same time for 8 hours per day, which is highly unlikely, the emissions are negligible compared to the thresholds of significance. Therefore, construction impacts are less than significant.

TABLE 3. EQUIPEMENT EMISSIONS

| Equipment | MaxHP | (lb/hr) ROG | (lb/hr) CO | (lb/hr) NOX | (lb/hr) SOX | (lb/hr) PM |
|--|-------|----------------|---------------|----------------|----------------|---------------|
| Bore/Drill Rigs | 250 | 0.050 | 0.343 | 0.200 | 0.002 | 0.005 |
| hrs per day | | 8 | 8 | 8 | 8 | 8 |
| Total emissions per day | | 0.402 | 2.741 | 1.600 | 0.017 | 0.043 |
| Cranes | 250 | 0.074 | 0.248 | 0.554 | 0.001 | 0.019 |
| hrs per day | | 8 | 8 | 8 | 8 | 8 |
| Total emissions per day | | 0.596 | 1.982 | 4.432 | 0.010 | 0.152 |
| Tractors/Loaders/Backhoes | 120 | 0.040 | 0.341 | 0.269 | 0.001 | 0.015 |
| hrs per day | | 8 | 8 | 8 | 8 | 8 |
| Total emissions per day | | 0.318 | 2.730 | 2.149 | 0.005 | 0.123 |
| Rubber Tired Loaders | 120 | 0.061 | 0.400 | 0.381 | 0.001 | 0.027 |
| hrs per day | | 8 | 8 | 8 | 8 | 8 |
| Total emissions per day | | 0.487 | 3.196 | 3.050 | 0.006 | 0.216 |
| Total Emissions per 8 hour day | | 1.80 | 10.65 | 11.23 | 0.04 | 0.53 |
| Threshold of Significance (lbs/day) | | 75 | 550 | 100 | 150 | 150 |
| Significant? | | NO | NO | NO | NO | NO |

Source: <http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/off-road-mobile-source-emission-factors>

Operational Emissions

Since the communications tower itself would not generate emissions, the potential for operational emissions occurs from maintenance activities and the diesel generators. Maintenance activities are anticipated to be minimal following construction of the tower, estimated to occur two times per month. Maintenance activities would generally entail a maintenance crew in one or two pickup trucks driving to the site. This level of activity would generate negligible air emissions.

The proposed communications tower would be powered by either two 25 kW diesel generators, a solar array, or a combination of both. Since the solar array would not generate air emissions, the potential for an air impact would occur if the communications tower were to be solely powered by diesel generators. The Project includes two 25 kW diesel generators that would supply power to a battery bank. Only one diesel generator is planned to operate at a time. The assumption is the generator would run the entire day (24 hours), which is conservative since the generator would charge a bank of batteries with a planned 6 hour run time. As shown in Table 4, the emissions represent a fraction of the thresholds of significance. Therefore, impacts are less than significant.

Table 4. GENERATOR EMISSIONS

| Equipment | MaxHP | (lb/hr) ROG | (lb/hr) CO | (lb/hr) NOX | (lb/hr) SOX | (lb/hr) PM |
|---|-------|----------------|---------------|----------------|----------------|---------------|
| Generator Set | 25 | 0.023 | 0.078 | 0.143 | 0.000 | 0.007 |
| hrs per day | | 24 | 24 | 24 | 24 | 24 |
| Total emissions per day | | 0.552 | 1.87 | 3.43 | 0.00 | 0.168 |
| Thresholds of Significance (lbs/day) | | 55 | 550 | 55 | 150 | 150 |
| Two 25kW gen sets | | 1.104 | 3.744 | 6.864 | 0.00 | 0.336 |
| Significant? | | NO | NO | NO | NO | NO |

Source: <http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/off-road-mobile-source-emission-factors>

The Project also includes a back-up diesel generator supplied and maintained by Verizon that would only be used in emergencies when no other power source is available. Since this generator is for emergencies only and not planned for normal operations, the potential impact from air emissions is less than significant.

- Consistency Criterion No. 2: The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.

The assumptions in the AQMP are based on General Plan land use data provided by counties and cities. The land use data is used to estimate vehicle trip generation, which is then converted into Projected emissions. The Pass Area Plan designates the Project site as Rural Mountainous, which among other uses permits one single family dwelling per 10 acres. The proposed Project is an unmanned communications tower, which has no daily trip generation. Vehicle trips to the Project site would occur for maintenance only, which is estimated to be two times per month. Therefore, the traffic generated by the proposed project would be less than permitted by the RM land use designation. Thus, the proposed communications tower would not exceed the growth projections in the County of Riverside's General Plan and is therefore determined to be consistent with the AQMP.

As indicated above, the Project would not result in or cause NAAQS or CAAQS violations. Therefore, because the Project would not conflict with or obstruct implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans would be less than significant.

(b, c) As shown in Tables 3 and 4 above, the proposed Project would not exceed regional or local emissions thresholds established by AQMD for construction and operations. SCAQMD, in CEQA documents for which it is the lead agency, uses a zone of influence of 1 mile from the proposed Project for ambient pollutants and 500 feet for toxic air contaminants to identify cumulatively relevant projects. This represents a likely worst-case scenario and is more restrictive than most other lead agencies. Given the location of the Project site, no cumulatively relevant projects have been identified.

State CEQA Guidelines §15064(h)(4) states that "The mere existence of cumulative impacts caused by other projects alone shall not constitute substantial evidence that the proposed Project's incremental effects are cumulatively considerable." SCAQMD has developed a policy to address the cumulative impacts of CEQA projects. The policy holds that proposed Project impacts would be cumulatively considerable if they were to exceed the project-specific air quality significance thresholds. Tables 3 and 4 above shows that the proposed Project would be below all SCAQMD CEQA thresholds related to air quality. Therefore, since no cumulatively relevant projects occur and the proposed Project's emissions are well below significance thresholds, the proposed Project's contribution would not be cumulatively considerable.

d) No sensitive receptors are located within one mile of the Project site. The closest residential use is located north of Oak Valley Parkway approximately 1.1 miles from the Project site. Furthermore, as shown in Tables 3 and 4, both construction and operational emissions would not exceed, and are well below, regional and local thresholds. Therefore, impacts to sensitive receptors would be less than significant.

e) The proposed Project does not include construction of a sensitive receptor; therefore, this threshold of significance does not apply. Furthermore, no point source emitters are located within one mile of the Project site. No impacts would occur.

f) The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities.

The Project does not contain land uses typically associated with emitting objectionable odors. The potential for the project to generate odors would be associated with construction activities and operation of the generator. Since no sensitive receptors are located within one mile of the Project site, odors associated with the proposed project construction and operations would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| BIOLOGICAL RESOURCES Would the project: | | | | |
| 7. Wildlife & Vegetation | | | | |
| a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)? | <input type="checkbox"/> | <input 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 Wildlife or U. S. Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| corridors, or impede the use of native wildlife nursery sites? | | | | |
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): GIS database, WRCMSHCP, On-site Inspection, Biological Resource Assessment and MSHCP Consistency Analysis by Cooper Ecological Monitoring, Inc. dated November 30, 2017, and Updated BRA Memo by Carlson Strategic Land Solutions, dated March 13, 2019

Findings of Fact:

(a) The Project site is located within the Western Riverside County Multi-Species Habitat Conservation Plan (“MSHCP”). The overall Project APN falls into Criteria Cells 931, 933, and 936, Area Plan “The Pass,” Sub Unit 1: Potrero/Badlands of the MSHCP. Specifically, the Project site falls within Criteria Cell 933.

The Project site also contains the Burrowing Owl (*Athene cunicularia*) overlay. No burrows were observed on the Project site during the field survey. Furthermore, no California ground squirrel (*Otospermophilus beecheyi*) were observed, which are often found in association with Burrowing Owl, on the Project site. No debris piles that could be used by Burrowing Owl were observed.

Furthermore, no MSHCP defined Riparian/Riverine and Vernal pools were observed.

Given the Project site’s location within a criteria cell and within Proposed Core Area 3, the Project is subject to Regional Conservation Authority (“RCA”) review. A Habitat Acquisition and Negotiation Strategy (“HANS” - No. HANS02352) was submitted and has gone through the RCA review process, which determined no portion of the Project site is required to be conserved. Therefore, impacts are less than significant.

(b, c) The proposed Project will result in permanent impacts of approximately 0.138 acres for the communications tower, approximately 0.2 acres for the solar array, and additional temporary impacts of approximately 0.24 acres for staging of materials and construction equipment. According to the BRA, both permanent and temporary impacts would occur to ruderal/disturbed vegetation. Therefore, no significant impacts to sensitive vegetation would occur.

The 2017 BRA identified two federally endangered wildlife species, Stephen’s Kangaroo rat (*Dipodomys stephensi*) and the coastal California gnatcatcher (*Polioptila californica californica*) that have the potential to occur in the Project area. The Project site does not support suitable habitat for Stephen’s Kangaroo rat or the coastal California gnatcatcher due to the elevation, lack of suitable vegetation, and steep incline of the surrounding hills. Furthermore, three field inspections in 2016, 2017 and 2019 did not reveal suitable habitat or indication of presence of sensitive species.

The vegetation on and adjacent to the Project site contains little suitable habitat for tree-, shrub-, and ground-nesting avian species protected under the Migratory Bird Treaty Act and California Department of Fish and Wildlife Code. However, if work is to be done during the avian breeding season (Mar. 15 - Aug. 31), the potential for impacts to nesting birds exists. As such, mitigation measure BIO-1 has been added to require either avoiding work during the nesting bird season or conducting pre-construction nesting bird surveys.

Therefore, impacts would be less than significant with mitigation.

(d) The Project site is not designated as a wildlife movement corridor, however the property to the south of the Project site is designated for conservation. Therefore, wildlife movement likely occurs across the Project site. The proposed communications tower would occupy only 0.138 acres and the solar array only 0.2 acres, which in context of the surrounding area is a very small footprint. Furthermore, the communications tower would be unmanned, and only visited sporadically for maintenance. Given the small footprint and lack of human occupation, impact to wildlife movement would be less than significant.

(e, f) According to the BRA and updated BRA memo, no riparian/riverine, jurisdictional waters of the U.S. or State, or vernal pools are located on the Project site. Therefore, no impact to those biological resources would occur.

(g) The proposed Project complies with local policies and ordinances to protect biological resources. The Project site is located within the MSHCP and has undergone HANS review, which determined the Project's consistency with the MSHCP. The Pass Area Plan includes Policy PAP 15.1 to protect viable oak woodlands, however no oak trees are present on the Project site. Therefore, less than significant impacts would occur.

Mitigation: The following mitigation measure is required to minimize potential impacts to nesting birds.

Mitigation Measure BIO-1:

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

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| CULTURAL RESOURCES Would the project: | | | | |
| 8. Historic Resources | | | | |
| a) Alter or destroy a historic site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): On-site Inspection, Project Application Materials, *Cultural Resource Records Search and Site Visit Results for Superior Com Sites, LLC, SCS2089, 12997 Jackrabbit Trail, Beaumont, Riverside County, California* prepared by Environmental Assessment Specialists, dated January 19, 2018

Findings of Fact:

(a, b) The Project site is currently vacant, with no structures present. Furthermore, a County-approved archaeologist has conducted a site visit and records search and determined no historic structures are present on the Project site. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 9. Archaeological Resources | | | | |
| a) Alter or destroy an archaeological site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): On-Site Inspection, Project Application Materials, *Cultural Resource Records Search and Site Visit Results for Superior Com Sites, LLC, SCS2089, 12997 Jackrabbit Trail, Beaumont, Riverside County, California* prepared by Environmental Assessment Specialists, dated January 19, 2018; SHPO clearance dated May 30, 2018

Findings of Fact:

(a, b, c) Environmental Assessment Specialists conducted a record search and field inspection in support of their report dated January 19, 2018. The results of the record search indicate no cultural resources have been recorded within the search radius. The results of the record search were confirmed by the field inspection, which determined no indicators of archaeological resources are present on the Project site.

In addition to a records search, Environmental Assessment Specialists notified the Native American Heritage Commission and notices were sent on February 8, 2018 to 34 Native American Tribes of the proposed project. Additionally, an application package was submitted to the State Historic Preservation

Officer on April 17, 2018. The SHPO responded on May 30, 2018 indicating no historic resources are located on the Project site, which concluded the Section 106 consultation with SHPO.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 10. Tribal Cultural Resources | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or, | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Native American Consultation

Findings of Fact:

(a, b) On January 25, 2018, 11 notices were sent to Native American Tribes pursuant to AB 52. The notices informed the Tribes of the proposed project's location and scope. The San Manuel and Morongo Tribes both requested additional information, which was provided to the Tribes. No further action or consultation was requested, and the AB 52 notification period closed.

Additionally, on February 8, 2018, Environmental Assessment Specialists, Inc. sent notification letters to 34 tribes as part of the review under Section 106 of the National Historic Preservation Act. No Tribe provided information or concern regarding the proposed project and on May 30, 2018, the SHPO closed the Section 106 review. Given the lack of concern from the Tribes and results of record searches, the potential impacts to Native American resources are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| ENERGY Would the project: | | | | |
| 11. Energy Impacts | | | | |
| a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact:

(a – b) The proposed Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. The proposed communications tower will create a demand for electricity. The demand for power will be supplied by two 25 kW diesel generators (only one in operation at a time), a solar array, or a combination of both. One of the wireless users of the proposed communications tower, Verizon, would provide and maintain its own back-up 15 kW diesel generator, also enclosed within a 6-foot high block wall enclosure. As evidenced that a 25kW generator provides sufficient power, the energy demand for the communications tower is small, and able to be supplied by either a small generator and/or solar power. The benefit from this increase in energy demand is an improvement in wireless coverage along State Route 60, which could enhance emergency response in emergency situations. Unlike residential homes, energy efficiency standards do not apply to communications towers. However, the operator of the communications tower is economically incentivized to be as energy efficient as possible since electricity is the primary operating cost of the communications tower. Given the reliance on a small diesel generator and/or solar power, which would not place additional demands on the power grid, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| GEOLOGY AND SOILS Would the project directly or indirectly: | | | | |
| 12. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death? | | | | |
| b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | | | | |

Source(s): Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database, Geologist Comments, *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, and *Geologic Hazard Evaluation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 17, 2018.

Findings of Fact:

(a) The Project site is not located within an Alquist-Priolo Earthquake Fault Zone or a County mapped Fault Hazard Zone. The closest significant active fault is the San Jacinto Fault, located approximately 5.4 kilometers southwest of the Project site. Therefore, there is no potential for surface fault rupture. The proposed Project is unmanned and would not expose people, except during times of maintenance, to risk of loss, injury, or death. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 13. Liquefaction Potential Zone | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Be subject to seismic-related ground failure, including liquefaction? | | | | |

Source(s): Riverside County General Plan Figure S-3 “Generalized Liquefaction,” *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, and *Geologic Hazard Evaluation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 17, 2018

Findings of Fact:

(a) The Project site is underlain by dense sedimentary bedrock not susceptible to liquefaction. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|--------------------------|
| 14. Ground-shaking Zone | | | | |
| a) Be subject to strong seismic ground shaking? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Source(s): Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, and *Geologic Hazard Evaluation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 17, 2018

Findings of Fact:

(a) The Project site is subject to strong ground shaking. The nearest major active fault is the San Jacinto Fault located approximately 5.4 miles southwest of the site. An estimated Peak Ground Acceleration (PGA) of 0.752g, with a 10% chance of exceedance within the design life of 50 years. Design of the structure is subject to the California Building Code (CBC) and its earthquake-resistant design formulas applied to low-rise structures. Furthermore, the *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, includes numerous design recommendations to offset the risk of strong ground-shaking. A less than significant impact would occur with implementation of Mitigation Measure GEO-1.

Mitigation:

Mitigation Measure GEO-1: Final Project design shall implement the design recommendations of the Project geotechnical engineer as specified in the report *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, prior to the issuance of building permits.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| 15. Landslide Risk | | | | |
| a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope,” *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, and *Geologic Hazard Evaluation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 17, 2018

Findings of Fact:

(a) No landslides have been mapped in the area of the Project site area and the low dip angle and orientation of bedding is generally favorable with respect to slope stability. Although surficial failures are common on slopes in the badlands area, the hilltop location of the site precludes potential hazards from surficial failures. The potential impact from landslides is less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| 16. 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, and *Geologic Hazard Evaluation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 17, 2018

Findings of Fact:

(a) Published geologic maps indicate that the site is underlain by non-marine sedimentary rocks of the San Timoteo Formation. The upper part of the formation, which underlies the site area, is generally described as sandstone, with subordinate conglomeratic beds and intervals of siltstone and claystone. In the Project site area, these beds strike northwesterly and dip at shallow inclinations (10-15 degrees) to the northeast, a generally favorable condition with respect to slope stability of the site. The site is stable and suitable for development of the proposed project. Less than significant impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| 17. Other Geologic Hazards | | | | |
| a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): On-site Inspection, Project Application Materials, *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, and *Geologic Hazard Evaluation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 17, 2018

Findings of Fact:

(a) The Project site is located more than 50 miles from the Pacific Ocean and no large bodies of water are located in close proximity to the Project site. Therefore, there is no threat of tsunamis or seiches. Furthermore, the Project site is not located near an active volcano. The geology of the Project site is generally described as sandstone, with subordinate conglomeratic beds and intervals of siltstone and claystone. There is no evidence of landslides within the project area. Given the bedrock formation of the Project site, there is minimal risk associated with mud flows. Therefore, potential impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| 18. Slopes | | | | |
| a) Change topography or ground surface relief features? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create cut or fill slopes greater than 2:1 or higher than 10 feet? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in grading that affects or negates subsurface sewage disposal systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, and *Geologic Hazard Evaluation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 17, 2018

Findings of Fact:

(a) The proposed Project would not change the topography of the Project site. The base of the tower is located on the relatively flat portion of the Project site, which is the top of a hill. Guy wires would extend out, and partially downslope, however the installation of the guy wires would only require digging

of a footing and no topographic alternation of the site would occur. The solar array can also be installed on slopes without impact. The impact is less than significant.

(b) No grading is proposed with the Project and no cut or fill slopes would occur. The flat portion of the Project site will remain at the same general elevation after site preparation and pour of the pads for the communications tower, equipment room, and back-up generator. A less than significant impact would occur.

(c) No subsurface sewage disposal systems are located on the Project site or proposed as part of the project. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| 19. Soils | | | | |
| a) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, and *Geologic Hazard Evaluation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 17, 2018

Findings of Fact:

(a) The Project site is primarily underlain by non-marine sedimentary rocks of the San Timoteo Formation. While some loss of topsoil is possible, the primary geologic condition of the Project site is bedrock, which is not highly susceptible to soil erosion or loss of topsoil. During construction, the disturbance of topsoil could lead to localized erosion. However, due to the Project's limited scale, and with incorporation of Best Management Practices (BMP's), potential impacts resulting from erosion would be less than significant.

(b) The soils on the Project site have a low probability of expansiveness given the limited clay content of the soil. The Project site is underlain by non-marine sedimentary rocks of the San Timoteo Formation. The upper part of the formation, which underlies the site area, is generally described as sandstone, with subordinate conglomeratic beds and intervals of siltstone and claystone. Therefore, impacts would be less than significant.

(c) No septic systems are present on the Project site or proposed as part of the project. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| 20. Wind Erosion and Blowsand from project either on or off site. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? | | | | |

Source(s): Riverside County General Plan Figure S-8 “Wind Erosion Susceptibility Map,” Ord. No. 460, Article XV & Ord. No. 484; *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, and *Geologic Hazard Evaluation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 17, 2018

Findings of Fact:

(a) According to Riverside County General Plan Figure S-8, the Project site has a moderate susceptibility to wind erosion. However, according to the *Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California*, prepared by Toro International dated August 15, 2018, the project site is underlain by non-marine sedimentary rocks of the San Timoteo Formation. The upper part of the formation, which underlies the Project site area, is generally described as sandstone, with subordinate conglomeratic beds and intervals of siltstone and claystone. While the sandstone formation is subject to wind and water erosion, it is not a geologic formation that generates windblown sand. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|--------------------------|
| 21. Paleontological Resources | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature? | | | | |

Source: Riverside County General Plan Figure OS-8 “Paleontological Sensitivity”; *Paleontological Resource Impact Mitigation Program for the SCS2089/Hammer Hills Project, Beaumont, County of Riverside, California* prepared by Duke CRM, dated October 16, 2018

Findings of Fact:

(a) Riverside County General Plan Figure OS-8 identifies the Project site as having high sensitivity for paleontological resources. Duke CRM conducted a records search and determined no paleontological resources have been recorded on the Project site or within a 1-mile radius. However, based on on-site

geological materials, the Project site has a high sensitivity for paleontological resources. Therefore, Mitigation Measure GEO-2 requires the presence of a qualified paleontologist to monitor all ground disturbing activities. With implementation of Mitigation Measure GEO-2, impacts would be less than significant.

Mitigation:

Mitigation Measure GEO-2: All ground disturbing activities, including earth movement, shall be monitored by a qualified paleontological monitor. Monitoring will consist of visually inspecting freshly exposed rock and debris for fossil remains. The paleontological monitor shall have the authority to halt or relocate earth moving activities to a different location in case of an important paleontological find. Should an artifact be found on the Project site worthy of collection or curation, the paleontological monitor shall follow the protocol established in the report, *Paleontological Resource Impact Mitigation Program for the SCS2089/Hammer Hills Project, Beaumont, County of Riverside, California* prepared by Duke CRM, dated October 16, 2018.

Monitoring: Mitigation Measure GEO-2 includes a monitoring program. No further monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| GREENHOUSE GAS EMISSIONS Would the project: | | | | |
| 22. Greenhouse Gas Emissions | | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact:

(a) As evidenced in Table 3, construction of the proposed communications tower would result in minor emissions, equal to a fraction of the regional and local thresholds of significance. Table 4 demonstrates the emissions from the 25kW diesel generator would generate a fraction of the regional and local thresholds of significance. Operation of the proposed communications tower would primarily rely on solar power from a solar array adjacent to the project site. As evidenced by the fact the system can operate on a 25kW generator, the demand for power is minimal. The County of Riverside has established a screening threshold for of 3,000 MTCO_{2e} per year to identify projects that require the use of Screening Tables in Appendix F of the CAP or a project-specific technical analysis to quantify and mitigate project emissions. Throughout the region, many projects of larger scale, both construction and operations, have demonstrated GHG emissions less than 3,000 MTCO_{2e} per year. While the screening tables in Appendix F of the CAP are not applicable because the Project is not a typical residential, commercial, or industrial project, given the limited construction and operational scope of the proposed communication tower, and primary reliance on solar power, it is safe to conclude based on a comparison to much larger projects, that the proposed Project would not generate close to the 3,000 MTCO_{2e} per year threshold. Therefore, impacts would be less than significant.

(b) The California Air Resources Board (CARB) prepared a 2008 and 2017 Scoping Plan that includes strategies to meet the goals of AB 32. Furthermore, the County of Riverside adopted a CAP, which

includes local strategies for consistency with AB 32. The CAP focuses on reducing GHG emissions through transportation solutions, land use objectives such as increasing density near transit, energy efficiency and conservation consistent with Title 24, and water conservation. While most policies do not apply, the proposed Project is consistent with the CAP and the goals of energy efficiency and conservation because the Project proposes to primarily rely on solar power. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| HAZARDS AND HAZARDOUS MATERIALS Would the project: | | | | |
| 23. 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Project Application Materials; Historical Aerial Photographs (Google Earth)

Findings of Fact:

(a, b) The construction and operation of a wireless communications tower is not associated with the need for routine transport, use or disposal of hazardous materials. The proposed Project includes diesel generators. Therefore, diesel fuel will be present on the Project site and diesel fuel will occasionally be transported to the Project site. However, the quantities of diesel fuel transported to the Project site will be limited given the location of the Project site and need to traverse a rough dirt road. As such, refueling of the diesel generator will likely take place by hand-held containers or from a fuel tank mounted in the back of a pick-up truck. Given the limited quantities and routine nature of transporting diesel fuel, the risk of release of hazardous materials is less than significant.

(c) The communications tower would not interfere with an emergency response plan because the Project site is not located on or near a paved road. Conversely, the proposed Project would provide a positive benefit to emergency response and evacuation plans. Currently, cellular service does not cover

all of State Route 60 through the Badlands area of Riverside County. The lack of cellular service has hindered emergency response resulting in delayed medical care to crash victims. The proposed Project would improve cellular coverage and therefore, improve emergency response. No impact would occur.

(d) The proposed Project site is not located within ¼ mile of a school. No impact would occur.

(e) Based on historical aerial photographs, there is no visible history of development on or adjacent to the Project site. Furthermore, the Project site is located on top of a hill, above canyons located below, and therefore not subjected to groundwater. Based on historical aerials and the configuration of the Project site, there is no evidence of contamination on or near the Project site. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| 24. Airports | | | | |
| 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 (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Riverside County General Plan Figure S-20 “Airport Locations,” GIS database, The Pass Area Plan

Findings of Fact:

(a - d) The closest airport to the Project site is the Banning Municipal Airport. According to The Pass Area Plan, the Project site is located outside of the Airport Land Use Zone. The proposed cellular tower would extend approximately 119 feet above ground, which could cause a hazard to aircraft. Aircraft warning lights, subject to FAA review, would be placed on top of the tower. Therefore, impacts to air travel would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| 25. Hazardous Fire Area | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | | | | |

Source: Riverside County General Plan Figure S-11 “Wildfire Susceptibility,” The Pass Area Plan Figure 12

Findings of Fact:

a) Pursuant to the Riverside County General Plan Figure S-11 “Wildfire Susceptibility” exhibit and The Pass Area Plan Figure 12, Wildfire Susceptibility, the Project site is located within a State Responsibility Area, Very High Fire Hazard Severity Zone. Furthermore, the Project site has a history of fire. In the fall of 2018, a small brush occurred within and adjacent to the Project site, burning a total of approximately 35 acres.

The proposed cellular tower is constructed of primarily non-combustible materials. The tower itself would be of metal lattice-work construction and the solar array would be constructed on metal framing. The equipment room, diesel generators, and back-up propane generator are all enclosed by 6-foot-high block walls and have metal gates/doors.

Since the communications tower is unmanned, except for maintenance work, people would not regularly be exposed to wildland fire.

Lastly, the communications tower will improve cellular coverage in the area. In case of an emergency, including a wildfire, the improvement in cellular coverage will facilitate emergency response and evacuation of people who could be in harm’s way. Therefore, the Project would result in less than significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| HYDROLOGY AND WATER QUALITY Would the project: | | | | |
| 26. Water Quality Impacts | | | | |
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in substantial erosion or siltation on-site or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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(s): Riverside County General Plan Figure S-9 “Special Flood Hazard Areas,” Figure S-10 “Dam Failure Inundation Zone,” Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database; The Pass Area Plan Figure 11 “Special Flood Hazard Areas”

Findings of Fact:

(a) The Project site is currently vacant undeveloped land. The proposed Project would add concrete impervious surface over a portion of the 0.14-acre project site. Additionally, the solar array would cover approximately 0.20 acres. Since both areas of new impervious surface combined are less than a half-acre and located at the top of a hill, the proposed Project would not alter site runoff or degrade the quality of water discharging from the Project site. Similarly, the guy wire footings and equipment structure would also not contribute to a water quality violation. The diesel generator has the potential to contribute to a water quality violation if diesel fuel or oil is spilled during the maintenance of the generator. Given the location of the Project site at the top of a hill and away from any drainage courses, it is highly unlikely spilled fuel or oil would reach a drainage course and be transported off site. While the Project is not subject to a water quality plan, Mitigation Measure HYD-1 is included to reduce the potential for off-site water quality impacts. With implementation of the mitigation measure, impacts would be less than significant.

(b) The Project site is located on non-marine sedimentary rocks of the San Timoteo Formation. The upper part of the formation, which underlies the site area, is generally described as sandstone, with subordinate conglomeratic beds and intervals of siltstone and claystone. This geologic formation may convey water through cracks and fissures, but the formation is not conducive to substantial groundwater recharge. Furthermore, the increase in impervious surface would be less than a half-acre. Given the small footprint of the proposed Project and the underlying geologic structure, impacts to groundwater recharge would be less than significant.

(c) The proposed Project located on the top of a hill with a small footprint (less than a half-acre) would not alter drainage patterns. The increase in impervious surface would cause a negligible increase in runoff. Given the location at the top of a hill, the site currently drains down existing natural slopes into low points created between two hillsides. The current drainage pattern would not change with the proposed Project. Impacts would be less than significant.

(d) The Project site is primarily underlain by non-marine sedimentary rocks of the San Timoteo Formation. While some loss of topsoil is possible, the primary geologic condition of the Project site is bedrock, which is not highly susceptible to soil erosion or loss of topsoil. During construction, the disturbance of topsoil could lead to localized erosion. However, due to the Project's limited scale, and with incorporation of Best Management Practices (BMP's), potential impacts resulting from erosion would be less than significant.

(e) The proposed communications tower's small footprint (less than a half-acre) would not cause a substantial increase in the amount or rate of runoff. While the increase in impervious surface would cause an increase in runoff, the amount of runoff would be minor and would continue to be conveyed by sheet flowing down the hillsides into low points created between two hillsides. No areas on or off-site would be at risk of flooding from construction of the communications tower. Impacts would be less than significant.

(f) Runoff from the Project site is not directly conveyed into a storm drain. The natural condition of the site results in runoff being conveyed from the site by sheet flowing down the existing vegetated hillsides into low points created between two hillsides. Further down the hillside, as the drainage area increases, the crease between hillsides transitions to a small drainage that conveys runoff off-site to the flatter valleys where runoff likely infiltrates. The change in impervious surface associated with the footings for the communications tower, equipment room, solar array and generator pads would not substantially increase the volume of runoff that could exceed the current capacity of the natural condition. Impacts would be less than significant.

(g) The proposed Project would not impede or redirect flows. The Project site currently sheet flows down the existing vegetated hillsides into low points created between two hillsides. That drainage pattern would remain with the proposed Project. Impacts would be less than significant.

(h) The Project site is located more than 50 miles from the Pacific Ocean and no large bodies of water are located in close proximity to the Project site. Therefore, there is no threat of tsunamis or seiches. As shown on the Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 and The Pass Area Plan Figure 11 "Special Flood Hazard Areas," the Project site is not mapped in a flood hazard area. The proposed communications tower would be located on top of a hill, at a high point, and not within an area subject to flooding. Therefore, potential impacts are less than significant.

(i) Please see the response provided in (a) above.

Mitigation:

Mitigation Measure HYD-1: The communications tower operator shall use caution while fueling and maintaining the generators to avoid spilling fuel and/or oil. Absorbent towels or pads shall be located on the project site to facilitate clean-up of any spilled fuel and/or oil.

Monitoring: No monitoring is required.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

27. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

| NA - Not Applicable <input checked="" type="checkbox"/> | U - Generally Unsuitable <input type="checkbox"/> | R - Restricted <input type="checkbox"/> |
|--|---|---|
| a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Changes in absorption rates or the rate and amount of surface runoff? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Changes in the amount of surface water in any water body? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database; The Pass Area Plan

Findings of Fact:

(a-d) The Project site is not located within a 100-year floodplain or flood hazard zone. The proposed Project does not include habitable structures and would not place people at risk of flooding. Furthermore, no dams, levees, or bodies of water are located on or near the Project site that would pose a risk to the proposed Project. The proposed Project's small footprint (less than a half-acre) would not cause a substantial increase in the amount or rate of runoff. While the increase in impervious surface would cause an increase in runoff, the amount of runoff would be minor and would continue to be conveyed by sheet flowing down the hillsides into low points created between two hillsides. No areas on or off-site would be at risk of flooding from construction of the communications tower. Impacts would be less than significant.

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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

LAND USE/PLANNING Would the project:

28. Land Use

| | | | |
|--|--------------------------|-------------------------------------|--------------------------|
| a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|

- b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Source(s): Riverside County General Plan, GIS database, Project Application Materials; The Pass Area Plan

Findings of Fact:

(a) The Project site is undeveloped and located in an undeveloped area. The land use designation is RM – Rural Mountainous and the zoning is W-2-20. The proposed Project is consistent the land use designation and zoning with approval of a conditional use permit. Furthermore, as documented above, the proposed Project is consistent with County of Riverside General Plan policies. A less than significant impact would occur.

(b) The proposed Project would not disrupt or divide an established community because the Project site is located on undeveloped land with no adjoining land uses. The closest residential structure is located approximately one mile from the Project site. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| 29. Planning | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Be consistent with the site's existing or proposed zoning? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be compatible with existing surrounding zoning? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be compatible with existing and planned surrounding land uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

(a) Under existing conditions, the Project site is zoned for Controlled Development Areas (W-2) which allow for one-family dwelling, mobile homes, as well as broadcasting stations, antennas, cable installations, microwave relay stations, and towers. The proposed Project is consistent with the underlying zoning and therefore, impacts would be less than significant.

(b) The Project site is entirely surrounded by properties with a Controlled Development (W-2), 20-acre minimum, zoning. The land use designation of the Project site is Rural Mountainous and adjoining land is designated Conservation. The Project proposes a wireless communication facility. The proposed use would be fully compatible with W-2 zoning designations in the vicinity of the Project site. Therefore, the

proposed Project would be consistent with existing surrounding zoning, and impacts would be less than significant.

(c) All areas surrounding the Project site are currently undeveloped and there is no indication of future development plans. A large portion of the adjacent property is designated conservation and owned by the Bureau of Land Management (BLM), which will remain in open space in perpetuity. The proposed Project is compatible with the surrounding land uses and would not impact the conservation value of surrounding properties. The staging area for the proposed communication tower will occur on BLM land with the concurrence of BLM that neither the staging nor the construction of the communication tower conflicts with the conservation of the BLM property. Impacts would be less than significant.

(d) As stated above, the proposed Project is consistent with the RM land use designation and the policies included in the County of Riverside General Plan. No impact would occur.

(e) The proposed Project would not disrupt or divide an established community because the Project site is located on undeveloped land with no adjoining land uses. The closest residential structure is located approximately one mile from the Project site. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| MINERAL RESOURCES Would the project: | | | | |
| 30. Mineral Resources | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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(s): Riverside County General Plan Figure OS-6 “Mineral Resources Area”

Findings of Fact:

(a-c) The Project site is designated Mineral Resources Zone 3 (MRZ-3) on Figure OS-6 “Mineral Resources Area” of the County General Plan. MRZ-3 indicates the area is of undetermined mineral resource significance. The geology and geotechnical evaluation determined the Project site is comprised of non-marine sedimentary rocks of the San Timoteo Formation. The upper part of the formation, which underlies the site area, is generally described as sandstone, with subordinate conglomeratic beds and intervals of siltstone and claystone. There is no evidence the Project site contains mineral resources. No existing, proposed, or abandoned quarries or mines are located on or adjacent to the project site. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| NOISE Would the project result in: | | | | |
| 31. Airport Noise | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

(a – b) The closest airport to the Project site is the Banning Municipal Airport, over 11 miles from the Project site. According to The Pass Area Plan, the Project site is located outside of the Airport Land Use Zone. The proposed cellular tower would extend approximately 119 feet above ground, which could cause a hazard to aircraft. Aircraft warning lights, subject to FAA review, would be placed on top of the tower. Therefore, no noise impacts from an airport would occur on the project site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| 32. Noise Effects by the Project | | | | |
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local 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(s): Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Project Application Materials

Findings of Fact:

(a) Noise can be generated during construction and operation of the proposed Project. Construction activities will be limited to small equipment given the access to the Project site over a rough dirt road. Anticipated equipment includes a small loader/backhoe for clearing the Project site and digging footings, and a small crane for handling materials to construct the tower. Construction activity will generally be sequential, with limited overlap of equipment. No sensitive receptors are located within close proximity to the Project site. The closest residence is located approximately 1 mile north of the Project site. While

construction activities will increase the noise levels on the Project site, construction noise is temporary, and no sensitive receptors are located close to the Project site.

Operation of the communications tower will generate minimal amounts of noise under normal operations. The only noise generation from operation of the communication tower would occur from maintenance activities and operation of the diesel generator. Maintenance activities are routine and would not cause significant noise generation. The diesel generators are located on a concrete pad enclosed by a 6-foot-high block (CMU) wall. While operating, the CMU wall will substantially attenuate noise from the generators. Furthermore, no sensitive receptors are located in close proximity to the project site.

Therefore, noise generated by construction and operation of the proposed Project would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| POPULATION AND HOUSING Would the project: | | | | |
| 33. Housing | | | | |
| a) 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"/> |
| b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

(a-c) The proposed communication tower would not displace existing housing or create new housing. The Project site is currently vacant, and no housing or other development exists on the Project site. Therefore, no housing would be removed. The proposed Project would also not create new housing or the demand for new housing. The proposed Project is unmanned and would receive periodic maintenance by one or two staff. Therefore, the proposed Project does not create a new workforce that would require new housing. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| | | | | |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------|--------------------------------|--|------------------------------|-------------------------------------|
| 36. Schools | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): School District correspondence, GIS database

Findings of Fact:

The project proposes a communication facility. No housing, which could potentially increase the demand for school services, is being proposed. Therefore, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|----------------------|--------------------------------|--|------------------------------|-------------------------------------|
| 37. Libraries | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Riverside County General Plan

Findings of Fact:

The Project proposes a communication facility. No housing, which could potentially increase the demand for library services, is being proposed. Therefore, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|----------------------------|--------------------------------|--|------------------------------|-------------------------------------|
| 38. Health Services | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Riverside County General Plan

Findings of Fact:

The Project proposes a communication facility. No housing, which could potentially increase the demand for health services, is being proposed. Therefore, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| RECREATION Would the project: | | | | |
| 39. Parks and Recreation | | | | |
| a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

(a – c) The Project proposes a communication facility. No housing, which could potentially increase the demand for parks and recreation, is being proposed. The Project site is not located within a Community Service Area (CSA) and not subject to payment of Quimby Fees. Therefore, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| 40. Recreational Trails | | | | |
| a) Include the construction or expansion of a trail system? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System, The Pass Area Plan Figure 8, “Trails and Bikeway System”

Findings of Fact:

According to The Pass Area Plan Figure 8, “Trails and Bikeway System,” no designated trails are located on the Project site and no designated trails are anticipated to be constructed on the Project site. Therefore, impacts to existing and future trails would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| TRANSPORTATION Would the project: | | | | |
| 41. Transportation | <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"/> |
| f) Result in inadequate emergency access or access to nearby uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Riverside County General Plan, Project Application Materials

Findings of Fact:

(a-f) The proposed Project would not generate traffic. Following construction, the only traffic associated with operation of the communications tower would be routine maintenance, which likely entails one or two pick-up trucks accessing the site one or two times per month. That amount of traffic is negligible and would not conflict with transportation plans. Since the Project site takes access along a 2.2-mile rough dirt access road, no improvements to the circulation system would occur with the proposed Project. A portion of the dirt road is maintained by Southern California Edison (SCE) and other portions are privately maintained. No public maintenance of the dirt road would occur. Given access to the site is by dirt road and no development surrounds the Project site, the proposed Project would not inhibit or conflict with emergency access. Therefore, the proposed communication tower would have a less than significant impact on traffic.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 42. Bike Trails | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Include the construction or expansion of a bike system or bike lanes? | | | | |

Source(s): Riverside County General Plan

Findings of Fact:

The proposed Project would not create a need for a new or expansion of a bike trail. Furthermore, no bike trails are located in the vicinity of the Project site. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| UTILITIES AND SERVICE SYSTEMS Would the project: | | | | |
| 43. Water | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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? | | | | |
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Project Application Materials, Water Company

Findings of Fact:

(a – b) The proposed Project would not generate a need for water facilities or supply. No permanent water source is available at the Project site and the Project does not propose extending water supply to the Project site. Therefore, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 44. Sewer | | | | |
| a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Department of Environmental Health Review

Findings of Fact:

(a – b) The proposed Project would not generate a need for sewer facilities. No sewer or septic system is available at the Project site and the Project does not propose extending sewer or septic to the Project site. Therefore, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| 45. Solid Waste | | | | |
| a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

(a – b) Currently, no solid waste service is provided to the Project site. The Project site is vacant and located over 2 miles from the nearest paved roadway. Construction of the proposed Project would generate limited amounts of construction trash. The components of the communication tower, including the metal lattice, would be fabricated off site and delivered to the Project site. Therefore, construction at the Project site only requires assembly and no fabrication. Operationally, the maintenance activities

would generate very little waste, all of which would be carried off-site and disposed of properly. Since the proposed Project would not generate solid waste, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| 46. Utilities | | | | |
| Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects? | | | | |
| a) Electricity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Natural gas? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Communications systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Street lighting? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Other governmental services? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

(a) The proposed communications tower would rely on electricity for operation. Electricity would be provided by two 25 kW diesel generators (one operating at a time), a solar array, or both. An emergency back-up diesel generator would supply power in case both the solar array and diesel generators were unavailable. The demand for electricity by the communications tower is minimal, as evidenced by reliance on a solar array and a 25 kW generator. Therefore, while additional electricity is necessary to operate the communications tower, it would not place a new demand on the electrical grid. Impacts would be less than significant.

(b, d, e, f) The proposed communication tower would not increase demand for natural gas, street lighting, public facilities, roadways, or governmental services. No impact would occur.

(c) The proposed Project is a communication facility. Currently wireless service is spotty through the Badlands with some areas along State Route 60 without cellular service. The lack of cellular services creates a hazard for emergency response. In case of emergency it may be impossible to call for emergency services, placing victims at risk. Since the Project would provide communication facilities, not impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| WILDFIRE If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project: | | | | |
| 47. Wildfire Impacts | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Riverside County General Plan Figure S-11 “Wildfire Susceptibility”, GIS database, Project Application Materials

Findings of Fact:

(a – e) Pursuant to the Riverside County General Plan Figure S-11 “Wildfire Susceptibility” exhibit and The Pass Area Plan Figure 12, Wildfire Susceptibility, the Project site is located within a State Responsibility Area, Very High Fire Hazard Severity Zone. Furthermore, the Project site has a history of fire. In the fall of 2018, a small brush occurred within and adjacent to the Project site, burning a total of approximately 35 acres.

The proposed cellular tower is constructed of primarily non-combustible materials. The tower itself would be of metal lattice-work construction. The equipment room and generators are all enclosed by block walls and have metal gates/doors.

Since the communications tower is unmanned, except for maintenance work, people would not regularly be exposed to wildland fire.

Lastly, the communications tower will improve cellular coverage in the area. In case of an emergency, including a wildfire, the improvement in cellular coverage will facilitate emergency response and evacuation of people who could be in harm’s way. Therefore, the project would result in less than significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| MANDATORY FINDINGS OF SIGNIFICANCE Does the Project: | | | | |
| 48. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Staff Review, Project Application Materials

Findings of Fact:

Implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. No biological or cultural resources are located on the Project site; therefore, impacts would be less than significant.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| 49. 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(s): Staff Review, Project Application Materials

Findings of Fact:

Implementation of the proposed communication facility would not result in potentially significant or cumulative effects. The Project site is located in an area where no other development occurs within a one-mile radius. Furthermore, as discussed in the analysis prior, the project will only require minor construction processes and, once operational, only minimal impacts would occur focusing mainly on occasional servicing of the site. Therefore, no reasonably foreseeable projects would occur in the Project vicinity that could lead the Project to cause a cumulatively considerable impact. Impacts would be less than significant.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| 50. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Staff Review, Project Application Materials

Findings of Fact:

The proposed Project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly, as documented in this environmental assessment. Conversely, the purpose of the proposed Project is to enhance wireless coverage in an area that currently has areas of no service. State Route 60 through the Badlands area has spotty wireless coverage with areas that have no cell service. In cases of an emergency, such as an accident on State Route 60, having cell service can make the difference between life and death. The inability to call for emergency services because of the lack of wireless coverage can significantly delay medical attention. The proposed Project will improve wireless coverage along State Route 60 and enhance the ability to call for emergency services, resulting in direct benefit to human beings. Impacts would be less than significant.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



05/24/19, 3:25 pm

CUP03789

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP03789. 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 - Business Liscensing

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office at www.rctlma.org.buslic.

Comments: RECOMMND BDAWSON

Advisory Notification. 2 AND - Causes for Revocation

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

Comments: RECOMMND BDAWSON

Advisory Notification. 3 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan CUP03789, VAR1907 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.

Comments: RECOMMND BDAWSON

Advisory Notification. 4 AND - Project Description & Operational Limits

The Conditional Use Permit is to construct a 119' H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of a backup generator three propane tanks and solar panels to provide power for the site.

The Variance is a request to allow a 119 foot high H frame tower, in an area where 105 feet is permitted.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Project Description & Operational Limits (cont.)

Comments: RECOMMND BDAWSON

Advisory Notification. 5 AND - 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: RECOMMND BDAWSON

Advisory Notification. 6 AND - Site maintenance

The project site shall be kept in good repair. Graffiti shall be removed from any walls/structures within one week of observation and/or notification. The project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes around the project site.

Comments: RECOMMND BDAWSON

Advisory Notification. 7 AND - Ceased Operations

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Comments: RECOMMND BDAWSON

Advisory Notification. 8 AND - 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: RECOMMND BDAWSON

Advisory Notification. 9 AND - 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.

Comments: RECOMMND BDAWSON

Advisory Notification. 10 AND - Definitions

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3789 shall be henceforth defined as follows:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 10 AND - Definitions (cont.)

APPROVED EXHIBIT A = Conditional Use Permit No. 3789, dated September 2016

Comments: RECOMMND BDAWSON

Advisory Notification. 11 AND - Design Guidelines

Compliance with applicable Design Guidelines:

2. 3rd & 5th District Design Guidelines

Comments: RECOMMND BDAWSON

Advisory Notification. 12 AND - Equipment/Bldg Color

The equipment cabinet color shall be in earthtones, which will blend with the surrounding setting. The color of the lattice tower/antenna arrays shall be either galvanized steel grey, light grey, or light tan, 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.

Comments: RECOMMND BDAWSON

Advisory Notification. 13 AND - Exhibits

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 substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

Comments: RECOMMND BDAWSON

Advisory Notification. 14 AND - Expiration Date

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 conditional use permit. 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 conditional use permit be initiated within five (5) years of the effective date of the issuance of this conditional use permit, this conditional use permit shall become null and void.

Comments: RECOMMND BDAWSON

Advisory Notification. 15 AND - Federal, State & Local Regulation Compliance

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 15 AND - Federal, State & Local Regulation Compliance (cont.)

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMS}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 15 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

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

Comments: RECOMMND BDAWSON

Advisory Notification. 16 AND - 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: RECOMMND BDAWSON

Advisory Notification. 17 AND - Future Inteerface

If the operation of the facilities authorized by this approved Conditional Use Permit (CUP03789) 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: RECOMMND BDAWSON

Advisory Notification. 18 AND - Hold Harmless

The applicant/permittee or any sucessor-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,

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 18 AND - Hold Harmless (cont.)

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 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 incurs such expenses by providing legal services through its Office of County Counsel.

Comments: RECOMMND BDAWSON

Advisory Notification. 19 AND - Life of Permit

The lifespan of a wireless telecommunication facility shall be consistent with the County of Riverside's Development Code.

Comments: RECOMMND BDAWSON

Advisory Notification. 20 AND - Noise and Lighting

To reduce any impacts to the open space area. The safety lights will be set to automatically turn off. All lighting will be shielded. Noise shall not exceed 60 dB.

Comments: RECOMMND BDAWSON

Advisory Notification. 21 AND - PPW Collocation

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: RECOMMND BDAWSON

Advisory Notification. 22 MM BIO-1

The applicant shall initiate site disturbance activities outside of nesting bird season (March 15 through August 31) to the extent feasible. If site disturbance activities begin during the nesting bird season, a qualified biologist shall survey all potential nesting vegetation within and adjacent to the site for nesting birds, prior to commencing site

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 22 MM BIO-1 (cont.)

disturbance. Surveys shall be conducted at the appropriate time of day. If no nesting birds were observed, Project activities may begin. If an active bird nest is located, the nest site shall be fenced a minimum of 100 feet in all directions, and this area shall not be disturbed until after the nest becomes inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, or the young will no longer be impacted by the activities. Alternatively, a qualified biologist may determine that construction activities can be permitted within the buffer areas and would develop a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.).

Advisory Notification. 23 MM GEO-1

Final Project design shall implement the design recommendations of the Project geotechnical engineer as specified in the report Geotechnical Investigation for H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California, prepared by Toro International dated August 15, 2018, prior to the issuance of building permits.

Advisory Notification. 24 MM GEO-2

All ground disturbing activities, including earth movement, shall be monitored by a qualified paleontological monitor. Monitoring will consist of visually inspecting freshly exposed rock and debris for fossil remains. The paleontological monitor shall have the authority to halt or relocate earth moving activities to a different location in case of an important paleontological find. Should an artifact be found on the Project site worthy of collection or curation, the paleontological monitor shall follow the protocol established in the report, Paleontological Resource Impact Mitigation Program for the SCS2089/Hammer Hills Project, Beaumont, County of Riverside, California prepared by Duke CRM, dated October 16, 2018.

Advisory Notification. 25 MM HYD-1

The communications tower operator shall use caution while fueling and maintaining the back-up diesel generator to avoid spilling fuel and/or oil. Absorbent towels or pads shall be located on the project site to facilitate clean-up of any spilled fuel and/or oil.

Fire

Fire. 1 Fire

ACCESS

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

WATER

Fire Department water system(s) for fire protection shall be in accordance with the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 Gen - Parking (cont.)

Planning. 5 Gen - Parking

Parking may only be on a temporary basis, no vehicles are permitted overnight

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 PDA06096 accepted

County Archaeological Report (PDA) No. 6096 submitted for this project (CUP03789) was prepared by Duke CRM and is entitled: "Cultural Resource Assessment, SuperiorComSites, LLC Facility Number: SCS2089, Facility Name: Hammer Hills", dated October 15, 2018.

The records search and field survey did not identify cultural resources adjacent to SCS facility

SCS2089/Hammer Hills. The immediate area of the proposed project has never had much human occupation and given the steep and undulating terrain of the San Timoteo Badlands, the area may be too steep for any long-term human occupation. Further, the records search did not identify any built environment historic resources near or adjacent to the project, the nearest is almost one mile away.

Therefore there is little potential for direct or indirect impacts. No recommendations are made for further cultural resource efforts. If the project description changes additional studies may be warranted.

In the event that remnants from an archaeological site are discovered during ground disturbing activities, all work shall halt temporarily until a qualified archaeologist can be retained by the project proponent to assess the significance of the find. 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 the origin and disposition of the remains pursuant to State Public Resources Code Section 5097.98. The County Coroner must be notified immediately. 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

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 3 Unanticipated Resources (cont.)

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 GEO180034 ACCEPTED

County Geologic Report GEO No. 180034, submitted for the project CUP03789, APN 442-060-022, was prepared by Toro International, and is titled; "Geotechnical Investigation for Proposed H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California," dated August 15, 2018. In addition, Toro has submitted the following report:

"Geologic Hazard Evaluation for Proposed H Frame Guy Tower and Equipment Enclosure, SCS2089, 12997 Jack Rabbit Trail, Beaumont, California," dated August 17, 2018.

GEO180034 concluded:

1. The site is not located within a State of California Earthquake Fault Zone, or a County of Riverside Fault Hazard Zone. The potential for surface fault rupture is considered nil.
2. The site is underlain by very dense San Timoteo Formation bedrock and is therefore not susceptible to liquefaction.
3. Based on site geologic mapping to assess slope stability and landsliding hazards, the sedimentary bedrock underlying the site exhibits very shallow dipping bedding, and in a favorable orientation for slope stability.
4. The proposed tower will be supported by mat foundations to a minimum depth of 5 feet, or caissons to a minimum depth of 20 feet.

GEO180034 recommended:

1. Vegetation, organic soil, roots and other unsuitable material should be removed from the building areas.
2. The extent of the removal should be within the proposed concrete slab footprint, and 3 feet beyond it, wherever possible.
3. All deleterious materials should be discarded offsite and the upper 18 inches of the subsurface materials should be removed and replaced with compacted fills.
4. The proposed tower may be supported by mat foundation provided the minimum depth of foundation is 5 feet and a minimum distance between the edge of the foundation and the face of the nearby descending slope is 15 feet.
5. Alternatively, the proposed tower may be founded on caisson that is embedded in the ground for a minimum of 20 feet. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO180034 ACCEPTED (cont.)

GEO No. 180034 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180034 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County Of Riverside upon application for grading and/or building permits.

Comments: RECOMMEDN DWALSH 20181015

Transportation

Transportation. 1 County Web Site

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

Transportation. 2 Standard Introduction (Ord. 461)

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

Plan: CUP03789

Parcel: 422060002

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 Cal Trans Clearance Not Satisfied

The applicant shall obtain clearance for access from Cal Trans District 8, and clearance from County of Riverside Transportation Department, Survey prior to grading permit issuance.

060 - Planning. 2 MM BIO-1 Not Satisfied

The applicant shall initiate site disturbance activities outside of nesting bird season (March 15 through August 31) to the extent feasible. If site disturbance activities begin during the nesting bird season, a qualified biologist shall survey all potential nesting vegetation within and adjacent to the site for nesting birds, prior to commencing site disturbance. Surveys shall be conducted at the appropriate time of day. If no nesting birds were observed, Project activities may begin. If an active bird nest is located, the nest site shall be fenced a minimum of 100 feet in all directions, and this area shall not be disturbed until after the nest becomes inactive, the young have fledged, the young are no longer being fed by the parents, the young have left the area, or the young will no longer be impacted by the activities. Alternatively, a qualified biologist may determine that construction activities can be permitted within the buffer areas and would develop a monitoring plan to prevent any impacts while the nest continues to be active (eggs, chicks, etc.).

060 - Planning. 3 MM GEO-2 Not Satisfied

All ground disturbing activities, including earth movement, shall be monitored by a qualified paleontological monitor. Monitoring will consist of visually inspecting freshly exposed rock and debris for fossil remains. The paleontological monitor shall have the authority to halt or relocate earth moving activities to a different location in case of an important paleontological find. Should an artifact be found on the Project site worthy of collection or curation, the paleontological monitor shall follow the protocol established in the report, Paleontological Resource Impact Mitigation Program for the SCS2089/Hammer Hills Project, Beaumont, County of Riverside, California prepared by Duke CRM, dated October 16, 2018.

Planning-EPD

060 - Planning-EPD. 1 30-Day BUOW Precon Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 Nesting Bird Survey-MBTA Not Satisfied

Plan: CUP03789

Parcel: 422060002

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 Nesting Bird Survey-MBTA (cont.) Not Satisfied

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

060 - Planning-EPD. 3 Weed Abatement Not Satisfied

To minimize further biological degradation of MSHCP Core Reserve #3 the following avoidance and minimization measures and Best Management Practices (BMPs) to minimize the further introduction and spread of invasive plant species in Core 3:

1) The following BMPs will be included to ensure no additional spread of invasive species occurs within MSHCP conservation areas:

- a. Thoroughly clean the tires and undercarriage of vehicles entering or reentering the project site to remove potential weeds.
- b. Store project vehicles on site in designated areas to minimize the need for multiple washings whenever vehicles re-enter the project site.
- c. Closely monitor the types of materials brought onto the site to avoid the introduction of invasive weeds and non-native species.
- d. Monitor and quickly implement control measures to ensure early detection and eradication of weed invasions to avoid the spread of invasive weeds and non-native species on site and to adjacent off-site areas.
- e. Use certified weed-free mulch, straw, hay bales, or equivalent fabricated materials for installing sediment barriers, if needed.

2) The Project's staging area (temporary impact area) contains both road and non-road surfaces. Although disturbed, the staging area appears to contain remnant native shrubs. The Project's vehicles, laydown materials, and all other project equipment should try to avoid crushing the remnant native shrubs in the staging area where feasible. Vehicle parking, on-site equipment storage, and laydown materials should be placed in the grassy and barren (dirt) parts of the staging areas; all shrubs should be left in place and intact.

Planning-PAL

Plan: CUP03789

Parcel: 422060002

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1

PALEO PRIMP/MONITOR

Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource.

HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
 2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
 1. Description of the proposed site and planned grading operations.
 2. Description of the level of monitoring required for all earth-moving activities in the project area.
 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
 6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 8. Procedures and protocol for collecting and processing of samples and specimens.
 9. Fossil identification and curation procedures to be employed.
 10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
 11. All pertinent exhibits, maps and references.
 12. Procedures for reporting of findings.
 13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
- All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One original signed copy of the report(s) shall be submitted to the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Plan: CUP03789

Parcel: 422060002

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PALEO PRIMP/MONITOR (cont.) Not Satisfied

Transportation

060 - Transportation. 1 Submit Grading Plans Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080 BS Grade - USE - No Grading Verification Not Satisfied

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements. The "NO GRADING VERIFICATION" is not required if the applicant obtains a grading permit.

Planning

080 - Planning. 1 Gen - Custom Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval.

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.

080 - Planning. 2 Use - Lighting Plans Solar (1) Not Satisfied

Building, structure, and wall elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A.

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 Use - Mitigation Monitoring Not Satisfied

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 43090 which must be satisfied prior to the issuance of a building permit. The Planning Director may require inspection or other monitoring to ensure such compliance.

080 - Planning. 4 USE Lighting Plans Not Satisfied

Plan: CUP03789

Parcel: 422060002

80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 USE Lighting Plans (cont.) 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 Caltrans Encroachment Permit Not Satisfied

Prior to issuance of a building permit or any use allowed by this permit, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino prior to doing any work within the State highway right-of-way.

080 - Transportation. 2 Evidence of Legal Access Not Satisfied

Provide evidence of legal access to Survey Division located on the 8th Floor of the County Administrative Center, 4080 Lemon Street, Riverside, CA 92501.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 Hazmat Contact/Review Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances. Please contact Hazardous Materials Management Division at (760) 863-8976.

Planning

090 - Planning. 1 Cal Trans Clearance Not Satisfied

The applicant shall obtain clearance for access from Cal Trans District 8, and clearance from County of Riverside Transportation Department, Survey prior to certificate of compliance.

090 - Planning. 2 Gen - Signage Requirement Not Satisfied

Prior to final inspection of any building permit, the permit holder, developer or successor in interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:
Address of wireless communications facility and any internal site identification number or code; Name(s) of company who operates the wireless communications facility; Full company address, including mailing address and division name that will address problems; Telephone number of wireless communications facility company.
If a co located facility (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. 3 Use - Mitigation Monitoring Not Satisfied

The permittee shall prepare and submit a written report to the Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A.

Plan: CUP03789

Parcel: 422060002

90. Prior to Building Final Inspection

Planning

090 - Planning. 3 Use - Mitigation Monitoring (cont.) Not Satisfied
No. 43090. The Planning Director may require inspection or other monitoring to ensure such compliance.

090 - Planning. 4 Use - Ord No. 659 Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee 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. 3789.

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. 5 Use - Site Inspection Not Satisfied

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of CUP3730 have been met; in accordance with the APPROVED EXHIBIT A

090 - Planning. 6 Use - Wall & Fence Locations Not Satisfied

Wall location(s) shall be in conformance with APPROVED EXHIBIT A, dated December 20, 2017.

Transportation

090 - Transportation. 1 WRCOG TUMF Not Satisfied

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – PALM DESERT 77-588 El Duna Ct., Suite H Palm Desert, CA 92211

DATE: January 4, 2018

TO:

Riv. Co. Transportation Dept. (Palm Desert)
Riv. Co. Env. Health Dept. (Palm Desert)
Riv. Co. Public Health Dept.
Riv. Co. Fire Department (Palm Desert)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
P.D. Environmental Programs Division

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Sheriff’s Dept.
Board of Supervisors - Supervisor: 5th District-
Ashley
Planning Commissioner: 5th District- Kroencke

Beaumont Sphere of Influence
Santa Ana Watershed Project Authority
Southern California Edison Co. (SCE)
Southern California Gas Co.
CALTRANS District # 8

CONDITIONAL USE PERMIT NO. 3789, VARIANCE NO. 1907– EA: 43090 – Applicant: Vincent Cox. Superior ComSites LLC.– Engineer/Representative: Lena Hoffmeyer Aspectus Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area south of the 60-Freeway, west of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage – **REQUEST:** The Conditional Use Permit proposes to construct a 119’ H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of a backup generator three propane tanks and solar panels to provide power for the site. – APN: 422-060-002 – Related Cases: HANS02352. **BBID: 685-775-054**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on January 18, 2018.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner’s name. Thank you.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Brett Dawson, Project Planner at (951) 955-0972, or e-mail at bdawson@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

Dawson, Brett

From: Rebecca Deming <rdeming@beaumont-ca.gov>
Sent: Wednesday, January 17, 2018 12:47 PM
To: Dawson, Brett
Subject: RE: CUP03789 VAR01907

Brett,

The City of Beaumont would like to formally request that the Tower be disguised as it is very visible from the freeway.

Rebecca Deming
Community Development Director
City of Beaumont
951-769-8518

From: Dawson, Brett [mailto:BDawson@RIVCO.ORG]
Sent: Wednesday, January 10, 2018 2:40 PM
To: Rebecca Deming
Subject: CUP03789 VAR01907

Hi Rebecca,
Attached are photosims, the site plan and a project description of the cell tower. If there are any additional items you would like to see, please let me know.
Thanks,
Brett

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure.
If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

[County of Riverside California](#)



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 2018

Morongo Cultural Heritage Program
Ray Huante, THPO
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by February 25, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CONDITIONAL USE PERMIT NO. 3789, VARIANCE NO. 1907– EA: 43090 – Applicant: Vincent Cox. Superior ComSites LLC.– Engineer/Representative: Lena Hoffmeyer Aspectus Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area south of the 60- Freeway, west of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage.

REQUEST: The Conditional Use Permit proposes to construct a 119' H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of a backup generator three propane tanks and solar panels to provide power for the site. – APN: 422-060-002.

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@rivco.org

Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 2018

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)

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Heather Thomson, Archaeologist

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 2018

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by February 25, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 2018

Quechan Indian Nation
Keeny Escalanti, President
P.O. Box 1899
Yuma Ariz. 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)

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CONDITIONAL USE PERMIT NO. 3789, VARIANCE NO. 1907– EA: 43090 – Applicant: Vincent Cox. Superior ComSites LLC.– Engineer/Representative: Lena Hoffmeyer Aspectus Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area south of the 60- Freeway, west of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage.

REQUEST: The Conditional Use Permit proposes to construct a 119' H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of a backup generator three propane tanks and solar panels to provide power for the site. – APN: 422-060-002.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 2018

Ramona Band of Cahuilla
Joseph D. Hamilton, Chair
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 2018

Rincon Band of Luiseño Indians
Destiny Colocho, Cultural Resource Manager
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 2018

San Manuel Band of Mission Indians
Jessica Mauck, Cultural Resources Analyst
26569 Community Center Drive
Highland, CA 92346

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 2018

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 2018

Twenty- Nine Palms Band of Mission Indians
Darrell Mike, Chair
46-200 Harrison Place
Coachella, CA 92236

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

January 25, 2018

Cahuilla Band of Indians
Anthony Madrigal, Cultural Director
52701 Highway 371
Anza, CA 92539

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 2018

Colorado River Indian Tribes (CRIT)
Brian Etsitty, THPO
26600 Mohave Road
Parker, Arizona 85344

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

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January 25, 2018

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
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January 25, 2018

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 2018

Colorado River Indian Tribes (CRIT)
Brian Etsitty, THPO
26600 Mohave Road
Parker, Arizona 85344

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*Charissa Leach, P.E.
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January 25, 2018

Morongo Cultural Heritage Program
Ray Huaute, THPO
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)

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- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CONDITIONAL USE PERMIT NO. 3789, VARIANCE NO. 1907– EA: 43090 – Applicant: Vincent Cox. Superior ComSites LLC.– Engineer/Representative: Lena Hoffmeyer Aspectus Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area south of the 60- Freeway, west of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage.

REQUEST: The Conditional Use Permit proposes to construct a 119' H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of a backup generator three propane tanks and solar panels to provide power for the site. – APN: 422-060-002.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 2018

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

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

January 25, 2018

Cahuilla Band of Indians
Anthony Madrigal, Cultural Director
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 2018

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by February 25, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@rivco.org

Attachment: Project Vicinity Map and Project Aerial

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 2018

Twenty- Nine Palms Band of Mission Indians
Darrell Mike, Chair
46-200 Harrison Place
Coachella, CA 92236

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 2018

Quechan Indian Nation
Keeny Escalanti, President
P.O. Box 1899
Yuma Ariz. 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)

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Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson".

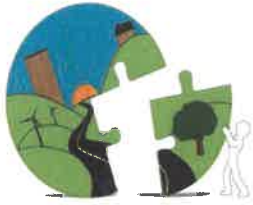
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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

January 25, 2018

San Manuel Band of Mission Indians
Jessica Mauck, Cultural Resources Analyst
26569 Community Center Drive
Highland, CA 92346

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

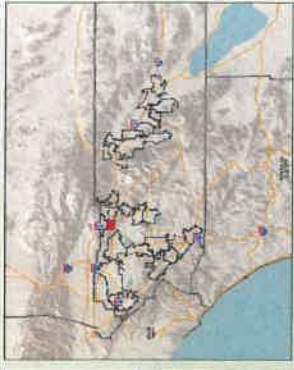
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CUP03789



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrography
 - lines
 - waterbodies
 - Lakes
 - Rivers



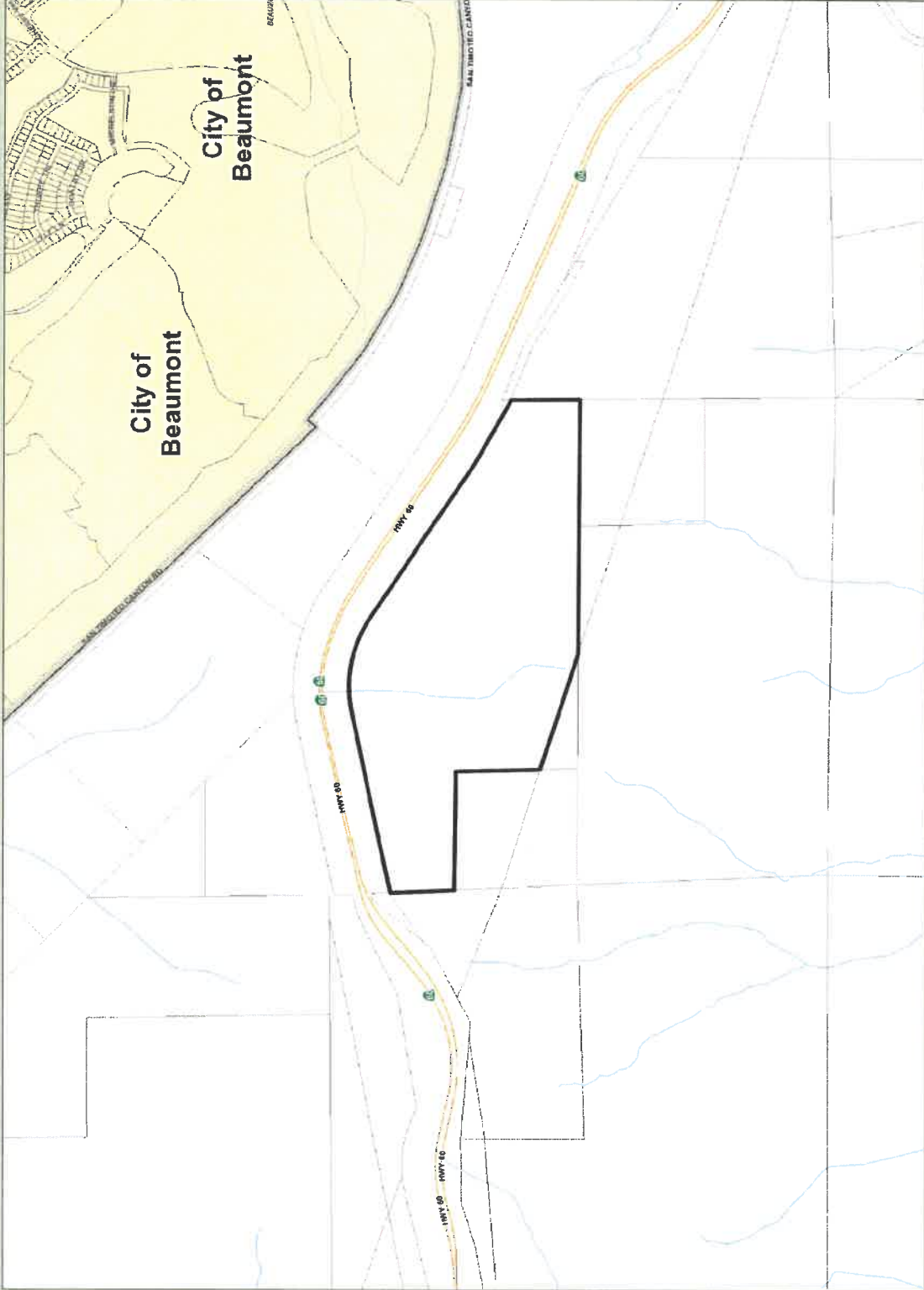
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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... 1/25/2018 10:00:13 AM

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Notes

CUP03789



- Legend**
- City Boundaries
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 - roads
 - highways
 - HWY
 - INTERCHANGE
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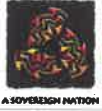
REPORT PRINTED ON... 1/25/2018 10:00:58 AM

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0 2,000 4,000 Feet

MORONGO
BAND OF
MISSION
INDIANS



**MORONGO BAND OF MISSION INDIANS
TRIBAL HISTORIC PRESERVATION OFFICE**

12700 PUMARRA RD BANNING, CA 92220

OFFICE 951-755-5025 FAX 951-572-6004

Date: 2/12/2018

Re:

AB 52 (ASSEMBLY BILL 52) NOTIFICATION (CUP03789, EA43090)

Dear,
Heather Thomson
County Archaeologist
County of Riverside

Thank you for contacting the Morongo Band of Mission Indians (MBMI) Cultural Heritage Department regarding the above referenced project(s). After conducting a preliminary review of the project, the tribe would like to respectfully issue the following comments and/or requests:

- The project is located outside of the Tribe's aboriginal territory and is not within an area considered to be a traditional use area or one in which the Tribe has cultural ties. We recommend contacting the appropriate tribe(s) who may have cultural affiliations to the project area. We have no further comments at this time.
- The project is located within the Tribe's aboriginal territory or in an area considered to be a traditional use area or one in which the Tribe has cultural ties. In order to further evaluate the project for potential impacts to tribal cultural resources, we would like to formally request the following:
 - A thorough records search be conducted by contacting one of the California Historical Resources Information System (CHRIS) Archaeological Information Centers and a copy of the search results be provided to the tribe.
 - Tribal monitor participation during the initial pedestrian field survey of the Phase I Study of the project and a copy of the results of that study. In the event the pedestrian survey has already been conducted, MBMI requests a copy of the Phase I study be provided to the tribe as soon as it can be made available.
 - MBMI Tribal Cultural Resource Monitor(s) be present during all required ground disturbing activities pertaining to the project.
- The project is located with the current boundaries of the Morongo Indian Reservation. Please contact the Morongo Cultural Heritage Department for further details.

Please be aware that this letter is merely intended to notify your office that the tribe has received your letter requesting tribal consultation for the above mentioned project and is requesting to engage in consultation. Specific details regarding the tribe's involvement in the project must be discussed on a project by project basis during the tribal consultation process. This letter does not constitute "meaningful" tribal consultation nor does it conclude the consultation process. Under federal and state law, "meaningful" consultation is understood to be an ongoing government-to-government process and may involve requests for additional information, phone conferences and/or face-to-face meetings. If you have any further questions or concerns regarding this letter, please contact the Morongo Cultural Heritage office at (951) 755-5139.

Sincerely,

Raymond Huaute
Tribal Historic Preservation Officer
Morongo Band of Mission Indians
Email: rhuaute@morongo-nsn.gov
Phone: (951) 755-5025

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

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



February 6, 2018

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

Re: AB-52 Consultation: CUP03789, EA43090

Dear Ms. Thomson:

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

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. Even though it is within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA) or it is situated in close proximity to the Reservation and information generated would likely be useful in better understanding regional culture and history, we decline AB-52 consultation at this time. However, we do not waive our right to request consultation under other applicable laws in the future.

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

Sincerely,

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
- REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: SuperiorComSites, LLC.

Contact Person: Vincent Cox E-Mail: Vince@SuperiorComSites.com

Mailing Address: 14530 South Commercial
Blythe CA 92225
City State ZIP

Daytime Phone No: (909) 795-7775 Fax No: (949) 258-5631

Engineer/Representative Name: Aspectus, Inc. - authorized SuperiorComSites representative

Contact Person: Lena Hoffmeyer E-Mail: lhoffmeyer@goaspectus.com

Mailing Address: 17595 Harvard Avenue C3000
Irvine CA 92614
City State ZIP

Daytime Phone No: (714) 608-5052 Fax No: (949) 258-5631

Property Owner Name: Beaumont 800, LLC

Contact Person: Wayne Lamb E-Mail: wdlamb08@gmail.com

Mailing Address: 2388 Lopez Drive
Arroyo Grande CA 93420
City State ZIP

Daytime Phone No: (805) 489-2153 Fax No: (949) 258-5631

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

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

APPLICATION FOR 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.)

Wayne Lamb

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 422-060-002

Approximate Gross Acreage: 0.138 acres (6,000 sq.ft) of leased project area of 193 total parcel acreage.

General location (nearby or cross streets): North of Undeveloped Area, South of Hwy 60, East of Undeveloped Area, West of Jack Rabbit Trail.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Applicant proposes to construct a new 117'-6" H-frame lattice tower intended to support public safety transmitters (for police, fire, 911, etc.), wireless antennas and equipment for other private and public entities.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): RM - Rural Mountainous

Number of existing lots: 1

| EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | | | | | |
|--|-------------|--------|---------|--------------|--------------------------|------------------|
| No.* | Square Feet | Height | Stories | Use/Function | To be Removed | Bldg. Permit No. |
| 1 | | | | | <input type="checkbox"/> | |
| 2 | | | | | <input type="checkbox"/> | |
| 3 | | | | | <input type="checkbox"/> | |
| 4 | | | | | <input type="checkbox"/> | |
| 5 | | | | | <input type="checkbox"/> | |
| 6 | | | | | <input type="checkbox"/> | |
| 7 | | | | | <input type="checkbox"/> | |
| 8 | | | | | <input type="checkbox"/> | |
| 9 | | | | | <input type="checkbox"/> | |
| 10 | | | | | <input type="checkbox"/> | |

Place check in the applicable row, if building or structure is proposed to be removed.

| PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | | | |
|--|-------------|---------|---------|--------------------------|
| No.* | Square Feet | Height | Stories | Use/Function |
| 1 | 6,000 | 117'-6" | NA | Telecommunications tower |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |

| PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | |
|--|-------------|--------------|
| No.* | Square Feet | Use/Function |
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
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APPLICATION FOR LAND USE AND DEVELOPMENT

| | | |
|----|--|--|
| 6 | | |
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| 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:

NA

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): Biological Assessment/Spring Survey

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: SuperiorComSites, LLC.

Address: 14530 South Commercial, Blythe, CA 92225

Phone number: 909-795-7775

Address of site (street name and number if available, and ZIP Code): Near Hwy 60 on Jack Rabbit Trail,

Beaumont, CA 92223. NW ¼ T3S, R2W, Sec. 2

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: Thomas 719-G1 & G2, APN 422-060-002

Specify any list pursuant to Section 65962.5 of the Government Code: NA

Regulatory Identification number: NA

Date of list: NA

Applicant:  Date 11-5-2017

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 11-10-2017

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY") and Superior Com Sites, LLC, a California Limited Liability Company ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, Superior Com Sites, LLC, a California Limited Liability Company has an easement interest, more particularly described in that Access Easement Agreement recorded on April 21, 2017 in the County of Riverside, Document No. 2017-0160522 for the certain real property described as APN 422-060-002 ("PROPERTY"); and,

WHEREAS, on November 17, 2017, PROPERTY OWNER filed an application for Conditional Use Permit No. 3789 and Variance No. 1907 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Superior Com Sites, LLC
Attn: Vincent Cox
14530 South Commercial
Blythe, CA 92225

With a copy to:
Aspectus, Inc.
Attn: Lena Hoffmeyer
17595 Harvard Ave., Ste. C3000
Irvine, CA 92614

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. ***Successors and Assigns.*** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Charissa Leach
Assistant TLMA Director – Community Development

Dated: 4/12/19

PROPERTY OWNER:
Superior Com Sites, LLC, a California Limited Liability Company

By: 
Dana B. Fisher, Jr.
Manager

Dated: 5/04/18

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CONDITIONAL USE PERMIT NO. 3789 and VARIANCE NO. 1907 – Intent to Adopt a Mitigated Negative Declaration – EA43090 – Applicant: Vincent Cox/Superior ComSites, LLC – Engineer/Representative: Lena Hoffmeyer Aspectus Inc.– Fifth Supervisorial District – The Pass Area Plan – Edgemont-Sunnymead Zoning District – General Plan: Rural Mountainous (RM) – Zoning: Controlled Development Zone (W-2-20) – Location: Undeveloped area southerly of the 60- Freeway and westerly of Jack Rabbit Trail – 0.138 acres of leased project area of 193 total parcel acreage – **REQUEST:** The Conditional Use Permit proposes to construct a 119 foot H frame lattice tower for wireless antennas and equipment for private cellular service and public safety transmitters. The facility will also consist of two (2) 25Kw diesel generators, an emergency backup generator with one (1) 500 gallon propane tank, solar panels, with eventual permanent power provided through power poles located within the access right of way. Variance No. 1907 is a request to allow a 119 foot high lattice tower in an area where the maximum of 105 ft. is permitted.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JUNE 5, 2019**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Brett Dawson
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 14, 2019,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CUP03789 / VAR01907 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

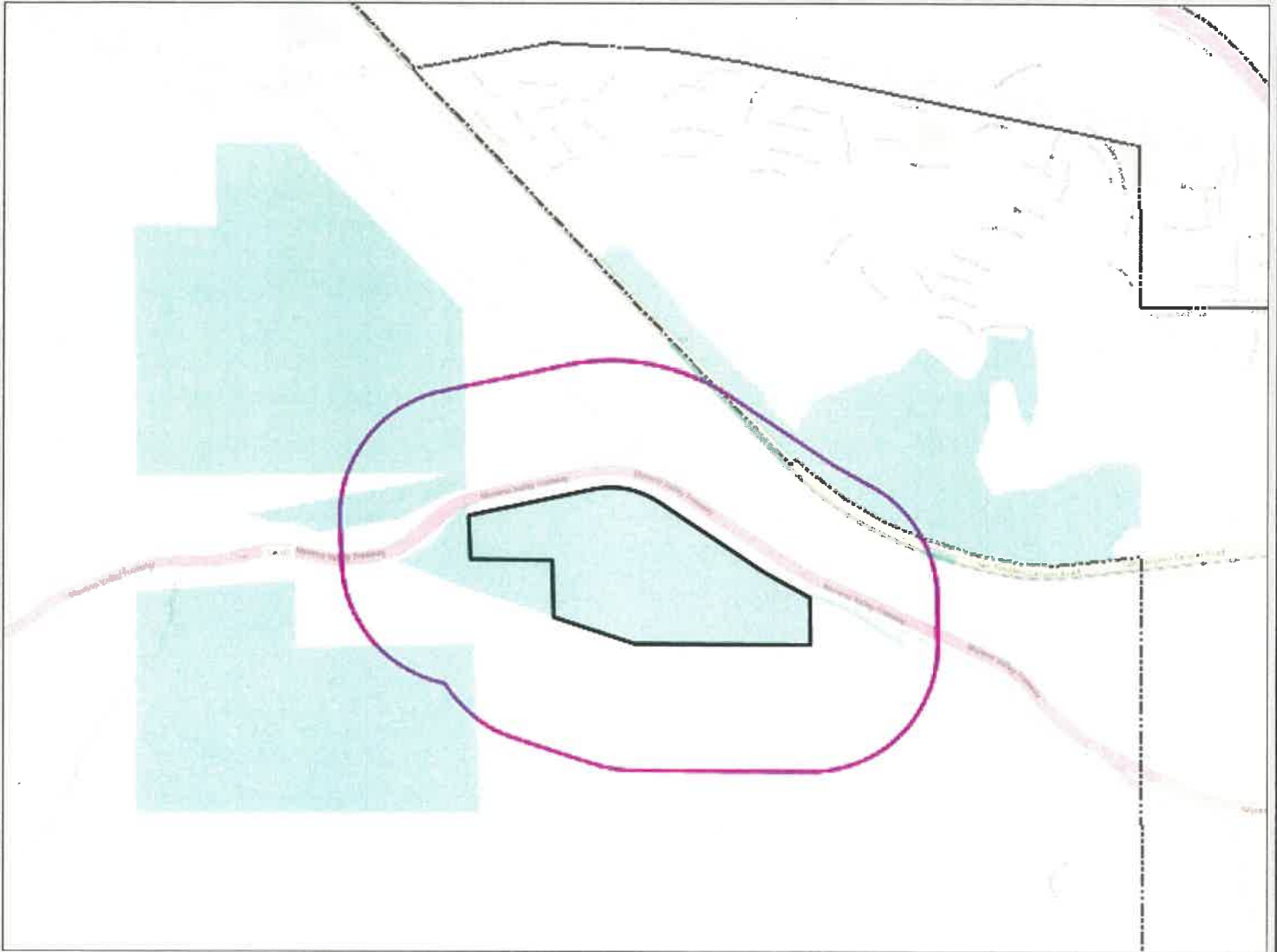
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

CUP03789 VAR01907 (2400 feet buffer)



Legend

-  County Boundary
-  Cities

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... 3/14/2019 12:58:04 PM

© Riverside County RCIT

422050026
BADLANDS HOLDINGS
11450 SHELDON ST
SUN VALEY CA 91352

413790023
MORONGO BAND OF MISSION INDIANS
12700 PUMARRA RD
BANNING CA 92220

422050017
STATE OF CALIF
1518 L ST
SACRAMENTO CA 95814

413310013
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

422060002
BEAUMONT 600
2388 LOPEZ DR
ARROYO GRANDE CA 93420

413790042
SDC FAIRWAY CANYON
2392 MORSE AVE
IRVINE CA 92614

413310012
RIVERSIDE COUNTY REG PARK & OPEN SPACE
3133 MISSION INN AVE
RIVERSIDE CA 92507

413310002
RIVERSIDE COUNTY REGIONAL PARK & OPEN
4600 CRESTMORE RD
RIVERSIDE CA 92509

422050021
STATE OF CALIF
P O BOX 1799
SACRAMENTO CA 95808

422060020
STATE OF CALIF
P O BOX 231
SAN BERNARDINO CA 92402

422060024
QUESTAR LINE 90 CO
P O BOX 45360
SALT LAKE CITY UT 84145

422050022
BOB NAHMIA
EDNA MAE STCLAIR
P O BOX 803
REDLANDS CA 92373

422060025
USA 422
UNKNOWN
CA. 0

Vincent Cox
Superior Com Sites LLC
14530 South Commercial
Blythe CA 92225

Lena Hoffmeyer
17595 Harvard Avenue C3000
Irvine CA 92614

Wayne Lamb
Beaumont 600 LLC
2388 Lopez Drive
Arroyo Grande CA 93420

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

Please charge deposit fee case#: ZEA

ZCFG

FOR COUNTY CLERK'S USE ONLY

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**INVOICE (PLAN-CFG06464)
FOR RIVERSIDE COUNTY**

BILLING CONTACT
EnerGov Solutions
EnerGov Conversion

**County of Riverside
Trans. & Land Management Agency**



| INVOICE NUMBER | INVOICE DATE | INVOICE DUE DATE | INVOICE STATUS |
|----------------|--------------|------------------|----------------|
| PLAN-CFG06464 | 11/17/2017 | 11/17/2017 | Paid In Full |

| REFERENCE NUMBER | FEE NAME | TOTAL |
|------------------|--------------------------------|----------------|
| CFG06464 | 0452 - CF&G TRUST: RECORD FEES | \$50.00 |
| SUB TOTAL | | \$50.00 |

TOTAL **\$50.00**

| |
|---|
| Please Remit Payment To: |
| County of Riverside P.O. Box 1605 Riverside, CA 92502 |

| |
|---------------------------------------|
| Credit Card Payments By Phone: |
| 760-863-7735 |

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211

INVOICE (INV-00072360)
FOR RIVERSIDE COUNTY

BILLING CONTACT

Superior Com Sites LLC
14530 S Commercial
Blythe, Ca 92225

County of Riverside
Trans. & Land Management Agency



| INVOICE NUMBER | INVOICE DATE | INVOICE DUE DATE | INVOICE STATUS |
|----------------|--------------|------------------|----------------|
| INV-00072360 | 04/15/2019 | 04/15/2019 | Paid In Full |

| REFERENCE NUMBER | FEE NAME | TOTAL |
|------------------|--------------------------|-------------------|
| CFG06464 | 0451 - CF&W Trust ND/MND | \$2,354.75 |
| SUB TOTAL | | \$2,354.75 |

TOTAL **\$2,354.75**

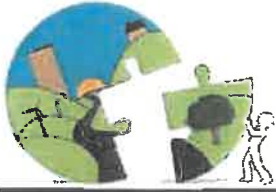
| |
|---|
| Please Remit Payment To: |
| County of Riverside P.O. Box 1605 Riverside, CA 92502 |

| |
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77588 El Duna Ct., Ste H
Palm Desert, CA 92211



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

4 . 3

Planning Commission Hearing: June 5, 2019

PROPOSED PROJECT

Case Number(s): TPM37678 & PPT190007

Applicant: Allen Grant

EA No.: CEQ190015

Area Plan: Western Coachella Valley

Representative: Egan Civil. Inc.

Zoning Area/District: Bermuda Dunes District

Supervisory District: Fourth District

Project Planner: Jay Olivas

Project APN(s): 748-370-042


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The proposed Project includes two entitlement requests:

Tentative Parcel Map No. 37678 proposes a Schedule E subdivision that will create a single parcel (2.77 acres) with 36 Commercial Condominium Units for Vehicle, Recreational Vehicle (R-V), and Boat Storage. The Condominium Units consist of twenty-four (24) 24x50 Units and twelve (12) 30x50 Units including one (1) Unit for an office/members clubhouse.

Plot Plan No. 190007 proposes to construct two (2) 23,400 square foot concrete tilt-up buildings up to 26-feet in height with enclosed vehicle, recreational vehicle, and boat storage spaces for 36 condominium units with common areas for parking, landscaping, and retention basin.

The project is located north of Varner Road, south of Wildcat Drive, east of Berkey Drive, and west of Washington Street.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 190015**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE TENTATIVE PARCEL MAP NO. 37678, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

APPROVE PLOT PLAN NO. 190007, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

| | |
|--|---|
| Specific Plan: | N/A |
| Specific Plan Land Use: | N/A |
| Existing General Plan Foundation Component: | Community Development |
| Proposed General Plan Foundation Component: | N/A |
| Existing General Plan Land Use Designation: | Light Industrial (CD: LI) (0.25 – 0.60 FAR) |
| Proposed General Plan Land Use Designation: | N/A |
| Policy / Overlay Area: | N/A |
| Surrounding General Plan Land Use Designations | |
| North: | Light Industrial |
| East: | Light Industrial |
| South: | Commercial Retail |
| West: | Commercial Retail |
| Existing Zoning Classification: | Industrial Park (I-P) |
| Proposed Zoning Classification: | N/A |
| Surrounding Zoning Classifications | |
| North: | Industrial Park (I-P); Scenic Highway Commercial (C-P-S) |
| East: | Industrial Park (I-P); Specific Plan (S-P) |
| South: | General Commercial (C-1/C-P) |
| West: | General Commercial (C-1/C-P) |
| Existing Use: | Vacant Land |
| Surrounding Uses | |
| North: | Industrial Park |
| South: | Commercial Retail; Fast Food Restaurants; Hotels |
| East: | Vacant |
| West: | Mini-Warehouse Complex |

Project Site Details:

| <i>Item</i> | <i>Value</i> | <i>Min./Max. Development Standard</i> |
|-----------------------|--------------|---------------------------------------|
| Project Site (Acres): | 2.77 | No Minimum Lot Size |

| <i>Item</i> | <i>Value</i> | <i>Min./Max. Development Standard</i> |
|--------------------------------|--------------------------|---------------------------------------|
| Existing Building Area (SQFT): | N/A | No Maximum Lot Coverage |
| Proposed Building Area (SQFT): | 46,800 | N/A |
| Floor Area Ratio: | 0.10 | FAR 0.25 – 0.60 |
| Building Height (FT): | 26 feet | 35 feet |
| Proposed Minimum Lot Size: | 2.77 Acres | 20,000 SF |
| Total Proposed Number of Lots: | One (1) Parcel; 36 Units | N/A |
| Map Schedule: | E | |

Parking:

| <i>Type of Use</i> | <i>Building Area (in SF)</i> | <i>Parking Ratio</i> | <i>Spaces Required</i> | <i>Spaces Provided</i> |
|--------------------|------------------------------|-------------------------|------------------------|------------------------|
| Industrial Uses | 46,800 | 1 space per 2-employees | 1 | 21 |

Located Within:

| | |
|--|----------------------------------|
| City's Sphere of Influence: | City of Palm Desert |
| County Service Area ("CSA"): | N/A |
| Recreation and Parks District: | Yes – Desert Recreation District |
| Special Flood Hazard Zone: | Yes |
| Area Drainage Plan: | No |
| Dam Inundation Area: | No |
| Agricultural Preserve | No |
| Liquefaction Area: | Moderate |
| Fault Zone: | No |
| Fire Zone: | No |
| Mount Palomar Observatory Lighting Zone: | Yes (Zone B) |
| CVMSHCP Conservation Boundary: | Yes – No Conservation Area |
| Airport Influence Area ("AIA"): | Yes – Bermuda Dunes, Zone C |

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background: The project for TPM37678 and PP190007 was filed on March 1, 2019. The proposed tentative parcel map and plot plan for vehicle, recreational vehicle, and boat storage is proposed to be located on approximately 2.77 acres of vacant land north of Varner Road and east of Berkey Drive.

TPM37678 would create a single parcel (2.77 acres) with 36 Commercial Condominium Units for Vehicle, Recreational Vehicle (R-V), and Boat Storage. The Condominium Units consist of twenty-four (24) 24x50 Units and twelve (12) 30x50 Units including one (1) Unit for an office/members clubhouse.

PP190007 proposes to construct two (2) 23,400 square foot concrete tilt-up buildings up to 26-feet in height with enclosed vehicle, recreational vehicle, and boat storage spaces for 36 condominium units with common areas for parking, landscaping, and retention basin.

The project includes three (3) drive way entrances with shared access easements and fire access driveway.

The project has been modified to provide approximately 21 parking/staging area spaces along the southern project boundary since the I-P zone does not allow RV or Boat Storage outside an enclosed building.

General Plan Consistency

The project site is designated Community Development: Light Industrial (CD:LI) on the Western Coachella Valley Area Plan, which allows for development of industrial related land uses including warehousing/distribution, assembly and light manufacturing, and repair facilities. The Light Industrial land use designation requires that all developments have available public facilities and services such as roads and utilities which are available to the project including partially improved streets. Berkey Drive is to be further improved with curbs, gutters, sidewalks, with available domestic water and sewer from the

Coachella Valley Water District. The proposed project would provide vehicle and boat related storage consistent with Light Industrial as storage related land use.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS), Environmental Assessment No. 190015, and Negative Declaration (ND) were prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS represents the independent judgment of Riverside County. On May 15, 2019, the documents were made available for public review per the CEQA Statute and Guidelines Section 15105.

Comment letters in response to the circulated IS and ND have not been received as of the preparation of this staff report. Since the end of the public review period for the IS and ND, revisions were not made to the project. As demonstrated in the IS and ND, the proposed project will not result in any significant impacts to the environment, with no mitigation necessary.

FINDINGS AND CONCLUSIONS

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

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
2. The overall development of the land will not be detrimental to the public health, safety or general welfare of the community, since as detailed in the Initial Study and Negative Declaration prepared for the project, the project would not have a significant impact on the environment.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property since the in-fill project is located in an urbanized area which includes land uses such as vacant land, industrial buildings, fast food restaurants, hotels, mini-warehouse complex, and commercial retail buildings. Additionally, the proposed project would not inhibit potential development of surrounding areas.
4. The project is located along Berkey Drive (110' right-of-way). Due to proposed project for tentative parcel map for a single-parcel and 36 condominium units and a plot plan for vehicle and boat storage, additional road improvements including curbs, gutters, and sidewalks, are required for the project, as indicated by Conditions of Approval (COAs) such as 90.TRANSPORTATION.2-IMP PLANS and 90.TRANSPORTATION.2- IMPROVEMENTS.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project proposes a single parcel with 36 condominium units and therefore will comply with Ordinance No. 460 subject to tentative map being approved and final map being completed.

6. Due to proposed the tentative parcel map and plot plan for new buildings, drainage improvements shall be required, such as but not limited to, a retention basin and water quality basin being located along the southern property boundary.

7. The proposed land use, for vehicle and boat storage, is consistent with the development standards set forth in the Industrial Park (I-P) zone in that:

- A. The minimum lot size shall be 20,000 square feet with a minimum average lot width of 100 feet. The subject land is approximately 292 feet in width and is 2.77 acres and therefore is in compliance.
- B. The maximum height of all structures, including buildings, shall be 35 feet at the yard setback line. Any portion of a structure that exceeds 35 feet in height shall be set back from each yard setback line not less than two feet for each one foot in height that is in excess of 35 feet. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet for buildings, or 105 feet for other structures is specifically permitted under the provisions of Section 18.34. of this ordinance. The project buildings are up to 26-feet in height and therefore complies with maximum height limits.
- C. A minimum 15 percent of the site shall be landscaped and automatic irrigation shall be installed. Project landscaping along the Berkey Drive frontage and along the southern boundary total approximately 15-percent and therefore comply with the criteria.
- D. A minimum 25-foot setback shall be required on any street. The project is setback a minimum of 25-feet from Berkey Drive and therefore is in compliance. A minimum ten-foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. The remainder of the setback may be used for off-street automobile parking, driveways or landscaping. The project maintains a 25-foot wide landscape buffer adjacent to Berkey Drive and therefore complies.

The minimum side yard setback shall equal not less than ten feet for the two side lot areas combined. The project with two 23,400 square foot storage buildings is greater than 10-feet combined side yard setbacks.

The minimum rear yard setback shall be 15 feet. The rear yard setback is 24-feet and therefore complies. A minimum 50-foot setback shall be required on any boundary where the industrial property abuts a residential or commercially zoned property. The project abuts C-1/C-P zone at the northeast property corner and is a minimum of 50-feet from the northeast building corner.

- E. Parking, loading, trash and service areas shall be screened by structures or landscaping. They shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be required. The project is conditioned to provide walled trash enclosure with overall perimeter treatment such as fencing/walls, and landscaping, and therefore is in compliance.
- F. Outside storage shall be screened with structures or landscaping. Landscaping shall be placed in a manner adjacent to the exterior boundaries of the area so that materials stored are screened from view. If a non-screened exhibit of products is proposed, it shall be part of the industrial park plot plan, and shall be set back at least ten feet from the street line. The project

proposes landscaping and fencing/walls including along the southern project boundary to screen parking areas located in that area of the project, while the majority of the site is within enclosed buildings with no outside storage, and therefore is in compliance with these criteria.

- G. Automobile parking shall be provided as required by Section 18.12. of this ordinance. Based on one (1) permanent employee, and 1-parking space per 2 employees per Section 18.12 for industrial uses, and the proposed project providing up to 21-parking spaces, minimum parking requirements are met.
- H. All new utilities shall be underground. The project is required to underground utilities as outlined in COA 90.Planning.8-Utilities Underground and therefore will be in compliance.
- I. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The project is required to screen all roof mounted equipment from ground elevation in accordance with COA 90.Planning.6-Roof Equipment Shielding and therefore will be in compliance.
- J. All signs shall be in conformance with Article XIX of this ordinance. The project will permit signs separately and shall be in compliance with these criteria in accordance with AND Planning.17-Permit Signs Separately.
- K. All lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. The project shall comply with lighting standards as indicated by AND Planning.10-Lighting/Hooded Directed.

Other Findings:

1. The project site has a land use designation of Light Industrial (L-I) on the Western Coachella Valley Area Plan.
2. The existing zoning classification for the subject site is Industrial Park (I-P).
3. The proposed land use for vehicle and boat storage is consistent with the Light Industrial (L-I) Land Use Designation since these type facilities are considered storage and warehousing land uses as specifically identified under L-I.
4. The project site is surrounded by properties, which are designated Light Industrial to the north and east, and Commercial Retail south and west.
5. The site contains vacant land with surrounding land uses consisting of industrial buildings, fast food restaurants, hotels, mini-warehouse complex, and commercial retail buildings. The proposed project would not conflict with the existing surrounding land uses.
6. The proposed project is permitted in the Industrial Park (I-P) zone with the approval of a Plot Plan as conditioned, including the Exhibits and Conditions relating to such features as varied building facades with earth tone colors and proposed desert landscaping.

7. The project site is surrounded by properties which are zoned Industrial Park (I-P), Scenic Highway Commercial (C-P-S), General Commercial (C-1/C-P), and Specific Plan (S-P).
8. Fire protection and suppression services are available for the project through Riverside County Fire Department. The project is not located within a fire hazard severity zone. The project is required to comply with fire prevention maintenance measure such as driveway entrances, fire lanes, fire extinguishers, fire sprinklers as outlined in Advisory Notification Document (AND) FIRE.1-General Fire Conditions.
9. The project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with lighting standards of Ordinance No. 655 for Zone B as noted in AND PLANNING.11-Mt. Palomar Lighting Area.
10. Existing domestic water and sewer services are supplied by Coachella Valley Water District in accordance with transmittal letter dated March 25, 2019. Prior to the issuance of building permits, A 'Will Serve' letter will be required to submitted demonstrating the availability of sufficient water/sewer service for the project (COA 80 – E. Health. Water Will Serve, COA 80 – E. Health. Sewer Will Serve).
11. The project site is located within an Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. The project was found "consistent" with the Bermuda Dunes Regional Airport Land Use Compatibility Plan based on ALUC approval letter dated May 16, 2019 including recommended measures, such as, but not limited to, prohibiting: steady or flashing lights directed towards aircraft, uses that would reflect sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference. These recommendations have been incorporated into the Advisory Notification Document.
12. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan but is not located within a conservation area of that plan. The project for vehicle and boat storage is required to pay CV-MSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan and is a standard requirement and is not considered to be CEQA mitigation.
13. Potential impacts to archaeological resources were analyzed and reviewed. In addition, notification letters as a result of AB 52 were mailed to various local tribes on April 11, 2019. No request to consult were received regarding AB 52. However, ground disturbing activities are proposed for site preparation on 2.77-acre site to accommodate proposed vehicle and boat storage building. In the unlikely event any unanticipated resources are located, all ground disturbing activity within 100-feet of the discovered resource shall be halted and the applicant shall contact the County Archaeologist as outlined in the measures of AND Planning-CUL-2.
14. The findings of the initial study performed pursuant to Environmental Assessment No. 190015 are incorporated herein by reference and are attached to the staff report. As demonstrated in the initial study, the proposed project will not have a significant effect on the environment, there is no evidence that the project will have a potential for adverse effects on wildlife resources, and no mitigation is required.
15. The project complies with Section 5.2 (Tentative Parcel Maps) of Ordinance No. 460 in that required parcel map data is depicted on the primary exhibit along with proposed improvements for storm water control and soil erosion control located on the subject site.

16. The proposed project consists of a Schedule "E" parcel map subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule "E" improvement requirements of Ordinance No. 460. Based on review by staff and proposed Conditions of Approval, Tentative Parcel Map No. 37678 is consistent with the minimum improvements as outlined in Section 10.10 (Schedule "E" Subdivision) of Ordinance No. 460 as stated below:
 - a) Streets - Section 10.10.A. Streets, items 1-6, the applicant is required to complete certain street improvements such as concrete curb, gutter, and 6-foot wide sidewalk located 43-feet from centerline to match up asphalt concrete paving within the 55-half-width dedicated right-of-way in accordance with County Standard No. 92 (COA 90-Transportation—Improvements). Improvements shall also include County Standards for commercial driveways. Through this condition, the minimum required road and driveway improvements would be met.
 - b) Domestic Water and Sewage Disposal – Existing domestic water and sewage infrastructure currently serve the site from Berkey Drive and has been approved by the Coachella Valley Water District for the purposes of this subdivision.
 - c) Fire Protection – The applicant will be required to submit fire prevention maintenance measures such as driveway entrances, fire lanes and fire extinguishers, sprinklers as outlined in AND 15.FIRE.1-General Fire Conditions.
 - d) Fences – There are no canals, drains, expressway or other feature that could be deemed to be hazardous that would require installation of a fence.
 - e) Electrical and Communication Facilities – Electrical or communication facilities currently exist which will be connected underground from Berkey Drive.
17. Before approving a land division map, the County must make the findings required under Government Code section 66474 and Article VII, Section 7.1 of Ordinance No. 460. PM37562 is consistent with all of these requirements:
 - a. The proposed map and its design and improvements are consistent with the General Plan in that the proposed land uses are consistent with the intended uses for the L-I land use designation. The proposed vehicle and boat storage project on 2.77 acres which includes enclosed buildings and outdoor parking is consistent with the L-I designation which is intended to allow for the development of Floor area ratios range from 0.25 to 0.60. The proposed vehicle and boat storage would be consistent with the L-I designation as it provides vehicle storage for the neighborhood and visitors to the regional area. Furthermore, the project specifically addresses land use policies 8.1 (LU8.1), which states, "Accommodate the development of a balance of land uses that maintain and enhance Riverside County's fiscal viability, economic diversity, and environmental integrity (LU8.1)." Future development will add potential economic growth and will trigger new investment into the site and adjacent properties. The proposed subdivision will allow the owner to facilitate business uses (LU8.2) by providing an opportunity for new ownership and investment for the site.

The project site has been designed to provide the minimum road improvements that would facilitate the ultimate right-of-way for Berkey Drive, thus consistent with the General Plan Land Use Designation, meeting all applicable circulation policies of the General Plan. The project has been reviewed by the Transportation Department and meets all development and design standards.

The proposed parcel map subdivides 2.77 acres into a single parcel with 36-condominium units ranging in size from 1,200 square feet to 1,500 square feet with required Property Owners Association (COA 50.Planning.1-CC&R C/I POA COM Easement). The 2.77 acre parcel is sufficient and physically suitable for the project as proposed. The proposed lot sizes meet the minimum requirements of the I-P zoning classification and will be sufficient to support future development. The proposed subdivision, its design, and required improvements are consistent with the General Plan and will adhere to the County's subdivision and zoning Ordinance. There is no applicable Specific Plan. The project has met all applicable development standards including parking and landscaping and is seeking no variances. In addition, an Initial Study was prepared through the California Environmental Quality Act (CEQA) to determine that the project, as designed, would not result in an impact to the environment or injury fish and/or wildlife or their habitat.

- b. The design of Tentative Parcel Map No. 37678 will not cause environmental damage, cause serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat and will not cause serious public health problems. The Tentative Parcel Map is not located within a designated Conservation Area pursuant to the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP). Impacts of the proposed development of the site were analyzed in the Initial Study/Negative Declaration prepared for the project and determined that no impact or a less than significant impact on fish and wildlife and their habitat will not result in any significant environmental impacts.
- c. The design of Tentative Parcel Map No. 37678 will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Prior to map recordation the required easements for access, parking, and drainage and road improvements will be preserved through bonding and easements.

Fire Findings:

- 1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") or Local Responsibility Area ("LRA") and is not located within a hazard severity zone.

Conclusion:

For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

Public hearing notices were mailed to property owners within 800-feet of the proposed project site. As of the writing of this report, Planning Staff has received no communications from the general public.

The project is located within the Sphere of Influence (SOI) of the City of Palm Desert. Project information was forwarded to the City of Palm Desert on May 22, 2019, and no comments have been received as of this writing.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted to the Clerk of the Board within ten days after the notice of decision appears on the Board's agenda, accompanied by the fee set forth in Ordinance No. 671.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PM37678 PPT190007
VICINITY/POLICY AREAS

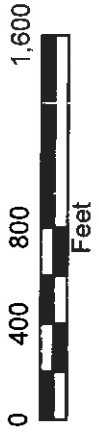
Supervisor: Perez
 District 4

Date Drawn: 04/25/2019
 Vicinity Map



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



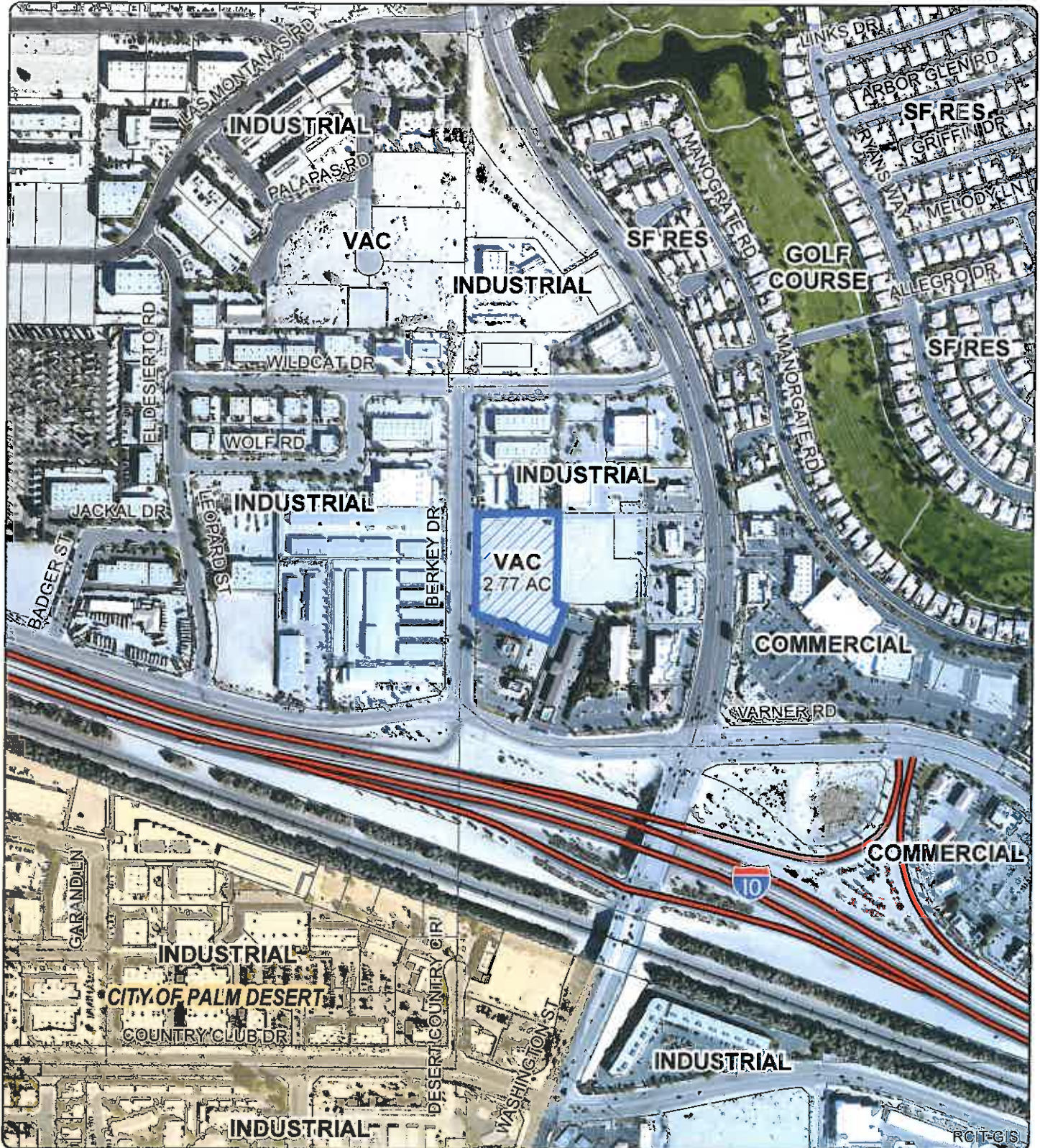
DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may create different types of land use than is provided for in the current General Plan. The County of Riverside Planning Department offices in Riverside at (951)948-5200 (Western County) or in Palm Desert at (760)948-9277 (Eastern County) or Website: <http://planning.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
PM37678 PPT190007

Supervisor: Perez
District 4

Date Drawn: 04/25/2019
Exhibit 1

LAND USE



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County) or in Palm Desert at (760) 863-8277 (Eastern County) or Website <http://planning.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

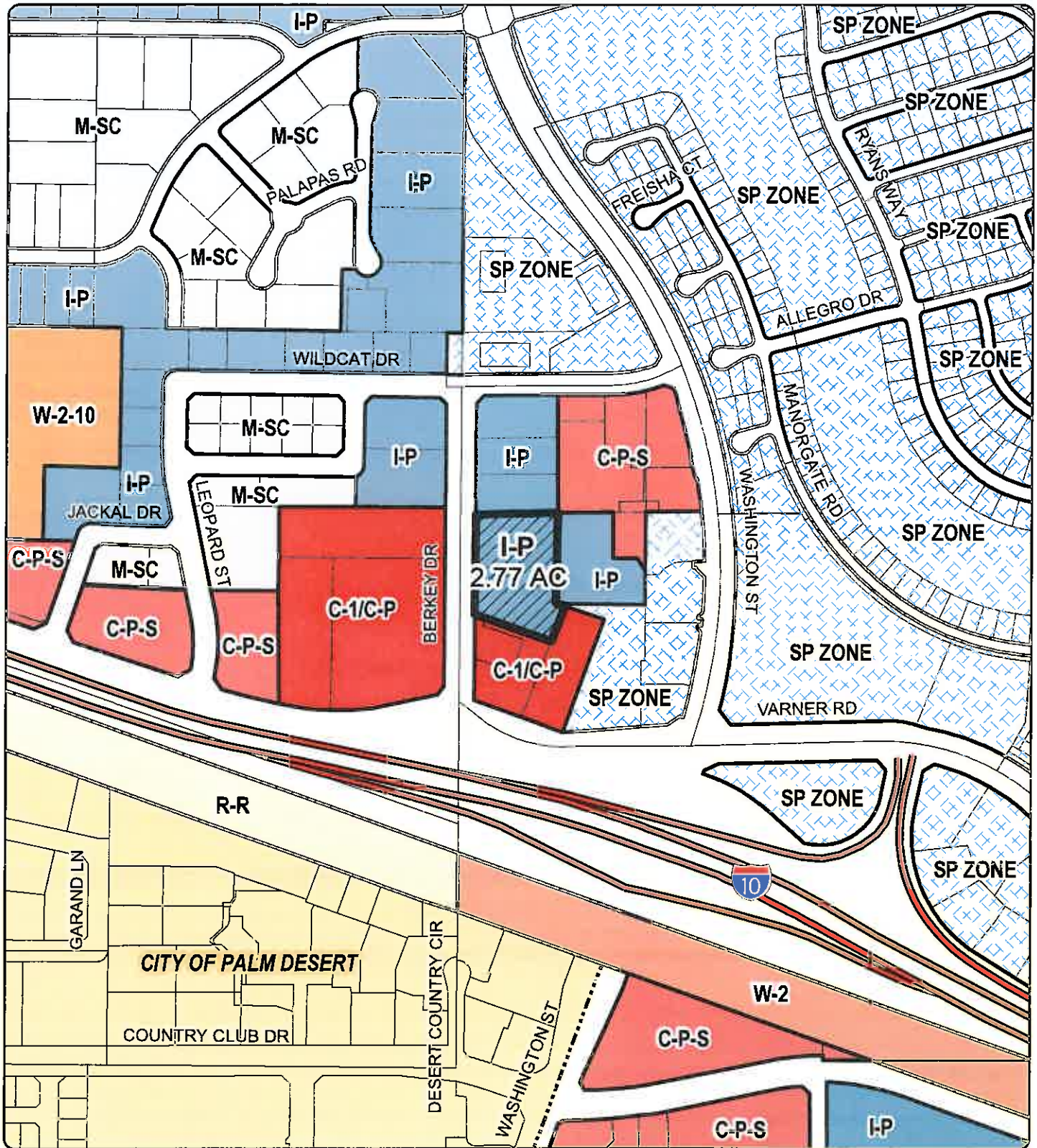
PM37678 PPT190007

Supervisor: Perez
District 4

Date Drawn: 04/25/2019

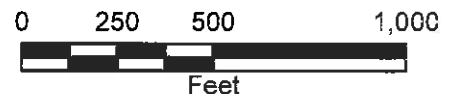
Exhibit 2

EXISTING ZONING



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

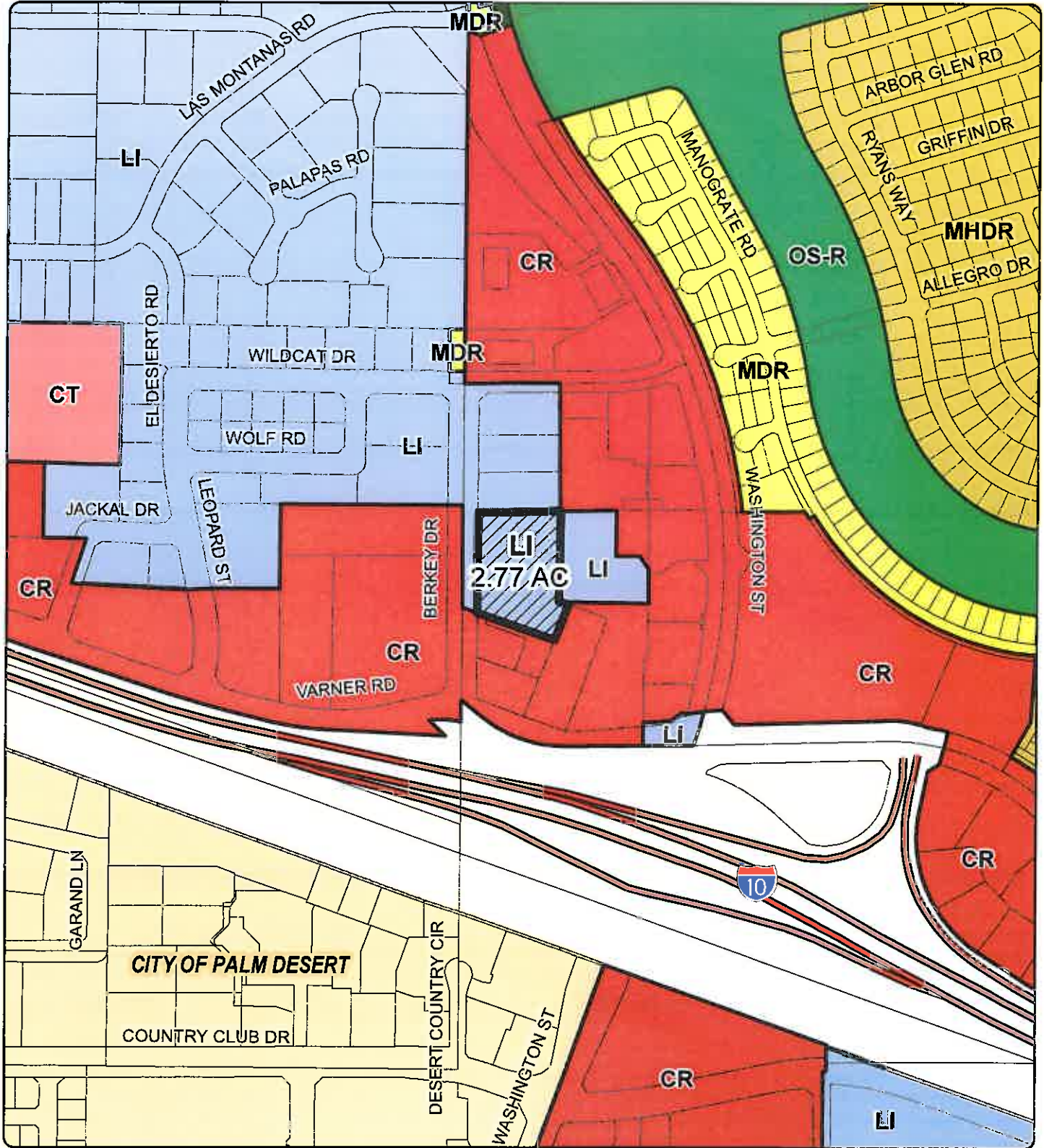
PM37678 PPT190007

EXISTING GENERAL PLAN

Supervisor: Perez
District 4

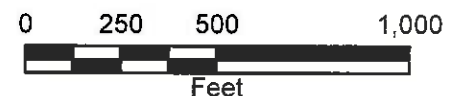
Date Drawn: 04/25/2019

Exhibit 5



Zoning Dist: Bermuda Dunes

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.rctima.org>

SITE PLAN SUMMARY

TOTAL SITE AREA: 120,725 SQFT. (APPROX. 2.77 ACRES)

BUILDING A AREA: 23,400 SQFT.
 BUILDING B AREA: 23,400 SQFT.
 BUILT AREA: 46,800 SQFT.

NEW ONSITE HARDSCAPE AREA: 50,225 SQFT.
 EXISTING ONSITE HARDSCAPE TO REMAIN: 3,435 SQFT.

TOTAL ONSITE NON-PERVIOUS AREA: 97,025 SQ. FT.

LANDSCAPED AREA: 19,170 SQFT. (15.9% OF TOTAL AREA)

OFF SITE HARDSCAPE IMPROVEMENTS (INCL. ADA ACCESSIBLE PUBLIC SIDEWALKS, 3 NEW DRIVEWAY APRONS, AND FINISHED PAVING IN SHARED SOUTH DRIVEWAY): 4,825 SQFT.

LANDSCAPED AREA IN RIGHT-OF-WAY: 1,350 SQFT.

EGAN CIVIL, INC.
 40 BOX 5282 LA QUINCY, CA 92278-5282
 (760) 484-7838 WWW.EGANCIVIL.COM

GRANT DEVELOPMENT - ALLEN GRANT
 570 ALLEN GRANT
 2255 KILBUCKINGHAM ROAD, SUITE A
 THOUSAND PALMS, CA 92278
 PH# 360-910-2222

GRANT DEVELOPMENT - ALLEN GRANT
 VACANT LAND
 PARCEL No. OF LIA 4740
 SITE PLAN
 PALM DESERT, CA 92211
 BERKELEY DRIVE

DATE: 05/24/2019
 REVISIONS

SCALE: AS SHOWN
 DATE: 05/24/2019

SHEET
C-1



PRELIMINARY SITE PLAN
 PROPOSED BERKEY DRIVE TOY GARAGE PROJECT

PREPARED MAY 24, 2019
 FILE NO.

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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EGAN CIVIL, INC.
 2225 MANUFACTURING ROAD, SUITE A
 PALM DESERT, CA 92211
 (760) 404-1688 WWW.EGANCIVIL.COM

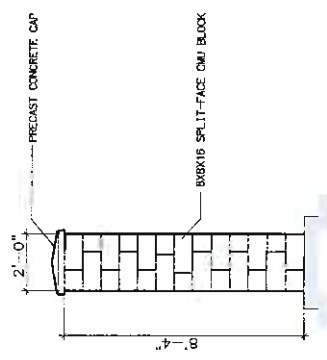


GRANT DEVELOPMENT
 2225 MANUFACTURING ROAD, SUITE A
 PALM DESERT, CA 92211
 (760) 404-1688

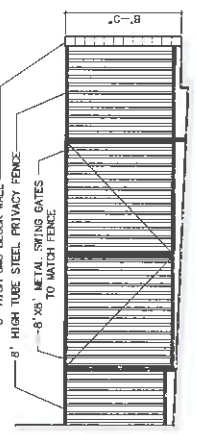
GRANT DEVELOPMENT - ALLEN GRANT
 PARCEL "D" OF IIA 4740
 SITE DETAILS
 PALM DESERT, CA 92211
 BERKELEY DRIVE
 LANDFORMED TERRACE COUNTY OF INDIANA STATE OF CALIFORNIA

SCALE: AS NOTED
 DATE: 02/11/2019

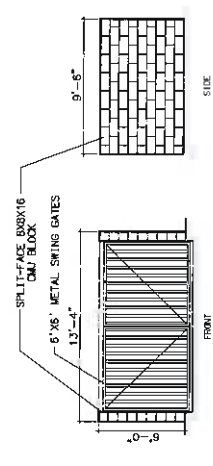
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LS-2
 FILE NO.



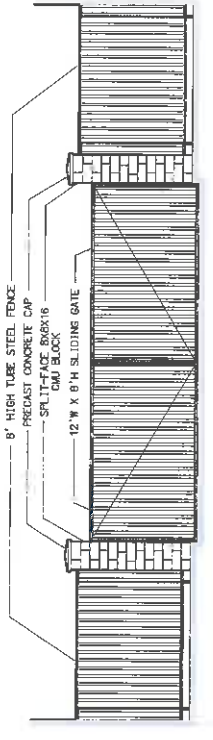
○ FREESTANDING PILASTER DETAIL.
 SCALE: 1/2" = 1'-0"



○ SECURITY FENCE & GATE DETAIL.
 SCALE: 1/4" = 1'-0"



○ TRASH ENCLOSURE DETAIL.
 SCALE: 1/4" = 1'-0"

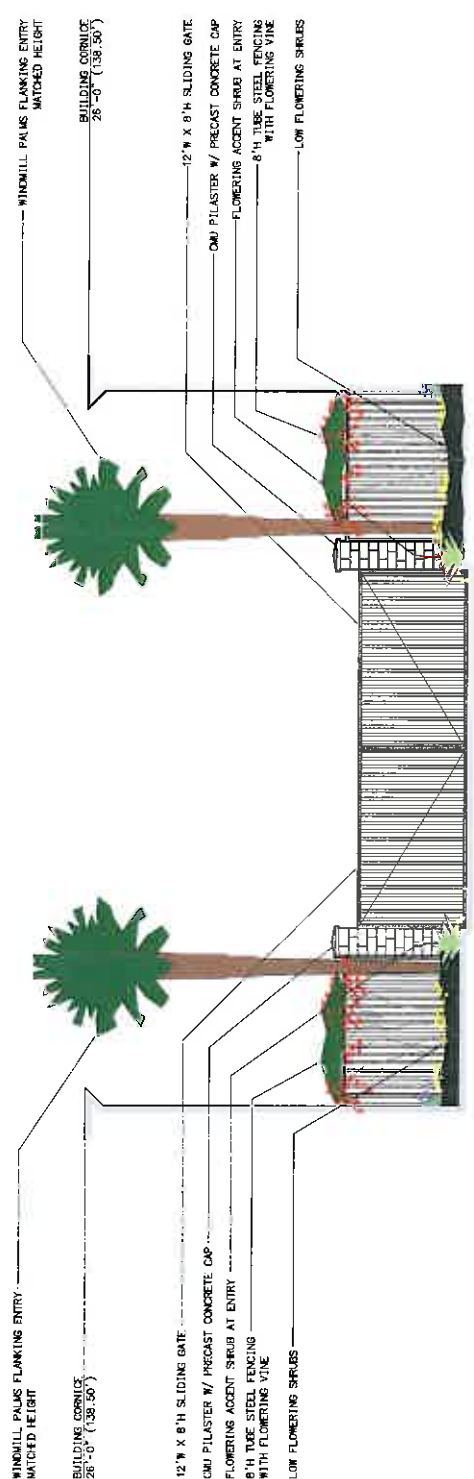


○ ENTRY GATE, PILASTER & FENCE DETAIL.
 SCALE: 1/4" = 1'-0"

PRELIMINARY SITE DETAILS

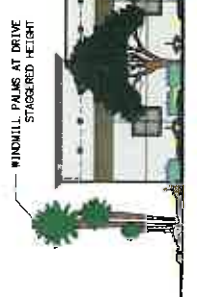
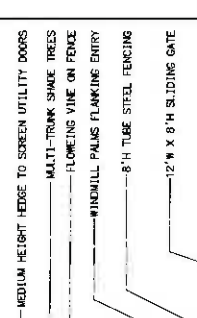
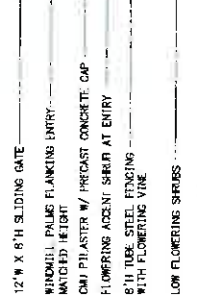
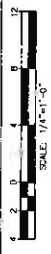
PROPOSED BERKEY DRIVE TOY GARAGE PROJECT

SCALE: AS NOTED
 PREPARED FEB 28, 2019



MAIN GATE AND PILASTER ELEVATION

PROPOSED BERKELEY DRIVE TOY GARAGE PROJECT



PROPOSED BERKELEY DRIVE STREETSCAPE

PROPOSED BERKELEY DRIVE TOY GARAGE PROJECT



PREPARED FEB 28, 2019

PRELIMINARY GRADING PLAN

IN THE UNINCORPORATED TERRITORY OF FRESNO COUNTY, STATE OF CALIFORNIA
 A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH,
 RANGE 7 EAST, SAN BERNARDINO MERIDIAN

BERKELEY DRIVE, PALM DESERT, CALIFORNIA, P.P. 112.75 DATE OF SHEET: JANUARY 2016.



NOT TO SCALE

OWNER/USER/OWNER:
 CONCRETE/CONCRETE
 2225 WASHINGTON ROAD, SUITE 100
 PALM DESERT, CA 92260
 (760) 944-7803
 CONCRETE/CONCRETE.COM

PREPARED BY:
 EDAN CIVIL, INC.
 10000 W. 10TH AVENUE, SUITE 100
 PALM DESERT, CA 92260
 (760) 944-7803
 EDANCIVIL.COM

APR:
 760.370.942

LEGAL DESCRIPTION:
 THAT CERTAIN LOT OR LOTS OF LAND, TOGETHER WITH THE INTERESTS THEREIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 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997, 998, 999, 1000.

UTILITIES:
 ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION AND DEPTH OF UTILITIES IS NOT GUARANTEED BY THE ENGINEER. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF UTILITIES PRIOR TO CONSTRUCTION.

LAND ACQUISITION:
 THE USER SHALL ACQUIRE ALL NECESSARY RIGHTS OF WAY AND EASEMENTS FOR THE PROJECT. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACQUISITION OF RIGHTS OF WAY OR EASEMENTS.

GENERAL NOTES:
 1. THE USER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL AGENCIES PRIOR TO CONSTRUCTION.
 2. THE USER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 3. THE USER SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 4. THE USER SHALL MAINTAIN ADEQUATE DRAINAGE THROUGHOUT THE PROJECT.
 5. THE USER SHALL MAINTAIN ADEQUATE EROSION CONTROL MEASURES.
 6. THE USER SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.
 7. THE USER SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.
 8. THE USER SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.
 9. THE USER SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.
 10. THE USER SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.

PROPOSED LAND USE:
 COMMERCIAL GRADE-UP

CURRENT LAND USE:
 VACANT AND UNDEVELOPED

GENERAL PLAN:
 GENERAL PLAN (UNINCORPORATED TERRITORY OF FRESNO COUNTY, CALIFORNIA)

ZONING:
 ZONING (UNINCORPORATED TERRITORY OF FRESNO COUNTY, CALIFORNIA)

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CURRENT LAND USE:
 VACANT AND UNDEVELOPED

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 GENERAL PLAN (UNINCORPORATED TERRITORY OF FRESNO COUNTY, CALIFORNIA)

ZONING:
 ZONING (UNINCORPORATED TERRITORY OF FRESNO COUNTY, CALIFORNIA)

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PROPOSED LAND USE:
 COMMERCIAL GRADE-UP

CURRENT LAND USE:
 VACANT AND UNDEVELOPED

GENERAL PLAN:
 GENERAL PLAN (UNINCORPORATED TERRITORY OF FRESNO COUNTY, CALIFORNIA)

ZONING:
 ZONING (UNINCORPORATED TERRITORY OF FRESNO COUNTY, CALIFORNIA)

LAND ACQUISITION:
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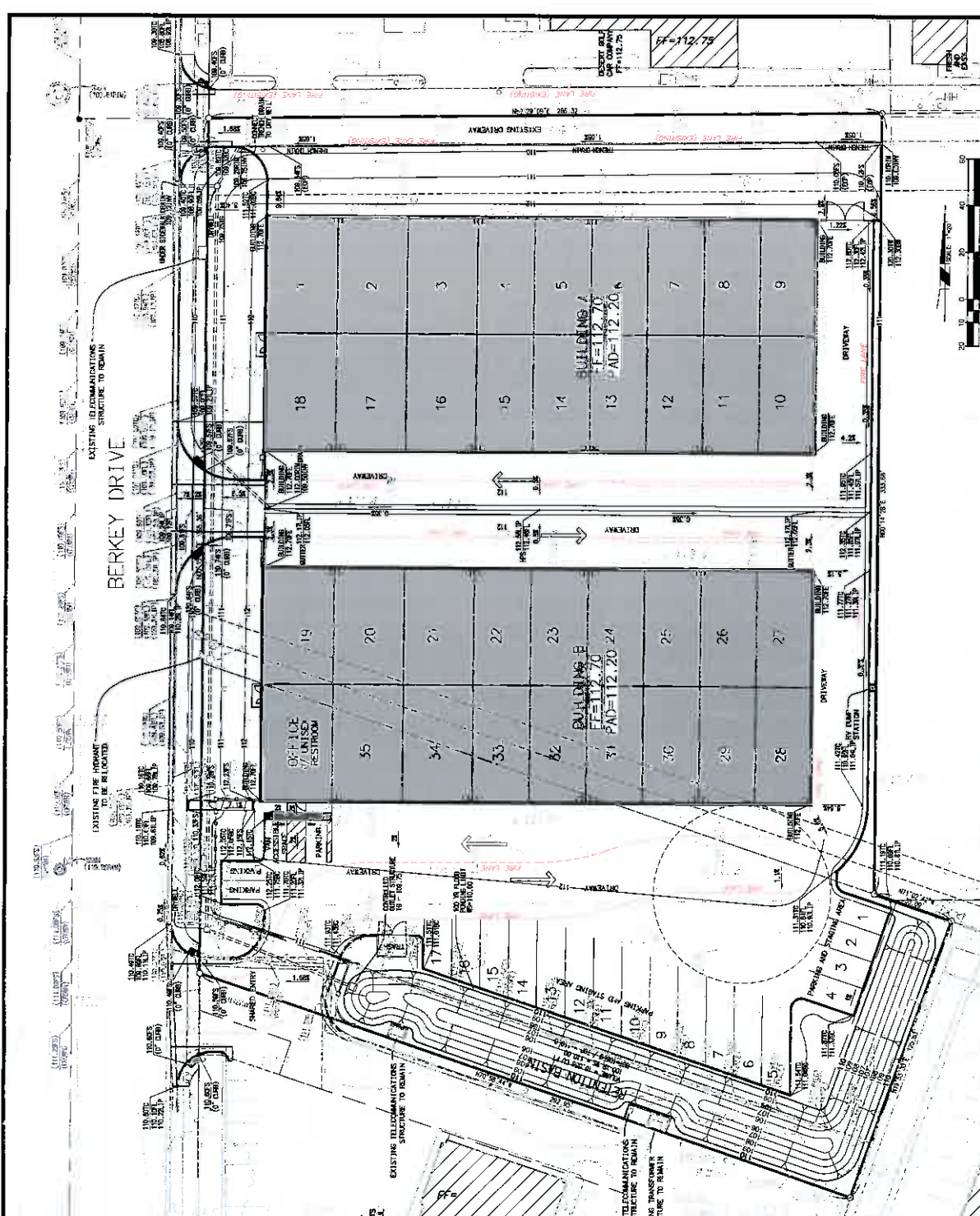
UTILITIES:
 ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE LOCATION AND DEPTH OF UTILITIES IS NOT GUARANTEED BY THE ENGINEER. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF UTILITIES PRIOR TO CONSTRUCTION.

PROPOSED LAND USE:
 COMMERCIAL GRADE-UP

CURRENT LAND USE:
 VACANT AND UNDEVELOPED

GENERAL PLAN:
 GENERAL PLAN (UNINCORPORATED TERRITORY OF FRESNO COUNTY, CALIFORNIA)

ZONING:
 ZONING (UNINCORPORATED TERRITORY OF FRESNO COUNTY, CALIFORNIA)



EDAN CIVIL, INC.
 10000 W. 10TH AVENUE, SUITE 100
 PALM DESERT, CA 92260
 (760) 944-7803
 EDANCIVIL.COM

APPROVED BY: [Signature]
 DATE: 01/20/16

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------------|
| 1 | 01/20/16 | ISSUED FOR PERMIT |

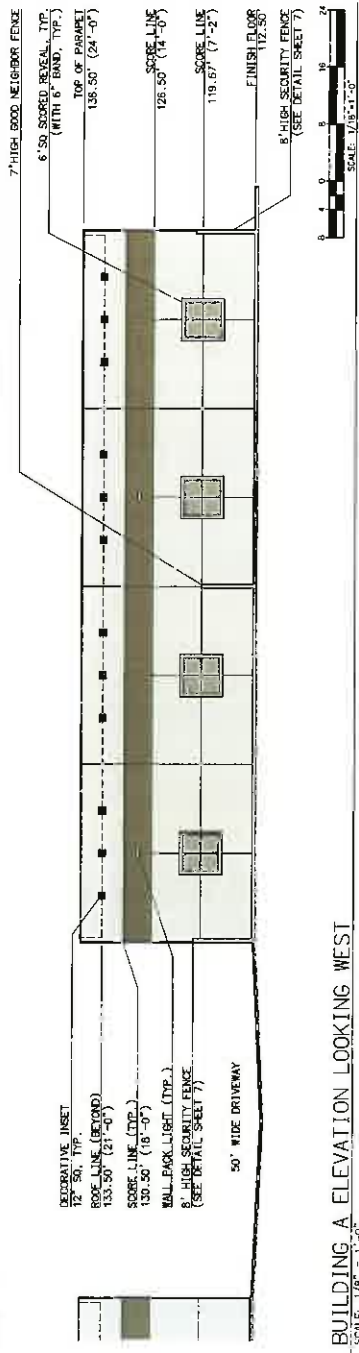
SCALE: 1"=20'

IN THE UNINCORPORATED TERRITORY OF FRESNO COUNTY
BERKELEY DRIVE TOY GARAGES
PRELIMINARY GRADING
 101 S. BERRY AVE. GARAGES
 PALM DESERT, CA 92261

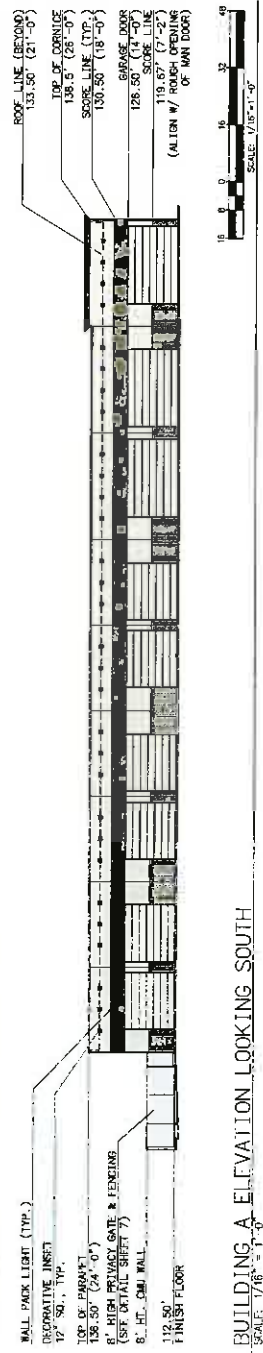
SHEET 1 OF 1
 CITY FILE NUMBER



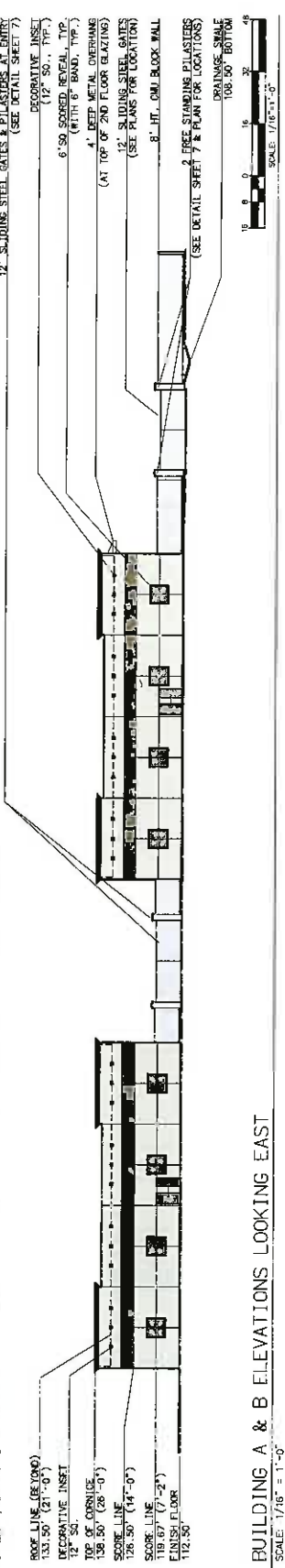
BUILDING A ELEVATION LOOKING NORTH
SCALE: 1/16" = 1'-0"



BUILDING A ELEVATION LOOKING WEST
SCALE: 1/16" = 1'-0"



BUILDING A ELEVATION LOOKING SOUTH
SCALE: 1/16" = 1'-0"



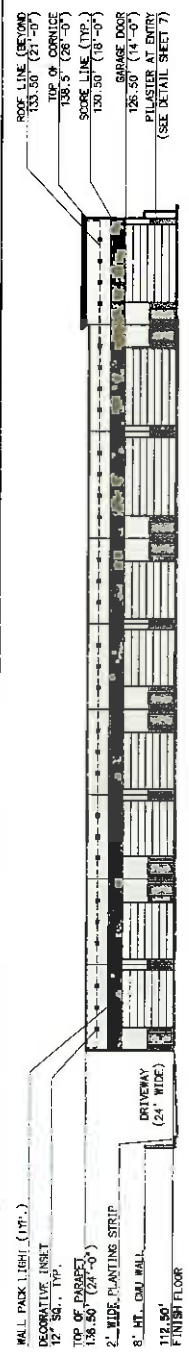
BUILDING A & B ELEVATIONS LOOKING EAST
SCALE: 1/16" = 1'-0"

PRELIMINARY BUILDING A ELEVATIONS

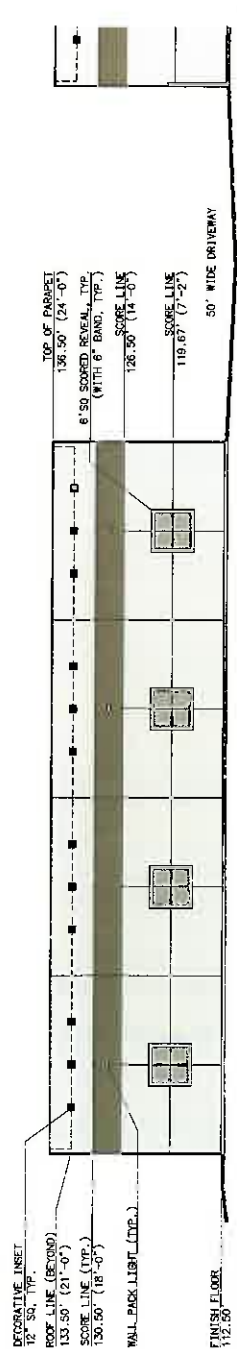
PROPOSED BERKEY DRIVE TOY GARAGE PROJECT

PREPARED FEB 28, 2019

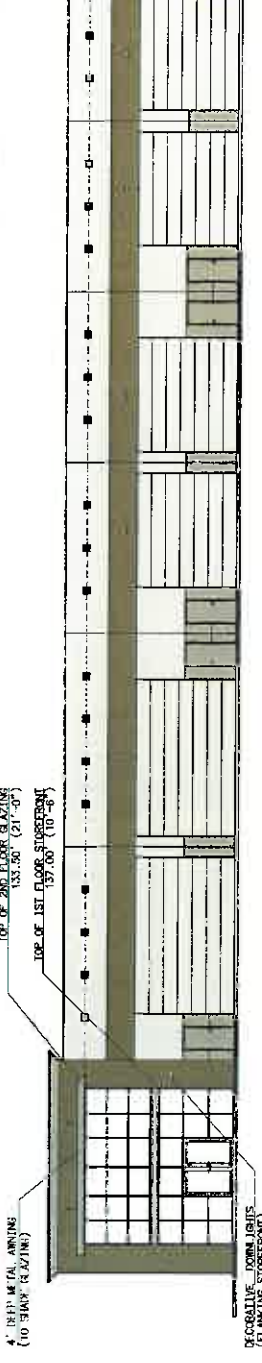
| | | | | | |
|---|--|--|--|--|--|
| | | | PROJECT: GRANT DEVELOPMENT - ALLEN GRANT PARCEL "D" OF LIA 4740 BUILDING A ELEVATIONS PALM DESERT, CA 92211 BERKEY DRIVE | GRANT DEVELOPMENT - ALLEN GRANT VACANT LAND GRANT OF ELEVATION C/O ALLEN GRANT 22222 MCKENZIE/BERKEY ROAD, SUITE A IRVING, CALIFORNIA 92614 PH: 951-910-2222 | SHEET A-2 FILE NO. |
| REVISIONS NO. DATE DESCRIPTION 1 02/17/2019 | DATE: 02/17/2019 BY: [Signature] CHECKED BY: [Signature] | PROJECT NO. 2018-001 DRAWING NO. 2018-001 | PROJECT NO. 2018-001 DRAWING NO. 2018-001 | PROJECT NO. 2018-001 DRAWING NO. 2018-001 | PROJECT NO. 2018-001 DRAWING NO. 2018-001 |



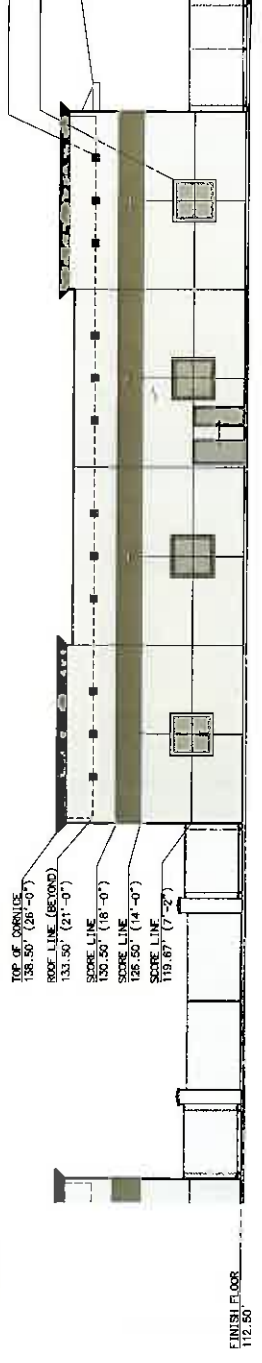
BUILDING B ELEVATION LOOKING SOUTH
SCALE: 1/8" = 1'-0"



BUILDING B ELEVATION LOOKING WEST
SCALE: 1/8" = 1'-0"



BUILDING B ELEVATION LOOKING NORTH
SCALE: 1/8" = 1'-0"



BUILDING B ELEVATION LOOKING EAST
SCALE: 1/8" = 1'-0"

| NO. | DATE | DESCRIPTION | BY | CHKD. |
|-----|------|-------------|----|-------|
| | | | | |
| | | | | |

EGAN CIVIL, INC.
2825 MANFREDI ROAD, SUITE A
PALM DESERT, CA 92278
PH: 951-241-2272
WWW.EGANCIVIL.COM



GRANT DEVELOPMENT - ALLEN GRANT
VACANT LAND
BUILDING B ELEVATIONS
PARCEL "D" OF LIA 4740
BERKELEY DRIVE
PALM DESERT, CA 92211
UNINCORPORATED TERRITORY COUNTY OF INDIANO STATE OF CALIFORNIA

FILE NO. 20180010
SHEET
A-3

PRELIMINARY BUILDING B ELEVATIONS

PROPOSED BERKEY DRIVE TOY GARAGE PROJECT

PREPARED FEB 28, 2019

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: 190015
Project Case Type (s) and Number(s): TPM37678 / PPT190007
Lead Agency Name: Riverside County Planning Department
Address: 77-588 El Duna Ct Ste. H Palm Desert, CA 92211
Contact Person: Jay Olivas, Project Planner
Telephone Number: 760-863-7050
Applicant's Name: Allen Grant
Applicant's Address: 72325 Manufacturing Road, Suite A
Thousand Palms, CA 92276

I. PROJECT INFORMATION

The proposed Project, as depicted on Figure 1 (Site Plan) includes two entitlement requests:

Tentative Parcel Map No. 37678 proposes a Schedule E subdivision that will create a single parcel (2.77 acres) with 36 Commercial Condominium Units for Vehicle, Recreational Vehicle (R-V), and Boat Storage. The Condominium Units consist of twenty-four (24) 24x50 Units and twelve (12) 30x50 Units including one (1) Unit for an office/member's clubhouse.

Plot Plan No. 190007 proposes to construct two (2) 23,400 square foot concrete tilt-up buildings up to 26-feet in height with enclosed vehicle, recreational vehicle, and boat storage spaces for 36 condominium units with common areas for parking, landscaping, and retention basin.

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

B. Total Project Area: 2.77 Acres

| | | | |
|-------------------------------|-------------------|--------------------------------------|------------------------------------|
| Residential Acres: | Lots: | Units: | Projected No. of Residents: |
| Commercial Acres: | Lots: | Sq. Ft. of Bldg. Area: | Est. No. of Employees: |
| Industrial Acres: 2.77 | Lots: 1+36 | Sq. Ft. of Bldg. Area: 23,400 | Est. No. of Employees: 1 |
| Other: | | | |

C. Assessor's Parcel No(s): 748-370-042

Street References: The project is located north of Varner Road, south of Wildcat Drive, east of Berkey Drive, and west of Washington Street.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township 5 South, Range 7 East, Section 6

E. Brief description of the existing environmental setting of the project site and its surroundings: The parcel contains vacant land with industrial buildings to the north, commercial retail and fast food restaurant to the south, hotels to the east, and mini-warehouse to the west. The project is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies: The project site has a General Plan Foundation Component of Community Development (CD), and land use designations of Light Industrial (L-I). The proposed vehicle and boat storage on 2.77 acres is consistent with the L-I designation which is intended to allow for the development of warehousing and storage, including for vehicles, for existing residents and visitors to the area. Floor area ratios range from 0.25 to 0.60 and the project has a proposed floor area of approximately 0.38 within required range.

1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. The project implements Policy LU 30.1, accommodating the development of industrial uses in areas appropriately designated by the General Plan and area plan land use maps. The project is an intended use in the LI designation, and has meet all of the applicable development and design standards.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The project has been reviewed by the Transportation Department and meets all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not within a high fire hazard area. The proposed project is not located within special hazard zone (including flood zone, fault zone, dam inundation zones). The proposed project has allowed for sufficient provision of emergency response services through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient measures against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies. The project will be required to adhere to the County's adopted Noise Ordinance.
6. **Housing:** The project is for proposed industrial land division with vehicle storage; the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The site is not located within an area identified as a Healthy Community.

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

C. Foundation Component(s): Community Development (CD)

D. Land Use Designation(s): Light Industrial (LI)

E. Overlay(s), if any: Not Applicable

F. Policy Area(s), if any: Not Applicable

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Eastern Coachella Valley, Pass Area Plan, Palo Verde Valley Area Plan
2. **Foundation Component(s):** Community Development (CD)
3. **Land Use Designation(s):** Light Industrial (LI) & Commercial Retail
4. **Overlay(s), if any:** Not Applicable
5. **Policy Area(s), if any:** Not Applicable

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable
2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. Existing Zoning: Industrial Park (I-P)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: Industrial Park (I-P), General Commercial (C-1/C-P), Scenic Highway Commercial (C-P-S), and Specific Plan (S-P) for all surrounding parcels.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

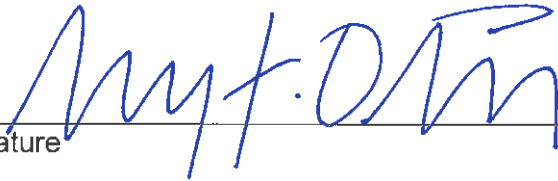
IV. DETERMINATION

On the basis of this initial evaluation:

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

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

May 15, 2019

Date

Jay Olivas, Project Planner

For: Charissa Leach, P.E.

Assistant TLMA Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| AESTHETICS Would the project: | | | | |
| 1. Scenic Resources | | | | |
| a) Have a substantial effect upon a scenic highway corridor within which it is located? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no impact.

b) The proposed tentative parcel map with single parcel and 36 condominium units totaling 2.77 acres and plot plan for vehicle and boat storage, would not damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. The project includes low-profile building elevations with 2-main storage buildings totaling 46,800 square feet designed as single-story up to 26-feet in height, in the central portion of the property with on-site parking. The storage buildings will be painted in earth tone colors consistent with surrounding industrial and commercial buildings. The proposed project shall also comply with advertising regulations Advisory Notification Document (AND) Planning.17 Permit Signs Separately along with required desert landscape plan. Therefore, impacts would be less than significant.

c) The project is located in an urbanized area with land use designation of Light industrial in the unincorporated community of Bermuda Dunes. Due to proposed building design and required desert landscaping, less than significant visual impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The project site is located approximately 42 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. The project is therefore required to comply with Ordinance No. 655 of the Riverside County Standards and Guidelines. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, hooded and directed in order to obstruct shining onto adjacent properties and streets such as Advisory Notification Document (AND) Planning.11-Mt. Palomar Lighting Area. These are general requirements that apply throughout Zone B of Ordinance No. 655 and not considered mitigation pursuant to CEQA. With the above-described Condition of Approval, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source(s): On-site Inspection, Project Application Description

Findings of Fact:

a) The project consisting of proposed tentative parcel map and plot plan for vehicle storage would create a new light source, but any future sources of lighting are not anticipated to reach a significant level due to the size and scope of the project. Approximately 20 downcast low-pressure sodium or equivalent light fixtures less than 4,080 lumens are proposed. Lighting is conditioned to be shielded and hooded thereby reducing any potential lighting impacts (AND Planning.10-Lighting Hooded/Directed). Desert landscaping will also provide partial buffering including along Berkey Drive including southern project boundary. Therefore, impacts would be less than significant.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant impact | No Impact |
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b) Surrounding land uses include commercial and industrial buildings and vacant land uses. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. All future lighting shall be shielded and hooded and will not be directed toward any adjoining properties in accordance with AND Planning.10-Lighting Hooded/Directed. Outdoor lighting impacts are therefore considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture

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

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

Findings of Fact:

a) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is designated as "urban built up lands". The site has no existing agriculture uses and no impacts are expected.

b) The project will not conflict with existing agriculture uses since no existing or proposed agriculture use is located on the 2.77 acre-site. The site is not subject to the Williamson Act or is within a Riverside County Agriculture Preserve. Therefore, there is no impact.

c) The project is not within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). No impacts will occur.

d) The project would not involve changes to the existing environment that results in conversion of Farmland to non-agricultural use since the site is considered "urban built up land" with proposed parcel map and plot plan for vehicle storage. Therefore, no impacts are expected.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 5. Forest | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to the General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| AIR QUALITY Would the project. | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 6. Air Quality Impacts | | | | |
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

(1) The proposed project within the Salton Sea Air Basin will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project involves proposed entitlements for tentative parcel map and plot plan that are required to comply with required Dust Control, California Building Codes and road improvements and vehicles with smog certifications, and project is not considered a significant with these measures.

b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or projected air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), inhalable particulate matter with a diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement

| | | | |
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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant impact | No Impact |
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measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

South Coast Air Basin Attainment Status – Riverside County

| Pollutant | Federal | State |
|-----------------------|-------------------------|---------------|
| O ₃ (1-hr) | No Data | Nonattainment |
| O ₃ (8-hr) | Nonattainment | Nonattainment |
| PM ¹⁰ | Attainment | Nonattainment |
| PM ^{2.5} | Nonattainment | Nonattainment |
| CO | Unclassified/Attainment | Attainment |
| NO ₂ | Unclassified/Attainment | Attainment |
| SO ₂ | Attainment | Attainment |
| Pb | Unclassified/Attainment | Attainment |

Source: CalEPA Air Resources Board. State and National Area Designation Maps. 2013.

Assuming build-out of the site with proposed storage buildings on 2.77 acres, the proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

Construction Emissions

The proposed project will result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations. Due to the project’s relatively small size and scope and therefore likelihood to exceed established thresholds, an air quality report to quantify the anticipated construction emissions was not required for this project. Threshold exceedance for construction impacts typically occurs with much larger projects that would involve a greater amount of construction equipment, worker trips, and construction equipment/material delivery to a particular project site. Since the project is of a relatively small size and scope, it is not anticipated that any daily construction thresholds would be exceeded. The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Based on the size of this project’s disturbance area (2.77 acres) with PM10 Dust Control Plan as a requirement, a Large Operation Notification Form would not be required.

Operational Emissions

Long-term emissions are evaluated at build-out of a project. The project is assumed to be operational in 2019. Long-term criteria air pollutant emissions will result from the operation of the proposed facility. The project is a trailer, recreational vehicle, and boat storage facility with limited parking. Such a use would not likely receive a large number of daily trips, let alone more than one expected trip per day since the use would simply accommodate such storage and occasional visits to the site to take out or bring back trailers, recreational vehicle, or boats. Landscaping maintenance would result in low levels of emissions, especially given the relatively small area of landscaping proposed that would need to be

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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maintained. Other indirect operational emissions would result from electricity use on the site which would be limited to lighting primarily. Based on this, it is reasonably assumed that maximum daily emissions from the operation of the proposed project will not exceed established SCAQMD thresholds. Therefore, both short-term construction and long-term operational emissions will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.

The proposed project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

c) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include but are not limited to long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, schools, playgrounds, child care centers, and outdoor athletic facilities. The proposed development would not be located within one mile of an existing substantial point source emitter as none are known to exist in the immediate area. Therefore, the project would not result in the construction of a sensitive receptor near a point source emitter and less than significant impacts would occur.

d) The Project presents the potential for generation of objectionable odors in the form of diesel exhaust during construction in the immediate vicinity of the project site. Impacts of construction-related odors cannot be quantified because it is subjective to each person's sensitivity to smell. Recognizing the short-term duration and quantity of emissions in the Project area, and the relatively low number of nearby residences, limited commercial and limited industrial businesses in immediate vicinity, approximately 500 people would be exposed to these odors. Although not significant in numbers of people, being bothered by odors to just one person can be a nuisance. Odors due to exhaust from construction vehicles and equipment will be short-term and negligible. Further, construction activities would primarily occur during daytime hours when most people are at work. Therefore, less than significant impacts will occur due to exposure of a substantial number of people to objectionable odors.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| BIOLOGICAL RESOURCES Would the project: | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| 7. Wildlife & Vegetation | | | | |
| a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Source(s): GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is within the Coachella Valley Multiple Species Habitat Conservation Plan Area (CVMSHCP), however, it is not located within a conservation area.

The project shall be required to pay CVMSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan as indicated by Condition of Approval (COA) 90.Planning.3.

The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project is recommended and conditioned for CV-MSHCP fees in accordance with Ordinance No. 875. For these above reasons, the proposed project will have a less than significant impact.

b-c) Disturbance of any nesting bird habitat shall be avoided from February 1st thru August 31st ^h, otherwise a Migratory Bird Treaty Act nesting bird survey shall be conducted prior to issuance of a grading permit, and the results of this presence/absence survey be provided in writing to the Environmental Programs Division. The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.

e-f) The project site does not contain riverine/riparian areas, vernal pools or other water bodies. Therefore, there is no impact.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
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g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because none apply to the project site or the types of biological resources present on site. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| CULTURAL RESOURCES Would the project: | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 8. Historic Resources | | | | |
| a) Alter or destroy a historic site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): On-site Inspection, Project Application Materials; Phase I Cultural Resources Assessment by Cogstone dated May 2019

Findings of Fact:

a-b) There are no known historic sites or historic structure on the project site based on review by the County Archaeologist and Phase I Cultural Resources Report conducted on the property. The project therefore does not propose the disturbance of a known historic site or the demolishing of any known historic structures. The project will not cause a substantial adverse change in the significance of a known historical resource as defined in California Code of Regulations, title 14, Section 15064.5. No impacts are anticipated. No impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 9. Archaeological Resources | | | | |
| a) Alter or destroy an archaeological site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): On-Site Inspection, Project Application Materials; Phase I Cultural Resources Assessment by Cogstone dated May 2019

Findings of Fact:

a-b) No significant cultural resources are located on subject property and is unlikely that cultural resources will be affected by the proposed project. The Phase I Cultural Resources Assessment did not observe any archaeological or built-environment resources within the Project Area and terrain had been previously disturbed with rough grading. Additionally, in compliance with Assembly Bill 52 (AB52),

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant impact | No Impact |
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notifications regarding this project were mailed to various local area tribes on April 11, 2019. No request to consult was received as a result AB52 process. There are no known physical tribal cultural resources at the project site, and any ground disturbing activities are limited to grading of 2.77 acres on relatively flat topography.

If, however, during ground disturbing activities, unique archaeological resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find (COA Planning-CUL.). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) There is no record of any cemetery or human remains onsite, and they are unlikely to be encountered. However, during any ground-disturbing activity, there may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the project:

10. Energy Impacts

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact:

a-b) The proposed project would primarily increase electrical usage with installation of mainline electrical connection for the vehicle storage buildings and outdoor grounds. The proposed project would develop the site in a manner consistent with the County’s General Plan land use designations for the property, and energy demands associated with the proposed project are addressed through long range planning by energy purveyors and can be accommodated as they occur. However, it is anticipated that energy usage and demand would be incremental and would not be significant. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause any significant environmental effects.

The State of California regulates energy consumption under Title 24 of the California Code of Regulations with efficiency standards. Due to the project’s required compliance with these, the development and operation of the proposed project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geology Report

Findings of Fact:

a) According to RCLIS (GIS database) and County Geologic Report No. 190020, the proposed project is not located within a fault or special studies zone. Based on further review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing or trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, no impact is expected. In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source(s): Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geology Report (GEO190020)

Findings of Fact:

a) According to the County Geologic Report No. 190020 and review by the County Geologist, the potential for liquefaction is moderate at this site, however, no fissures or other surficial evidence of subsidence were observed at or near the subject site. Since the project is required to adhere to the California Building Code as applicable and measures as outlined under AND PLANNING-GEO such as existing surface soil within building pad area be removed to 24-inches or 48-inches below the original grade, whichever is deeper, extending 5-feet beyond all exterior wall/column lines, impacts from liquefaction are less than significant.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

| | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source(s): Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report (GEO190020)

Findings of Fact:

a) According to GEO190020, the site could be subject to strong ground shaking that may result from earthquakes on local to distant sources (AND PLANNING-GEO). California Building Code (CBC) requirements pertaining to storage tilt-up building development will reduce the potential impact to less than significant. As CBC requirements are applicable to all related building development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geology Report (GEO190020)

Findings of Fact:

a) According to the County Geologist, landslides are not a potential hazard to the site. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

| | | | |
|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Source(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Geology Report (GEO190020)

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to potential subsidence. However, County Geologist review concluded that no subsidence was in the immediate area with no fissures or surficial evidence of subsidence observed at or near the project site. Therefore, no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source(s): On-site Inspection, Project Application Materials, Geology Report (GEO190020)

Findings of Fact:

a) According to the County Geologist, tsunamis and seiches are not potential hazards to the site because there are no nearby bodies of water. There are similarly no nearby volcanoes. Therefore, the project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Change topography or ground surface relief features? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create cut or fill slopes greater than 2:1 or higher than 10 feet? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in grading that affects or negates subsurface sewage disposal systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report

Findings of Fact:

a) The project will not significantly change the existing topography on the subject site since site preparation for the 2.77- acre site is located on flat topography. No impacts are expected.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet since flat topography. There are no impacts.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

c) The project will not result in grading that affects or negates subsurface sewage disposal systems since no septic systems are existing or proposed. There are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

Findings of Fact:

a) The development of the site could result in the loss of topsoil from minor grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would prevent any impacts from rising to a level of significance. BMPs are standard requirements that do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to tilt-up storage buildings will prevent any impacts from rising to a level of significance. As CBC requirements are applicable to all development and do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

c) The project is for the installation of tilt-up storage buildings and will not require the use of septic or alternative disposal systems. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 19. Wind Erosion and Blowsand from project either on or off site. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code. With such compliance, the project will not result in an increase in wind erosion and blow sand, either on or off site and is considered a standard requirement and not considered CEQA mitigation. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP")

Findings of Fact:

a-b) Riverside County has prepared and certified a Climate Action Plan (CAP) which establishes goals and policies that incorporate environmental responsibility into its daily management of residential, commercial, and industrial growth, education, energy and water use, air quality, transportation, waste reduction, economic development and open space and natural habitats to further their commitment. The Riverside County CAP has set a goal to reduce emissions by 15 percent from 2008 levels, as recommended by the AB 32 Scoping Plan, in order to ensure the County meets their required State goals pursuant to AB 32.

The CEQA guidelines allow for the use of CAP screening thresholds and tables in the streamlining of CEQA analysis for development projects. Projects that are consistent with the CAP and satisfy the requirements of the screening thresholds and tables comply with the CEQA requirement for addressing GHG emissions and are therefore not required to conduct any further analysis. As an initial screening method, the CAP establishes an emissions threshold of 3,000 metric tons per year of CO₂ equivalent (CO₂E) that is determined to be less than significant for small projects.

With limited scope of project for RV and Boat Storage, incorporation of California Building Codes using energy efficient building materials, and anticipated motor vehicles being smog compliant, along with desert landscaping, the total GHG emissions from the reference project are below the threshold of 3,000 MT CO₂e per year for industrial projects established by the CAP.

Therefore, the proposed project would be anticipated to not exceed the 3,000 metric tons CO₂E/year threshold and the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with the County's goals of reducing GHG

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

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.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. Hazards and Hazardous Materials

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Project Application Materials

Findings of Fact:

a) The project does not propose a use that would involve the transport, use, or disposal of hazardous materials due to the nature of project that is for storage and parking of vehicles, including recreational vehicles and boats, other than minor household cleaning products. Less than significant impacts are expected due existing and proposed site improvements such as paving and driveway areas, including compliance with building, health, and fire codes such as fire sprinklers and recommended conditions of approval such as AND Fire. General Fire Conditions (Ord. 787).

b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Materials such as minor amounts of gasoline and diesel fuel and propane i.e. liquid petroleum will remain in the stored recreational vehicles. No exterior fuel storage facilities such as above ground fuel tanks are proposed. Less than significant impacts are expected.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan due to immediate access from Varner Road and Berkey Drive. Impacts are less than significant.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

d) The project site is not located within one-quarter mile of an existing or proposed school. There are no impacts.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment. There are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| 22. Airports | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| a) Result in an inconsistency with an Airport Master Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

- a) The project site is located within an Airport Master Plan. The project was determined by the Airport Land Use Commission on May 9, 2018 to be "consistent" with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan with less than significant impacts.
- b) The project site is located within an Airport Master Plan and required review by the Airport Land Use Commission. The Airport Land Use Commission (ALUC) Letter dated May 16, 2019 recommendations are summarized as follows, including, but not limited to: that outdoor lighting be hooded or shielded to prevent spillage of lumens or reflection into the sky, that detention basins remain dry 48 hours after rain storms to lessen avian impacts, and that the following be prohibited: steady or flashing lights directed towards aircraft, uses that would reflected sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference. These recommendations have been incorporated into the project as conditions of approval in AND Planning.2-ALUC Letter. These are standard conditions of approval for projects within an Airport Land Use Plan and does not qualify as mitigation pursuant to CEQA. As a result of these measures, impacts would be less than significant.
- c) The project site is located within an airport land use plan and was determined to be consistent based on conditions as stated in the May 16, 2019 letter from ALUC; therefore, the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Impacts would be less than significant.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project.

23. Water Quality Impacts

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Result in substantial erosion or siltation on-site or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," GIS database; Coachella Valley Water District Letter dated March 25, 2019; Preliminary Hydrology Study for Berkey Garages by Egan Civil, Inc. dated revised April 4, 2019

Findings of Fact:

a) The proposed project is not anticipated to substantially violate any water quality standards or waste discharge requirements due to limited scope of project on approximate 2.77 acres including proposed retention and water quality basin along southeastern boundary with driveway access from Berkey Drive. Therefore, the impact is considered less than significant.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

b) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin, since domestic water service will be provided by the Coachella Valley Water District and limited domestic water use due to nature of recreational vehicle storage facility and desert landscaping. Less than significant impacts are expected.

c) The project would not substantially alter the existing drainage pattern of the site or area due to required improvements. No alteration of a course of a stream or river is proposed or located on the site. The site, however, is located within Flood Zone A0, depth 3.0 feet, and will require improvements to address flood hazard area such as raised building pad elevations of approximately 112.00 (finished floor elevations of 112.50), 9,535 square foot retention basin and 9,615 square foot planter area along the southeastern property boundary and Berkey Drive street frontage. The raised pad elevations and retention basin areas are designed to accommodate drainage impacts for approximately 50,225 square feet of concrete paving and 46,800 square foot of building area. Impacts will be less than significant.

d) The project will not result in substantial erosion or siltation on-site or off-site since project is limited in scope to 2.77 acres of site improvements with drainage features including retention basin, raised pad elevations, and road improvements such as curb, gutter, and sidewalk along Berkey Drive. Impacts are therefore less than significant.

e) The project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site due to limited scope of project of 2.77 acres with required urban improvements. Impacts are less than significant.

f) The project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff since project is required to provide flood protection improvements such as retention basin and curbs gutters sidewalks along Berkey Drive. Therefore, impacts are less than significant.

g) The project is located in Flood Zone A0 which is in area of potential flood hazard which could impede or redirect flood flows, however, based on project design with storage buildings in central portion of 2.77-acre property with parking paving, and proposed retention basin, flood impacts are less than significant.

h) The project is located in a flood hazard area, but is not located in a tsunami area, or seiche zone, nor will risk the release of pollutants due to project inundation with required improvements and water quality management plan. Impacts are less than significant.

i) The project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan since no groundwater is proposed to be used. Therefore, no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| LAND USE/PLANNING Would the project: | | | | |
| 24. Land Use | | | | |
| a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The proposed project for a land division of 2.77 acres into a single parcel with 36 condominium units and plot plan for vehicle storage as an infill project will not cause a significant environmental impact since project is located within an existing urban area that has been previously disturbed and partially improved along Berkey Drive. The project is consistent with the General Plan land use designation of Community Development: Light Industrial (CD: LI) in the Western Coachella Valley Area Plan and does not conflict with the requirements and purposes of that land use designation since storage and warehousing is a consistent land use. The project site is presently vacant, and zoned Industrial Park (I-P). The I-P zone allows for vehicle storage subject to plot plan within enclosed buildings. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

Additionally, the project site is located within the City Sphere of City of Palm Desert. This project was transmitted to the City of Palm Desert on May 22, 2019, and no comments have been received as of this writing.

Therefore, the project will have less than significant impact.

b) The scope of the development will not divide the physical arrangement of an established community including low income or minority community due to the nature of the project as a land division and vehicle storage project. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| MINERAL RESOURCES Would the project: | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 25. Mineral Resources | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

- a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.
- c) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| NOISE Would the project result in: | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 26. Airport Noise | | | | |
| a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

- a) The project site is located within two miles of a public use airport, but would not expose people using the project to any significant airport noise since the industrial project is approximately 0.5 miles from the airport in Airport Zone C. The Airport Land Use Commission (ALUC) Director found the project consistent with the Airport Land Use Compatibility Plan and determined that the type of use will not result in people residing at all or working in the project area except for a very short-term during construction, maintenance, and occupancy of small office/clubhouse inside proposed industrial storage building. In addition, the project building materials will be subject to California Building Code requirements. Therefore, less than significant impacts are expected.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site or area to excessive noise levels. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

Source(s): Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”), Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion. However, all noise generated during project construction and the operation of the site must comply with the County’s noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will be consistent with the County Noise Ordinance No. 847; therefore, impacts are considered less than significant.

b) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. No impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

Source(s): Riverside County General Plan Figure OS-8 “Paleontological Sensitivity”

Findings of Fact:

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. Due to low potential, the County Paleontologist has not required a Paleontological Report. However, in a very unlikely circumstance, should fossil remains be discovered during site development, all site earthmoving shall be ceased in the area of the fossil remains are encountered along with further measures described under COA Planning-PAL-1. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:

29. Housing

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The project is a land division with plot plan for proposed vehicle storage and will not displace existing people or housing, necessitating the construction of replacement housing elsewhere, due to the industrial nature of the project with no housing units or residents. Therefore, project will have no impact.

b) The proposed project would create a slightly increased demand for additional housing due to the industrial nature of the project with approximately 30 temporary construction workers as result of the proposed storage buildings. However, this would create a minor amount of additional housing need due to the very small increase of temporary workers at the site with existing housing units located in the surrounding areas such as Bermuda Dunes, Palm Desert, Thermal, Coachella, and Indio. Because the increase is so small, there will be no impact.

c) The project would add a new business with up to approximately one (1) permanent employee and 30 temporary construction jobs. This population increase will not exceed official regional or local population projections and impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

30. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential effects related to fire services will be prevented by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. The project shall comply with County Ordinance No. 659 to prevent any potential effects to fire services. (COA 90.PLANNING.4). This is a standard Condition of Approval and is not considered mitigation under CEQA. Therefore, impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. It is extremely unlikely that the proposed project would ever need sheriff's services for any reason, and therefore the proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. However, the project shall comply with County Ordinance No. 659 to prevent any potential effects to sheriff services. (COA 90.PLANNING.4). This is a standard Condition of Approval and is not considered mitigation under CEQA. Therefore, impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): School District correspondence, GIS database

Findings of Fact:

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Desert Sands Unified School District

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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boundaries. As an industrial land division with storage buildings, this project will create minor housing demand, approximately one (1) permanent job and 30 temporary construction jobs, and attract people to the area with minor customer traffic. This project has been conditioned to comply with School Mitigation Impact fees in order to prevent any potential effects to school services. (COA 80.PLANNING.4). This is a standard Condition of Approval and is not considered mitigation under CEQA. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|----------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 33. Libraries | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source(s): Riverside County General Plan

Findings of Fact:

The proposed project will not create an incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|----------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 34. Health Services | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|----------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source(s): Riverside County General Plan

Findings of Fact:

The use of the proposed project area would not cause a significant impact on health services since the project proposes approximately one (1) permanent job and 30 temporary construction workers who could potentially work at the project site. The site is located within the service parameters of County health centers. The project will not physically alter existing health facilities or result in the construction of new or physically altered health facilities. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 35. Parks and Recreation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that | <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 |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

substantial physical deterioration of the facility would occur or be accelerated?

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source(s): GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.

c) The project is not located within Community Service Area, and industrial projects are not required to pay Quimby fees. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 36. Recreational Trails | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Include the construction or expansion of a trail system? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System (If applicable)

Findings of Fact: According to the Western Coachella Valley Area Plan, the project site is not located near any historic trails, bike trails, regional trails, or community trails. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 37. Transportation | <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 | <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 |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | | | | |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Cause an effect upon, or a need for new or altered maintenance of roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Cause an effect upon circulation during the project's construction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Result in inadequate emergency access or access to nearby uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Riverside County General Plan, Project Application Materials

Findings of Fact:

a) The project will generate a minor increase traffic to the area and regional transportation system; however, the proposed project is not a traffic generating facility as a recreational vehicle storage facility with up to 36 condominium units for RV and Boat storage which vehicle remain stored for long permits with limited traffic trips. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system due to required road improvements along Berkey Drive (110' Half Width ROW) including three (3) driveway's as described in COA 90.TRANSPORTION.3-Improvements. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Right of way improvements such as 6-foot wide sidewalks along Berkey Drive are conditioned with the project to reduce traffic impacts below significance (COA 90.TRANSPORTION.3-Improvements). The project provides temporary parking during construction and permanent on-site parking lot with parking spaces depicted on the site plan of approximately 21 spaces (COA.90.PLANNING.5-Parking Paving). Therefore, the project will have less than significant impact.

c) The project will not substantially increase hazards due to a design feature or incompatible uses since there is immediate access along the Berkey Drive street frontage with required road improvements including installation of a curb, gutter, and sidewalk. Impacts are less than significant.

d) The project may cause an effect upon a need for new or altered maintenance of roads since project site utilizes Berkey Drive for access with minor increase in traffic, however, the project is conditioned to provide Transportation Uniform Mitigation Fees (TUMF) which assists in maintaining county roads (COA 80.TRANSPORTATION.4) from new development projects. Therefore, the project will have less than significant impact.

e) The project site will cause a slight temporary effect upon circulation during the project's construction; however, impacts are considered less than significant due to immediate access from Berkey Drive via Varner Road or Wildcat Drive. Impacts are less than significant.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

f) The project will not cause inadequate emergency access or access to nearby uses due to immediate driveway access from Berkey Drive via Varner Road or Wildcat Drive including from an existing Fire Station located along Washington Street approximately 1/2 mile north of the project site. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact: According to the Western Coachella Valley Area Plan, the project site is not located near any historic trails, bike trails, regional trails, or community trails. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

39. Tribal Cultural Resources

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notifications regarding this project were mailed to various local area tribes on April 10, 2019. No request to consult was received regarding AB 52. There are no known physical tribal cultural resources at the project site including based on findings of the

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
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completed Phase I Cultural Resources Report, and any ground disturbing activities are limited to site preparation on approximate 2.77-acre site to accommodate storage buildings and paved parking. AND PLANNING-CUL 2 Unanticipated Resources requires any site disturbances within 100-feet to be halted if any unanticipated cultural resources are located with additional measures as indicated in the COA referenced above. No impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Source(s): Project Application Materials, Water Company; San 53; Coachella Valley Water District letter dated March 25, 2019

Findings of Fact:

- a) The proposed project is served by the Coachella Valley Water District (CVWD) for domestic water at proposed vehicle storage facility, and would result in the expansion of existing domestic water line connections to the proposed storage buildings including office/clubhouse unit. The site will also contain desert landscaping with irrigation. Impacts would be less than significant.
- b) Based on review by CVWD and by Environmental Health Department, it is anticipated that the project will have sufficient water supplies available for the project including maintaining the proposed landscaping which will limit impacts to ground water supply. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

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?

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

Source(s): Department of Environmental Health Review; Coachella Valley Water District dated March 25, 2019

Findings of Fact:

- a) The proposed project will be served by the Coachella Valley Water District (CVWD) for sanitation service and would result in the construction of new waste water treatment facilities such extension of sewer main lines from Berkey Drive to the proposed storage buildings including office/clubhouse unit. No RV dump station is currently proposed on the project site. Less than significant impacts are anticipated.
- b) The proposed project is anticipated to have adequate wastewater treatment capacity to serve the proposed project as indicated by CVWD correspondence letter dated March 25, 2019. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will generate less than significant trash waste due to proposed RV and Boat Storage buildings with proposed waste disposal and refuse dumpsters. Additionally, adequate disposal facilities and services will be located on the project site subject to review and approval by County Waste Resources Department with required Waste Recycling Plan (WRP) as indicated by COAs such as 90.Waste Resources.3 - Waste Reporting Form and Receipts which includes disposal by local waste hauler. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
|--|--------------------------------|--|------------------------------|-----------|

43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Electricity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Natural gas? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Communications systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Street lighting? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Other governmental services? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

a,b,c) The project will require utility services in the form of electricity, natural gas and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the property. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Imperial Irrigation District will ensure that potential impacts to utility systems are reduced to less than significant level of impact.

d) Existing street lights are located at the along Berkey Drive. Electricity is available at the project site and lines will have to be extended onto the site to accommodate the project. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Less than significant impact to occur.

e) The project will contribute to the need for maintenance of public facilities including Berkey Drive. TUMF fees are required. This impact is considered less than significant.

f) The project will not require additional government services. No impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source(s): Riverside County General Plan Figure S-11 "Wildfire Susceptibility", GIS database, Project Application Materials

Findings of Fact:

a) The project will not substantially impair an adopted emergency response plan or emergency evacuation plan since project proposes tilt-up storage buildings. The project is not located in a Fire Hazard Zone (Ord. 787) and has immediate access from adjoining streets including Berkey Drive. Less than significant impacts are expected.

b) The project will not exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire since project consists of proposed storage buildings with flat topography and light vegetation. Impacts are less than significant.

c) The project requires the installation or maintenance of associated infrastructure (such as road improvements, fuel breaks, emergency water sources, power lines or other utilities), however, these improvements are required to be in conformance with the engineering codes and California Building Code and will not exacerbate fire risk or result in temporary or ongoing impacts to the environment. Impacts are less than significant.

d-e) The project will not expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires due to the nature of the project for storage buildings related California building code materials along with Fire Codes such as fire access drive, portable fire extinguisher, addressing criteria, and inspections. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

| MANDATORY FINDINGS OF SIGNIFICANCE | Does the Project: | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or | <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 |
|--------------------------------|--|------------------------------|-----------|
|--------------------------------|--|------------------------------|-----------|

eliminate important examples of the major periods of California history or prehistory?

Source(s): Staff Review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source(s): Staff Review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable, due to the relatively limited size of the 2.77-acre site for proposed tentative parcel map for 36 condominium units and plot plan for recreational vehicle storage buildings with parking paving and driveways. The site is surrounded by existing industrial buildings, fast food restaurants, mini-warehouse complex, hotels, commercial retail, and RV dealership, and would largely serve traffic and customers who would normally visit this area even without the proposed project which is limited in scope for RV and Boat Storage. Future development in the immediate vicinity is considered to be limited due to existing buildout and existing, proposed urban improvements along Berkeley Drive. So, impacts as result of the proposed project as in-fill development would be less than significant.

There are no cumulatively considerable impacts associated with the project that are not already evaluated and disclosed throughout this environmental assessment, including traffic which would use existing adjoining streets known as Berkeley Drive which is partially improved to be further improved with curbs, gutter, and sidewalks and proposed desert landscaping to improve the aesthetics of the current planned development of the area. Additionally, air quality and greenhouse gas emissions would be individually limited due to California Vehicle Smog requirements for the construction vehicles, RVs and automobiles that access the property with three (3) proposed driveways, with up to three (3) gates limiting access, and proposed on-site parking spaces, would not be cumulatively considerable. Therefore, impacts are less than significant.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source(s): Staff Review, Project Application Materials

| | | | |
|--------------------------------|--|------------------------------|-----------|
| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: None

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
77588 El Duna Ct. Ste. H
Palm Desert, CA 92211

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



05/28/19, 10:57 am

TPM37678

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TPM37678. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Project Description & Operational Limits

Tentative Parcel Map No. 37678 proposes a Schedule E subdivision that will create a single parcel (2.77 acres) with 36 Commercial Condominium Units for Vehicle, Recreational Vehicle (R-V), and Boat Storage. The Condominium Units consist of twenty-four (24) 24x50 Units and twelve (12) 30x50 Units including one (1) Unit for an office/members clubhouse.

Advisory Notification. 2 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP:

Tentative Parcel Map No. 37678 dated March 13, 2019 by Egan Civil, Inc.

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

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

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

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

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

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

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 STD INTRO 3(ORD 460/461) (cont.)
correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Plan: TPM37678

Parcel: 748370042

50. Prior To Map Recordation

Planning

050 - Planning. 1 Gen - CC&R C/I POA COM EASEMENT Not Satisfied

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents: 1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and 2. One copy original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and 3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and, 4. A deposit equaling three hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval. The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress and parking, c) provide for the establishment of a property owner's association comprised of the owners of each individual parcel, 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 'landscape area', more particularly described on Exhibit '___', attached hereto. The property owners' association shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such 'landscape area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'landscape area' or any reciprocal easement established pursuant to the Declaration. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department-Survey Division-for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division-shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

050 - Planning. 2 Gen - Fee Balance Not Satisfied

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

050 - Planning. 3 Gen - Landscape Common Area Not Satisfied

Plan: TPM37678

Parcel: 748370042

50. Prior To Map Recordation

Planning

050 - Planning. 3 Gen - Landscape Common Area (cont.) Not Satisfied

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule. For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's: 1)Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping. 2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto). 3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit. The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

050 - Planning. 4 Gen - Prepare a Final Map Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 5 Gen - Surveyor Check Not Satisfied

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following: A. The single lot on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration. B. The single lot on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460. C. The common open space area shall be shown as approved on the tentative map on the FINAL MAP. D. The total number of industrial lots on the final map shall be 1 (one), with a common parking and common landscape area.

050 - Planning. 6 Map - ECS Note-Mt. Palomar Lighting Not Satisfied

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

050 - Planning. 7 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 Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

Transportation

050 - Transportation. 1 ACCESS RESTRICTION Not Satisfied

Lot access shall be restricted on Berkey Drive and so noted on the final map, with the exception of projects access openings as approved by the Transportation Department.

050 - Transportation. 2 FINAL MAP DRAIN EASEMENT Not Satisfied

The land divider shall delineate the locations of the retention basins and drainage channels on the final

Plan: TPM37678

Parcel: 748370042

50. Prior To Map Recordation

Transportation

050 - Transportation. 2 FINAL MAP DRAIN EASEMENT (cont.) Not Satisfied

map and shall record a drainage easement to the benefit of the Riverside County over said areas for flood control purposes unless otherwise agreed to by the Director of Transportation. A note shall be placed on the final map identifying and describing the easements as follows, "Drainage Easements - No Buildings, Obstructions, or encroachments by landfills are allowed. Maintenance will be performed by Home Owners Association or as agreed to by the Director of Transportation".

050 - Transportation. 3 RELOCATION OF EASEMENTS Not Satisfied

The project proponent shall abandon existing public utility easements that conflict with the proposed structures and shall prepare record easements for public utility purposes by separate instrument. All utility easements shall be recorded by separate instrument and noted as follows, "Utility Easement - no building, obstructions, or encroachments are allowed."

The project proponent shall relocate the utilities at their sole expense and shall provide approved copies of all utility plans to the County prior to commencing with utility relocation work. Please note that the Utility purveyor shall have approval authority over the design of the relocated facilities.

050 - Transportation. 4 RETENTION BASIN MAINTENANCE Not Satisfied

Maintenance of each detention basin shall be the responsibility of the individual landowner or maintained by a Home Owners Association. Proper documentation will be provided in the form of an operational and maintenance agreements with County Parks and Recreation or Homeowners Association or documentation of maintenance in the CCR's defining the maintenance responsibilities of the individual landowners as approved by the Director of Transportation.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Plan: TPM37678

Parcel: 748370042

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 4 NO PRECISE GRADING Not Satisfied

A PRECISE GRADING PERMIT WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL (S) OF THIS SUBDIVISION – UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL (S).

Fire

060 - Fire. 1 Prior to grading Not Satisfied

FIRE GRADING PERMITS REQUIRED
Submittal to the Office of the Fire Marshal for Precise Grading permit will be required.

Planning

060 - Planning. 1 Gen - Grading Plan Review Not Satisfied

All grading permits shall be subject to the conditions of Plot Plan No. 190007.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMITS W/O LAND USE PERMIT Not Satisfied

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

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

Prior to obtaining Rough Grade Approval, the applicant shall obtain rough grade approval from the Building and Safety Department. 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.

E Health

080 - E Health. 1 Sewer Will Serve Not Satisfied

A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 2 Water Will Serve Not Satisfied

Plan: TPM37678

Parcel: 748370042

80. Prior To Building Permit Issuance

E Health

080 - E Health. 2 Water Will Serve (cont.) Not Satisfied
A "Will-Serve" letter is required from the appropriate water agency.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

FIRE CONSTRUCTION PERMITS REQUIRED

Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required.

Planning

080 - Planning. 1 Gen - Building Permit Not Satisfied
All building permits shall be subject to the conditions of Plot Plan No. 190007.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 NO PRECISE GRADE APPROVAL Not Satisfied

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



05/28/19, 11:02 am

PPT190007

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT190007. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Project Description & Operational Limits

The use hereby permitted is to construct two (2) 23,400 square foot concrete tilt-up buildings up to 26-feet in height with enclosed vehicle, recreational vehicle, and boat storage spaces as condominium units including office unit along with common areas for parking, landscaping and retention basin.

Advisory Notification. 2 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS:

Exhibit A (Site Plan), Exhibit B (Elevations), Exhibit C (Floor Plans), Exhibit G (Conceptual Grading Plan), Exhibit L (Conceptual Landscaping and Irrigation Plans), dated May 24, 2019 by Egan Civil, Inc.

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}
3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
- Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
- Ord. No. 460 (Division of Land) {for TTMs and TPMS}
- Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
- Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
- Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
- Ord. No. 625 (Right to Farm) {Geographically based}
- Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types}
- Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}
- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

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

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 Gen - Custom (cont.)

BUILDING AND SAFETY COMMENTS

To assist in providing an expeditious review, please cloud all corrections on revised exhibit. Items labeled as "Notifications" are for your information only and are not required for entitlement approval. Thank You.

NOTIFICATIONS:

ACCESSIBLE PATH OF TRAVEL:

Please include a revised site plan with the building submittal to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include;

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to the public R.O.W.
2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

Plan Info

Plans prepared, stamped and signed by a design professional (California licensed Architect, or California Licensed Engineer) may not be altered with hand drawn information. The jurisdictional plan review and/or inspection staff is unable to determine when such information has been placed, and if in fact either the design professional or applicable park authority has in fact approved the added information.

All added structural components, cabinets/counter, or utility additions shall be included within the printed designed plans.

PERMIT ISSUANCE:

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

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 Gen - Custom (cont.)
use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

E Health

E Health. 1 ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information

E Health. 2 RV Dump Station

RV Dump station must connect to CVWD sewer and used exclusively by members.

Fire

Fire. 1 GENERAL FIRE CONDITIONS

ACCESS

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

WATER

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

FIRE SPRINKLER SYSTEM REQUIRED

Deferred submittal of plans shall be provided to the appropriate Office of the Fire Marshal representative to be reviewed and approved prior to installation. Phased inspections will be required to be completed in association with the rough piping and final acceptance. (Currently: Riverside County Fire Department – Office of the Fire Marshal, 77933 Las Montanas Rd. #201, Palm Desert, CA 92211, (760)863-8886)

Planning

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1 HUMAN REMAINS (cont.)

Planning-CUL. 1 HUMAN REMAINS

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime.

If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American.

The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

- The nondestructive removal and analysis of human remains and items associated with Native American human remains.
- Preservation of Native American human remains and associated items in place.
- Relinquishment of Native American human remains and associated items to the descendants for treatment.
- Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

- Record the site with the commission or the appropriate Information Center.

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1 HUMAN REMAINS (cont.)

- Utilize an open-space or conservation zoning designation or easement.
- Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains.

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 Archaeologist.

Comments: RECOMMEND DLJONES 20190517

Planning-CUL. 2 UNANTICIPATED RESOURCES

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Comments: RECOMMEND DLJONES 20190517

Planning-GEO

Planning-GEO. 1 GEO190020 ACCEPTED

County Geologic Report GEO No. 190020, submitted for the project (PPT190007), was

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO190020 ACCEPTED (cont.)
prepared by Landmark Consultants, Inc. The report is titled; "Geotechnical Report, Proposed Commercial Development, APN 748-370-042, Palm Desert, California," dated February, 2018. In addition, Landmark has submitted the following report for the project:

"Geotechnical Report, Proposed Commercial Development, APN 748-370-042, Palm Desert, California," dated February, 2018 (Revised April 2019).

GEO190020 concluded:

1. No known active faults cross the subject property, and the property is not located within a currently-designated Alquist-Priolo Earthquake Fault Zone.
2. Based on a review of historical aerial photography, surface rupture is considered unlikely at the project site due to lack of lineaments in the area.
3. Liquefaction is unlikely to be a potential hazard at the site, due to groundwater deeper than 50 feet.
4. The differential settlement due to seismic settlement is estimated at ½ inch over a distance of 50 feet.
5. The risk of hydrocollapse within the onsite soils is considered slight, and not required to be mitigated.
6. The risk of regional subsidence is considered moderate.
7. The hazard of landsliding is unlikely due to the regional planar topography.
8. The site is not located in proximity to any known volcanically active area and the risk of volcanic hazards is considered very low.
9. The site does not lie near any large bodies of water, so the threat of tsunami and seiches, or other seismically-induced flooding is unlikely.
10. The near surface soils at the project consist of silty sands and sands, which are non-expansive in nature.

GEO190020 recommended:

1. All surface improvements, debris and/or vegetation including grass, trees, and weeds on the site at the time of construction should be removed from the construction area.
2. The existing surface soil within the building pad area should be removed to 24 inches below the lowest foundation grade or 48 inches below the original grade, whichever is deeper, extending 5 feet beyond all exterior wall/column lines (including adjacent concreted areas).
3. The exposed subgrade should be scarified to a depth of 8 inches, uniformly moisture conditioned to 2% optimum moisture, and recompacted to at least 90 percent of ASTM D1557 maximum density.
4. Foundation movement under the estimated static loadings and static site conditions are estimated to not exceed ¾ inch with a differential movement of about two-thirds of total movement after remedial grading and subgrade preparation are completed per recommendations.
5. Auxiliary structures such as free standing or retaining walls should have the existing soil beneath the structure foundation prepared in the manner recommended for the building pad except the preparation needed only to extend 24 inches below and beyond the footing.

GEO No. 190020 satisfies the requirement for a geologic/geotechnical study for

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO190020 ACCEPTED (cont.)
Planning/CEQA purposes. GEO No. 190020 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 20190516

Planning-PAL

Planning-PAL. 1 LOW PALEO SENSITIVITY

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 LOW PALEO SENSITIVITY (cont.)

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

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

Comments: RECOMMEND DWALSH 20190315

Transportation

Transportation. 1 COUNTY WEB SITE

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

Transportation. 2 ENCROACHMENT PRMIT

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

Transportation. 3 NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way shall be required on Berkey Drive since adequate right-of-way exists.

Transportation. 4 STD INTRO (ORD 461)

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

ADVISORY NOTIFICATION DOCUMENT

Plan: PPT190007

Parcel: 748370042

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Fire

060 - Fire. 1 Prior to grading Not Satisfied

FIRE GRADING PERMITS REQUIRED

Submittal to the Office of the Fire Marshal for Precise Grading permit will be required.

Planning

060 - Planning. 1 Gen - Agency Clearance Not Satisfied

Prior to Grading Permit Final Issuance, the permittee shall submit a clearance letter from the Coachella Valley Water District to the Planning Department verifying compliance with the conditions stated in their letter dated March 25, 2019, summarized as follows: the developer shall comply with Riverside County Ordinance No. 458 as amended in preparation of on-site flood protection facilities.

060 - Planning. 2 Gen - Fee Balance Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for PLOT PLAN NO. 190007 and/or any related case are in a negative balance. If so, any outstanding fees shall be paid by the developer/permit holder. The Planning Department shall clear this condition upon determination of compliance.

Transportation

060 - Transportation. 1 EASEMENT FOR DRAINAGE Not Satisfied

The project proponent will prepare record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All

Plan: PPT190007

Parcel: 748370042

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EASEMENT FOR DRAINAGE (cont.) Not Satisfied

drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

Existing drainage easements shall be shown accurately on the plans. A separate exhibit depicting off site pass through flows shall be included within the hydrology and WQMP plans. The exhibit must accurately show the flow paths and conveyance of off site flows through the proposed site within the drainage easements provided. The exhibit must also show plan and profile depictions of any underground conveyance devices.

060 - Transportation. 2 RCTD-WQ-USE — FINAL WQMP REQUIRED Not Satisfied

The project is located in the Whitewater watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes.): In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, 10, and 100-year return periods from the project are mitigated or in Bermuda Dunes area these flows shall be fully retained. All details necessary to build BMPs per the WQMP shall be included on the grading plans. This project proposes a portion of the project to be retained onsite and another portion to be mitigated with deep well BMPs.

060 - Transportation. 3 RELOCATION OF EASEMENTS Not Satisfied

The project proponent shall abandon existing public utility easements that conflict with the proposed structures and shall prepare record easements for public utility purposes by separate instrument. All utility easements shall be recorded by separate instrument and noted as follows, "Utility Easement - no building, obstructions, or encroachments are allowed."

The project proponent shall relocate the utilities at their sole expense and shall provide approved copies of all utility plans to the County prior to commencing with utility relocation work. Please note that the Utility purveyor shall have approval authority over the design of the relocated facilities.

060 - Transportation. 4 SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit. Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of a deposit based account, and payment of the processing fee.

060 - Transportation. 5 TYPICAL SITE GRADING Not Satisfied

All on-site grading shall be done to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

Plan: PPT190007

Parcel: 748370042

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT (cont.) Not Satisfied

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

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

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

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1 E Health Clearance Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

080 - E Health. 2 Sewer Will Serve Not Satisfied

A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 3 Water Will Serve Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Fire

080 - Fire. 1 Prior to permit Not Satisfied

FIRE CONSTRUCTION PERMITS REQUIRED

Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required.

Planning

080 - Planning. 1 Gen - Conform to Elevations Not Satisfied

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBITS.

Plan: PPT190007

Parcel: 748370042

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 Gen - Conform to Elevations (cont.) Not Satisfied

080 - Planning. 2 Gen - Conform to Floor Plans Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBITS.

080 - Planning. 3 Gen - Roof Equipment Shielding Not Satisfied

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

080 - Planning. 4 Gen - School Mitigation Not Satisfied

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

Transportation

080 - Transportation. 1 LIGHTING PLAN Not Satisfied

A separate streetlight plan is required for this project. The design and installation of street lights shall meet the Dark Sky criteria. The application of Dark Sky criteria is in support of the Coachella Valley Dark Sky Ordinances. Street lights shall be installed at street intersections and at the ends of cul-de-sacs, as approved by the Transportation Department. There shall be no change in the design and location of street lights relative to the general circulation elements adjacent to the project in question. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No.'s 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

080 - Transportation. 2 RCTD-WQ-USE – ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 3 RCTD-WQ-USE - IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

080 - Transportation. 4 TUMF Not Satisfied

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

080 - Transportation. 5 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

Plan: PPT190007

Parcel: 748370042

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 UTILITY PLAN (cont.) Not Satisfied
utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

Waste Resources

080 - Waste Resources. 1 Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

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

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the

Plan: PPT190007

Parcel: 748370042

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL (cont.) Not Satisfied

sub-grade and base of all paved areas.

3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

Planning

090 - Planning. 1 Gen - ADA Parking Not Satisfied

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following: "Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___." In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2 Gen - Bike Racks Not Satisfied

A bicycle rack with a minimum of two (2) bicycle spaces shall be provided in convenient location to facilitate bicycle access to the project area. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 3 Gen - Ord. 875 CVMSHCP Fee Not Satisfied

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Plot Plan No. 190007 is calculated to be 2.77 acres.

090 - Planning. 4 Gen - Ord. No. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this

Plan: PPT190007

Parcel: 748370042

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 Gen - 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. 190007 has been calculated to be 2.77 acres.

090 - Planning. 5 Gen - Parking Paving Material Not Satisfied

A minimum of 21 parking/staging spaces shall be provided as shown on the APPROVED EXHIBITS, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 6 Gen - Roof Equipment Shielding Not Satisfied

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

090 - Planning. 7 Gen - Trash Enclosure(s) Not Satisfied

Trash enclosure(s) shall be located as shown on the APPROVED EXHIBITS, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 8 Gen - Utilities Underground Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 9 Gen - Wall & Fence Locations Not Satisfied

Wall and fence locations shall be in conformance with APPROVED EXHIBITS and shall not create a gap between the adjacent wall where trash or animals can occupy.

Transportation

090 - Transportation. 1 DRIVEWAY(S) Not Satisfied

Driveway(s) shall be designed and constructed in accordance with County Standard No. 207A pages 1 & 2, and shall be located in accordance with Exhibit for Plot Plan No. 190007, as approved by the Transportation Department.

Plan: PPT190007

Parcel: 748370042

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 IMP PLANS Not Satisfied

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

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

090 - Transportation. 3 IMPROVEMENTS Not Satisfied

Berkey Drive along project boundary is a paved County maintained road and shall be improved with concrete curb and gutter and 6-foot wide concrete sidewalk located 43-feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving to street centerline or as determined by the Transportation Department within the 55-foot half-width dedicated right-of-way in accordance with County Standard No. 92, Pages 1 & 2. Modified to reflect existing right-of-way. (86'/110').

Improvement shall also include County Standard commercial driveways and County Standard drainage facilities as approved in the hydrology and WQMP reports.

090 - Transportation. 4 RCTD-WQ-USE - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 5 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. 6 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. 7 STREETLIGHTS INSTALL Not Satisfied

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

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

April 11, 2019, 2019

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TPM37678)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within 30 days of receipt of this notice to dlijones@rivco.org and cc: vslopez@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

TENTATIVE PARCEL MAP NO. 37678 / PLOT PLAN NO. 190007 – CEQ190015 – Owner/Applicant: Allen Richard Grant Revocable Trust – **Engineer:** Egan Civil, Inc. - Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – **General Plan:** Community Development: Light Industrial (CD:LI) (0.25 - 0.60 FAR)

Location: North of Varner Road, South of Wildcat Drive, East of Berkey Drive, and West of Washington Street – **Acres:** 2.77 Acres - **Zoning:** Industrial Park (I-P)

REQUEST: A proposed Tentative Parcel Map (Schedule E) to subdivide 2.77 acres into 36 Commercial Condominium Units for Vehicle, R-V and Boat Storage consisting of twelve (12) 30x50 Units, twenty-four (24) 24x50 Units, and one 30x50 unit for an office/members clubhouse. The proposed Plot Plan proposes two (2) 23,400 square foot buildings up to 26-feet in height as part of the Condominiums. The project also consists of a common parking lot with 19 spaces and common landscaped area. APN: 748-370-042.

Sincerely,

PLANNING DEPARTMENT

Dave Jones, Chief Engineering Geologist

Project Planner: Jay Olivas

Email CC: Jolivas@rivco.org

Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



COACHELLA VALLEY WATER DISTRICT

Established in 1918 as a public agency

GENERAL MANAGER
Jim Barrett

ASSISTANT GENERAL MANAGER
Robert Cheng

March 25, 2019

Jay Olivas
Riverside County Planning Department
77588 El Duna Court, Suite H
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: Palm Desert, Tentative Parcel Map 37678, Plot Plan 190007,
2.77 Acre Parcel for RV and Boat Storage, APN 748-370-042

Prior to issuance of grading permits for Tentative Parcel Map 37678, the developer shall comply with Riverside County (County) Ordinance 458 as amended in the preparation of on-site flood protection facilities for this project. The developer will be required to pay fees and submit plans to the County as part of the flood management review. Flood protection measures shall include establishing a finished floor elevation at or above the flood depth, constructing erosion protection for the foundation of the buildings and allowing reasonable conveyance of off-site flow through the property.

Construction of walls may be in violation of Ordinance 458. When Coachella Valley Water District (CVWD) reviews a project for compliance with Ordinance 458, walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance 458. Walls can cause diversion and concentration of storm flows onto adjacent properties and thus be in violation of Ordinance 458 and California drainage law.

Walls must be constructed in a manner that will not increase the risk of off-site stormwater flows on the adjacent properties. This can be accomplished by constructing open sections in the wall to accommodate flow-through. To achieve this, CVWD requires that if walls are constructed in a special flood hazard area, at least 50 percent of the total lineal footage of the wall be constructed of wrought iron fencing or similar material that will provide for flow-through of off-site stormwater flows. Construction materials used within the open sections must extend the entire vertical wall height so not to obstruct flow at the finish grade/surface.

Approval of the proposed Tentative Parcel Map 37678 does not constitute any approval to construct, locate or substantially improve structures. It does not constitute approval to perform grading.

Jay Olivas
Riverside County Planning Department
March 25, 2019
Page 2

Riverside County Ordinance No. 458, as amended, states:

No structure shall be constructed, located or substantially improved, no land shall be graded or developed and no permit or approval shall be granted unless it complies with all applicable requirements.

This area is shown to be subject to shallow flooding and is designated Zone AO, depth 3 feet on Federal Flood Insurance rate maps, which are in effect at this time.

Flood protection measures for local drainage and regional flood shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The County shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require 100 percent on-site retention of the incremental increase of runoff from the 100-year storm.

The developer shall participate in the funding of regional flood control facilities, as said requirements and contributions may be imposed by CVWD, or any other applicable agency.

The project is located within the service area of CVWD for the provision of domestic water and sanitation service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

This notice of domestic water and sanitation service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in, or suspensions of, service.

Jay Olivas
Riverside County Planning Department
March 25, 2019
Page 3

The project lies within the West Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,


Carrie Oliphant
Director of Engineering

cc: Andrew Simmons
Riverside County Department of Transportation
77588 El Duna, Suite H
Palm Desert, CA 92211

Russell Williams
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Jay Olivas
Riverside County Planning Department
March 25, 2019
Page 4

cc: Mark Abbott
Supervising Environmental Health Specialist
Riverside County Department of Environmental Health
Environmental Protection and Oversight Division
47-950 Arabia Street, Suite A
Indio, CA 92201

Allen Grant
Grant Development
72325 Manufacturing Road, Suite A
Thousand Palms, CA 92276

RM: ms\Eng\Dev Svcs\2019\March\DRL PZ 2019-9768 Boat Storage.doc
File: 0163.1, 0421.1, 0721.1, 1150.11
Geo. 050706-3
PZ 19-9768



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



May 16, 2019

Mr. Jay Olivas, Project Planner
Riverside County Planning Department – Desert Office
77-588 El Duna Court, Suite H
Palm Desert CA 92260

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1077BD19
Related File Nos.: PPT190007 (Plot Plan), PM37678 (Tentative Parcel Map)
Compatibility Zone: Zone C
APN: 748-370-042

Dear Mr. Olivas:

On May 9, 2019, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case Nos. PPT190007 (Plot Plan), a proposal to establish a 46,800 square foot, 35-unit recreational vehicle/boat garage storage facility on 2.77 acres located on the easterly side of Berkey Drive, northerly of Varner Road, and southerly of Wildcat Drive, and PM37678 (Tentative Parcel Map), a condominium parcel map for each of the units, **CONSISTENT** with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to the following conditions:

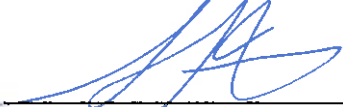
CONDITIONS:

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; children's schools; daycare centers; libraries; hospitals; nursing homes.

4. The attached notice shall be given to all prospective purchasers and/or tenants of the property, and shall be recorded as a deed notice.
5. The proposed detention basins on the site (including water quality management basins) 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 basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
6. The project has been evaluated as 45,300 square feet of RV/boat garage storage area and 1,500 square feet of office area. Any increase in building area or conversion to any use other than storage or warehousing will require review by the Airport Land Use Commission.
7. Buildings shall be limited to a maximum height of 32.5 feet and a maximum top point elevation of 144.9 feet above mean sea level unless a "Determination of No Hazard to Air Navigation" letter authorizing a higher top point elevation has been issued by the Federal Aviation Administration Obstruction Evaluation Service.

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

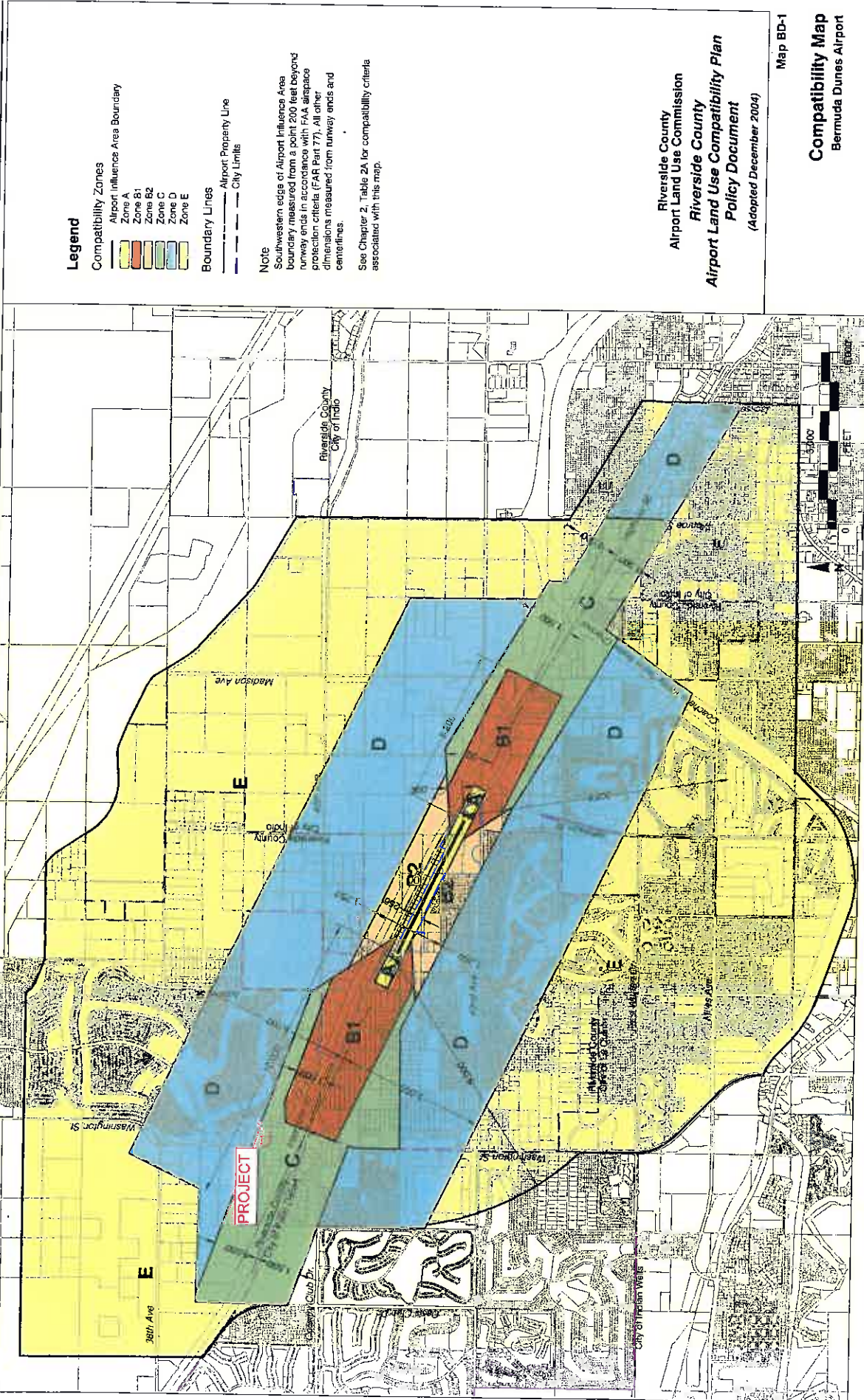
Attachments: Notice of Airport in Vicinity

cc: Allen Grant, Grant Development – Thousand Palms address (applicant)
Benjamin Egan, Egan Civil (representative)
Allen Grant – La Quinta address (fee-payer)
Monroe & Oleander – Seattle address (listed property owner)
Ann Goodwyn, Manager, Bermuda Dunes Executive Airport
ALUC Case File

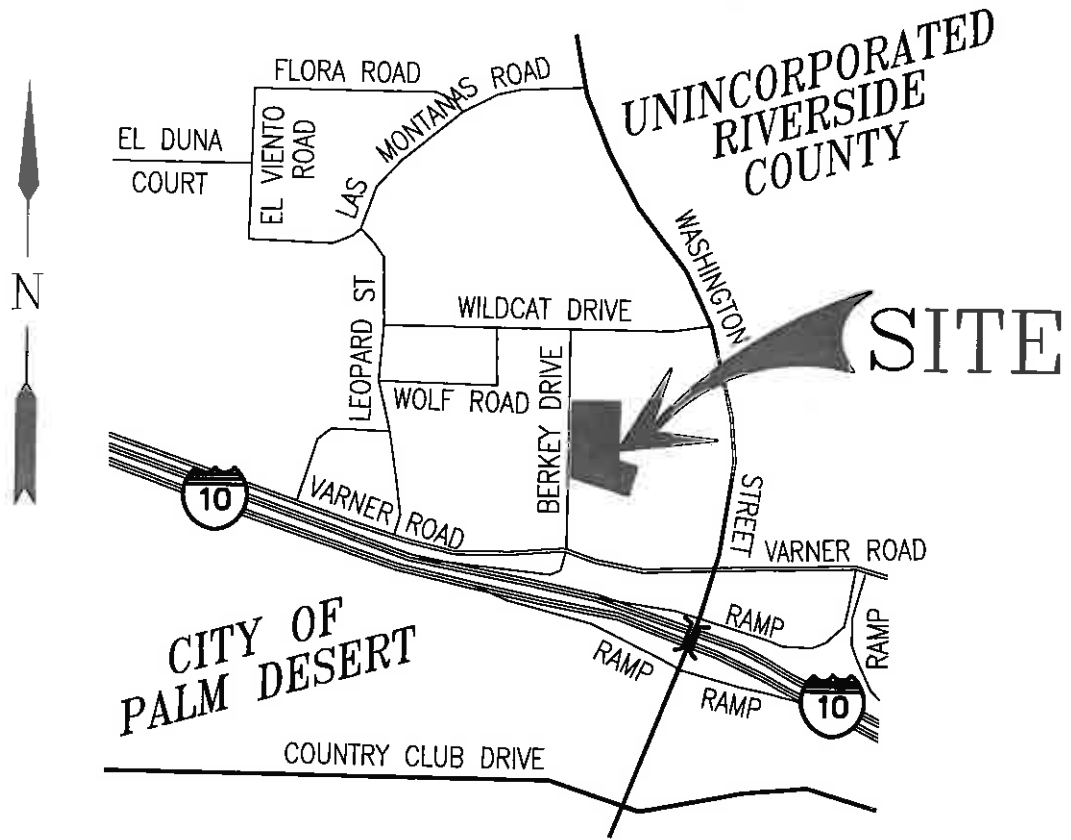
Y:\AIRPORT CASE FILES\Bermuda Dunes\ZAP1077BD19\ZAP1077BD19.LTR.doc

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)



BERKEY GARAGE PROJECT



VICINITY MAP

NOT TO SCALE

Map My County Map

Los Angeles

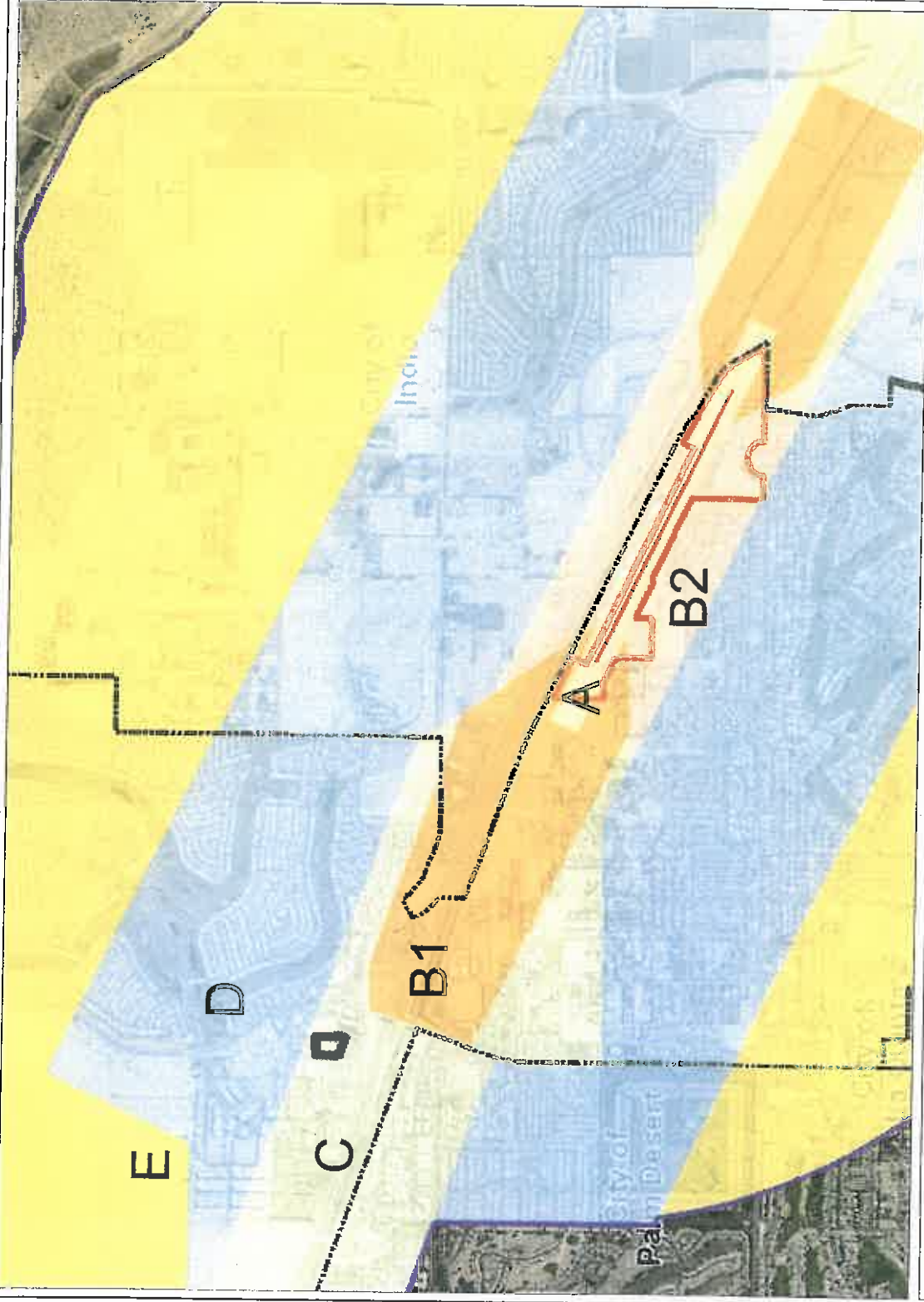


San Diego Tijuana Mexico

Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- OTHER COMPATIBILITY ZONE

- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



Notes

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 3 6.064 Feet

REPORT PRINTED ON... 3/27/2019 8:05:16 AM

© Riverside County GIS

Map My County Map



Legend

- Parcels
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5



Notes

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.

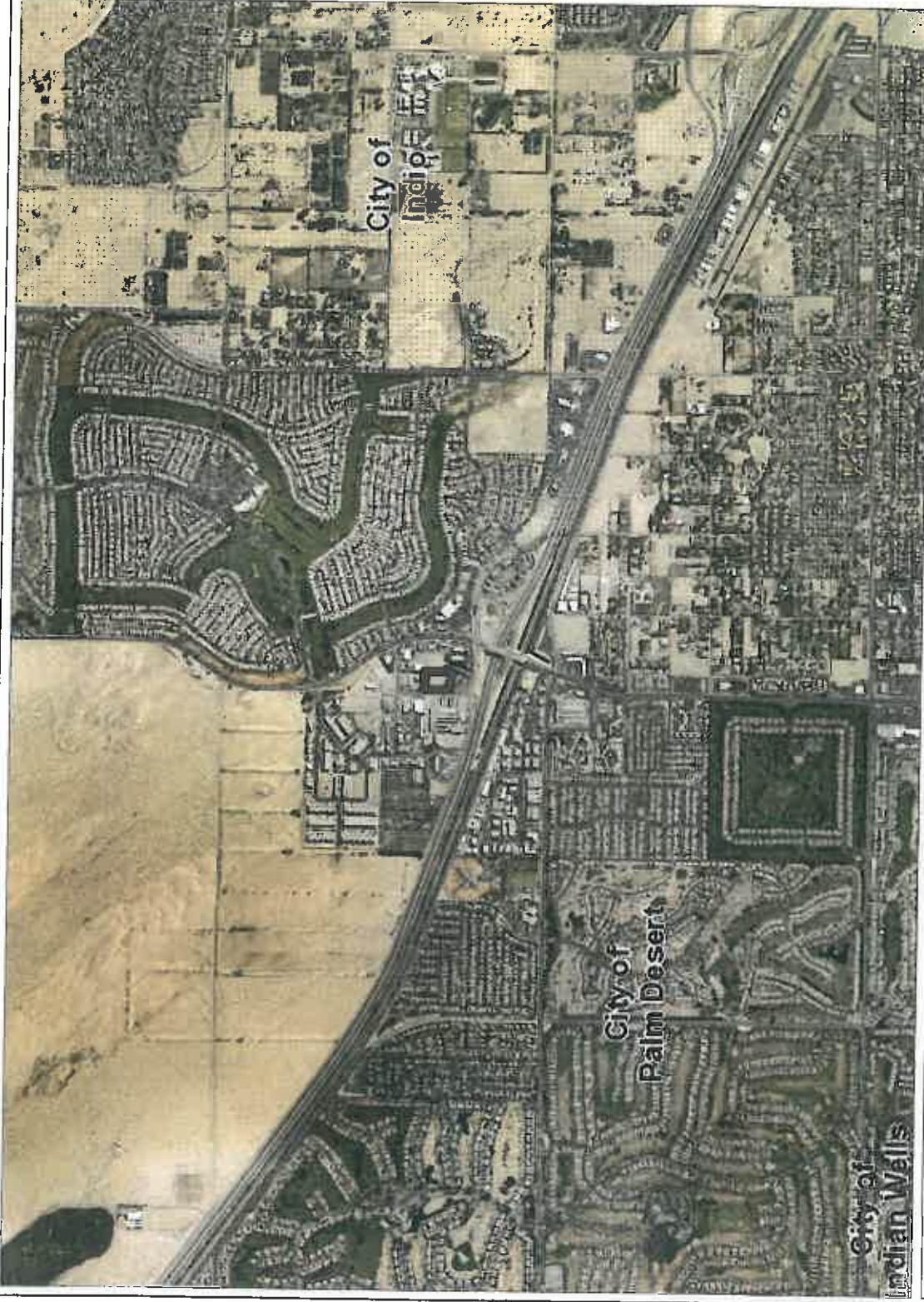


Map My County Map



Legend

- Blue Line Streams
- City Areas
- World Street Map



Notes

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



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Map My County Map



Legend

- Blue Line Streams
- City Areas
- World Street Map



Notes

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REPORT PRINTED ON ... 3/27/2019 8:06:20 AM

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Map My County Map



Legend

- Parcels
- Blueline Streams
- City Areas
- World Street Map



Notes

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Project Description

A proposed Commercial Condominium Project for Vehicle, RV and Boat Storage consisting of two (2) 23,400 square foot buildings divided into twelve (12) 30 foot x 50 foot units, and twenty-four (24) 24 foot by 50 foot units, with one 30 foot x 50 foot unit being used as an office/clubhouse, along with associated parking, drive aisles, utilities and storm drainage improvements.

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
| | | | |
| | | | |
| | | | |

EGAN CIVIL, INC.
 17225 HANCOCK AVENUE SUITE 200
 THOUSAND PALMS, CA 92228
 (760) 404-7854 WWW.EGANCIVIL.COM

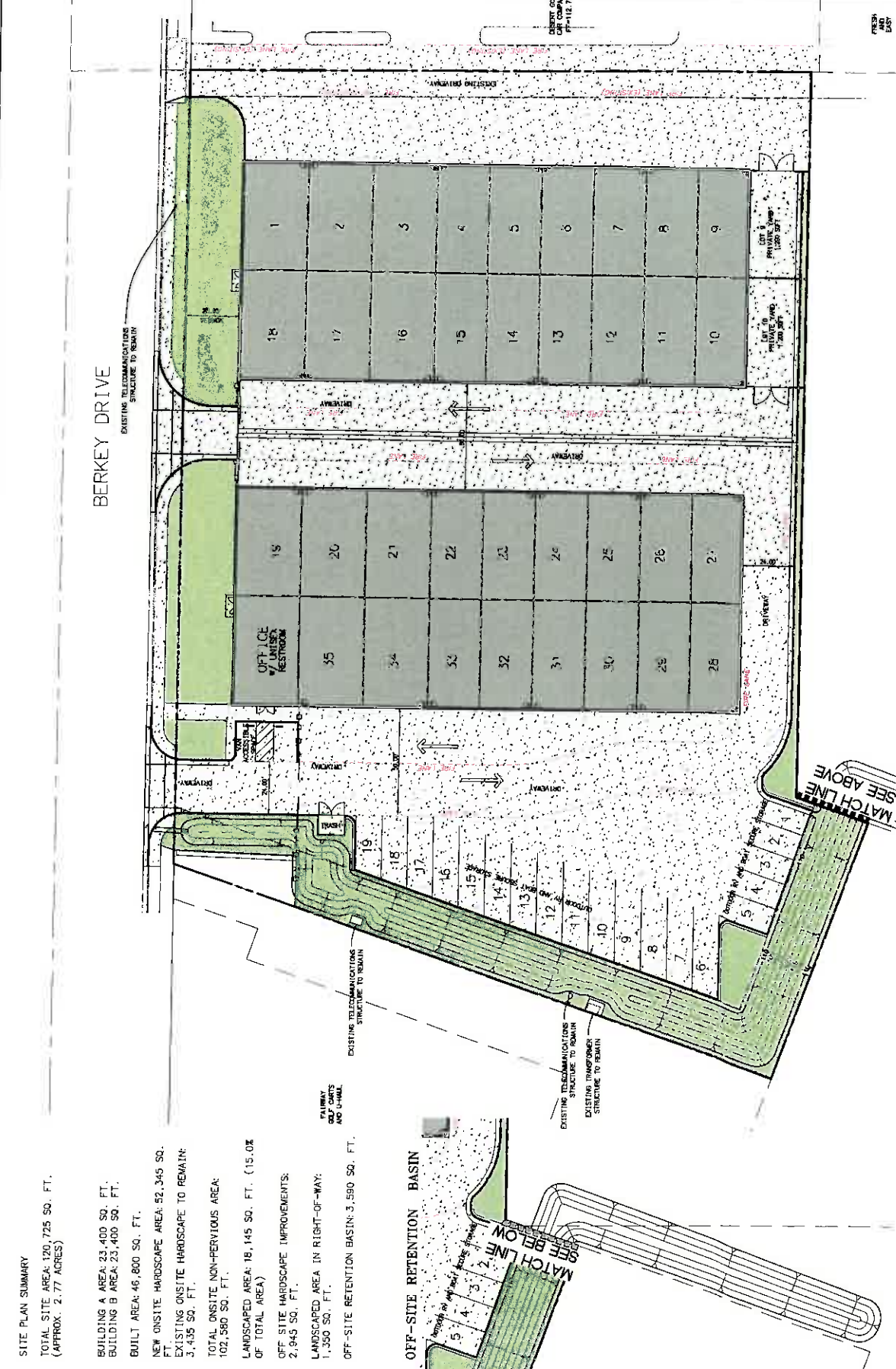


GRANT DEVELOPMENT
 2112 G-910-2172
 17225 HANCOCK AVENUE SUITE 200
 THOUSAND PALMS, CA 92228
 C/O ALLEN GRANT

UNINCORPORATED TERRYWAY COUNTY OF CALIFORNIA
BERKEY DRIVE
SITE PLAN
PARCEL "D" OF 11A 4740
 GRANT DEVELOPMENT
 VACANT L.A.

| | |
|---------|--------------|
| DATE | 12/17/2018 |
| SCALE | AS SHOWN |
| PROJECT | BERKEY DRIVE |
| DATE | 12/17/2018 |

SHEET C-1
 FILE NO. 2019004



SITE PLAN SUMMARY
 TOTAL SITE AREA: 120,725 SQ. FT. (APPROX. 2.77 ACRES)
 BUILDING A AREA: 23,400 SQ. FT.
 BUILDING B AREA: 23,400 SQ. FT.
 BUILT AREA: 46,800 SQ. FT.
 NEW ONSITE LANDSCAPE AREA: 52,345 SQ. FT.
 EXISTING ONSITE LANDSCAPE TO REMAIN: 3,435 SQ. FT.
 TOTAL ONSITE NON-PERVIOUS AREA: 102,580 SQ. FT. (15.0% OF TOTAL AREA)
 LANDSCAPED AREA: 18,145 SQ. FT. (15.0% OF TOTAL AREA)
 OFF SITE LANDSCAPE IMPROVEMENTS: 2,945 SQ. FT.
 LANDSCAPED AREA IN RIGHT-OF-WAY: 1,350 SQ. FT.
 OFF-SITE RETENTION BASIN: 3,580 SQ. FT.

OFF-SITE RETENTION BASIN
 SEE BELOW

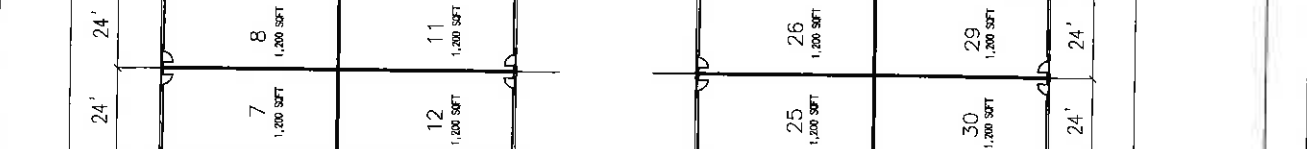
PRELIMINARY SITE PLAN
 PROPOSED BERKEY DRIVE TOY GARAGE PROJECT

PREPARED FEB 28, 2019

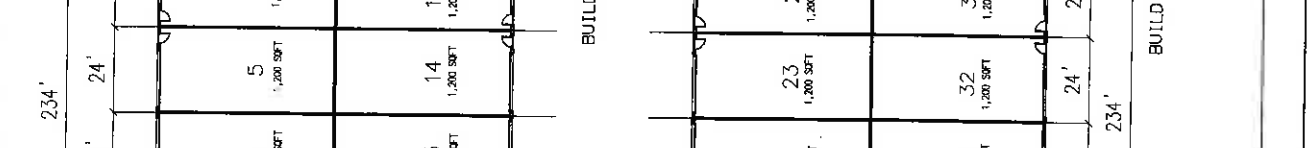
INCORPORATED BERKEY COUNTY OF CALIFORNIA
 PALM DESERT, CA 92211
 BERKEY DRIVE
 FLOOR PLANS
 PARCEL "D" OF TA 4740
 GRANT DEVELOPMENT
 VACANT LOTS
 GRANT
 C/O ALLEN GRANT
 12220 MARLBOROUGH ROAD, SUITE A
 THOUSAND PALMS, CA 92276
 PH: 350-910-2272

EGAN CIVIL, INC.
 4000 N. 10TH AVE., SUITE 100
 PALM DESERT, CA 92260
 PH: 760-328-5282
 WWW.EGANCIVIL.COM

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
| | | | |
| | | | |
| | | | |



BUILDING A



BUILDING B

UNIT NO., TYP.
 ELECTRICAL ROOM
 FIRE RISER CLOSET
 16' X 14' ROLL-UP DOOR (TYP. ON 22' WIDE UNITS)
 22' X 14' ROLL-UP DOOR (TYP. ON 30' WIDE UNITS)
 3'-0" X 7'-0" ROLL-UP DOOR (TYP. ALL UNITS)
 ELECTRICAL ROOM
 FIRE RISER CLOSET
 ADA ACCESSIBLE RESTROOM
 22' WIDE STOREFRONT CENTERED ON OFFICE PACKAGE

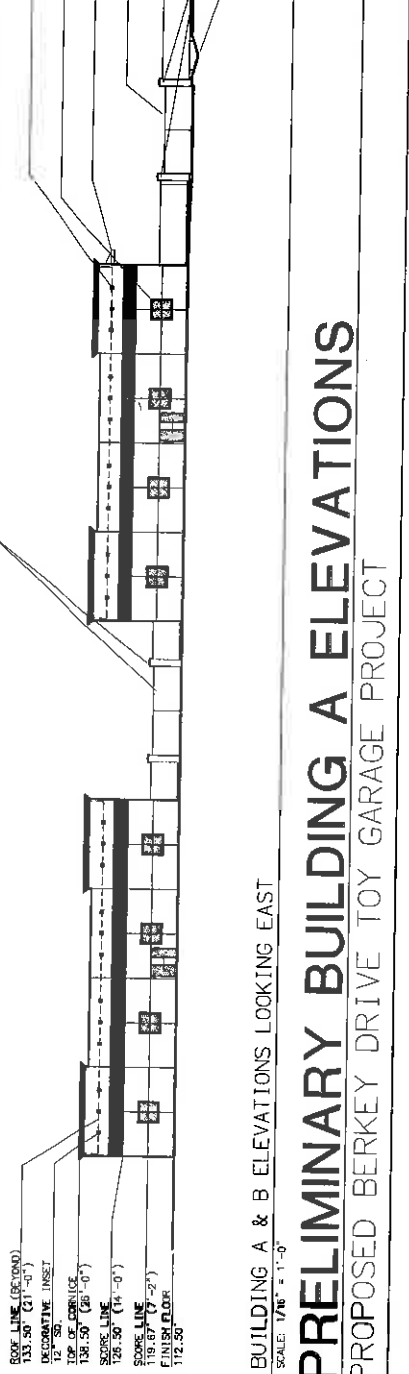
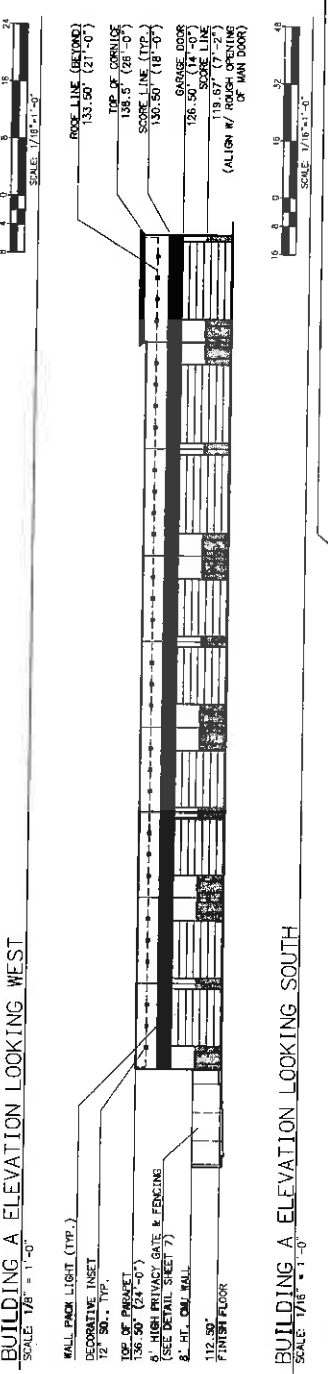
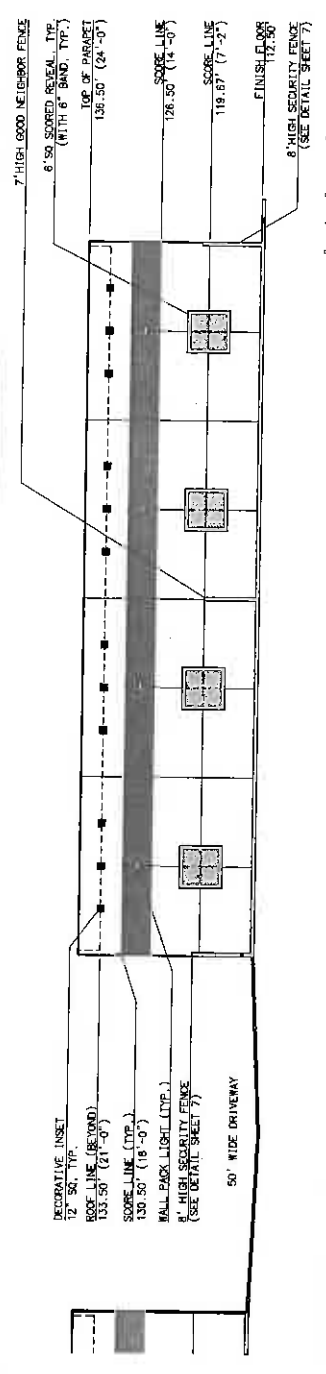
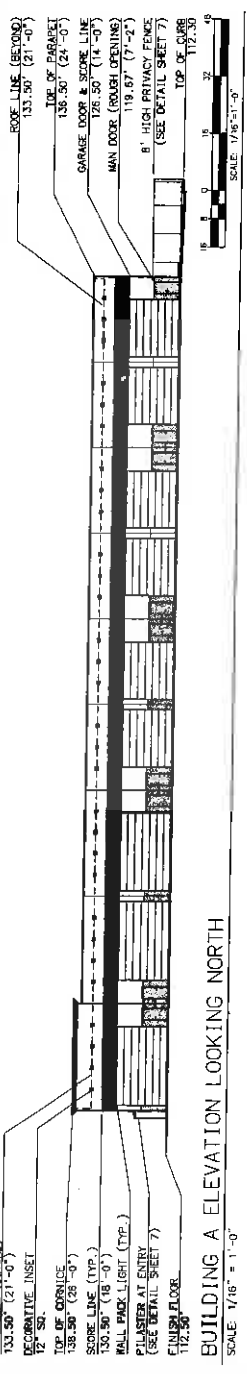
BUILDING A & B DESCRIPTION:
 TWO 23,400 GROSS SQ. FT. TILT-UP CONCRETE BUILDINGS. CONCRETE TILT-UP PANELS 8" THICK, 24" HIGH AND 24", 24", OR 30" WIDE. 26" HIGH CORNER ELEMENT WITH CORNICE DETAIL ON UNITS 18, 19, 28 AND OFFICE (SEE ELEVATIONS). ROOFING: COMPOSITION ASPHALT OVER PLYWOOD SHEATHING ON BAR TRUSS ROOFING SYSTEM. SEE TYP. SECTIONS SHEET 6.

PRELIMINARY BUILDING FLOORPLANS

PROPOSED BERKEY DRIVE TOY GARAGE PROJECT

| NO. | DATE | BY | DESCRIPTION | REVISIONS |
|-----|------|----|-------------|-----------|
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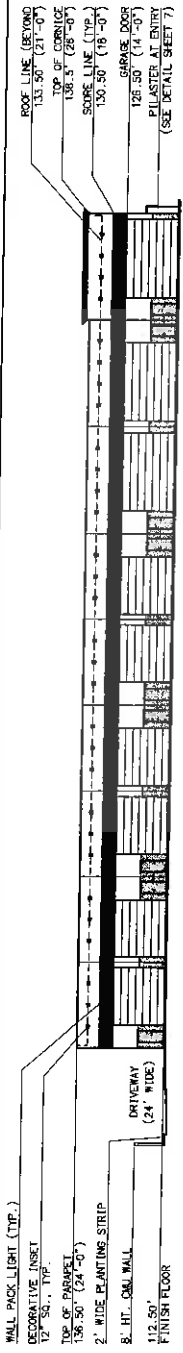
EGAN CIVIL, INC.
 (760) 408-7888 WWW.EGANCIVIL.COM
 100 BOX 5282 LA BUNTA CA 92248-5282
 REGISTERED PROFESSIONAL ARCHITECT
 NO. 13020
 BOARD OF ARCHITECTS
 STATE OF CALIFORNIA



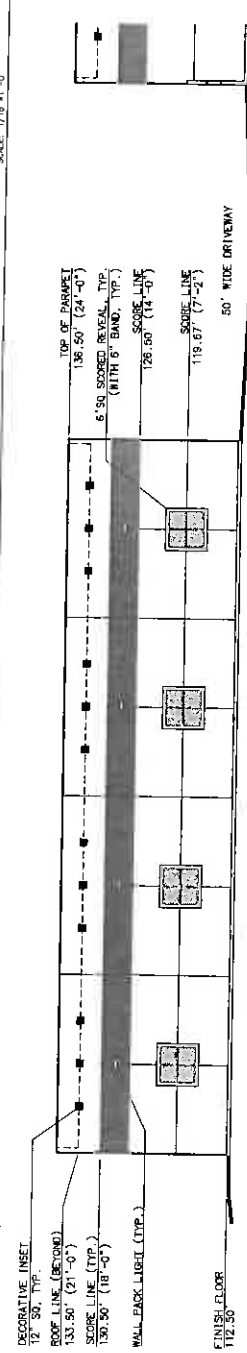
BUILDING A & B ELEVATIONS LOOKING EAST

PRELIMINARY BUILDING A ELEVATIONS
 PROPOSED BERKEY DRIVE TOY GARAGE PROJECT

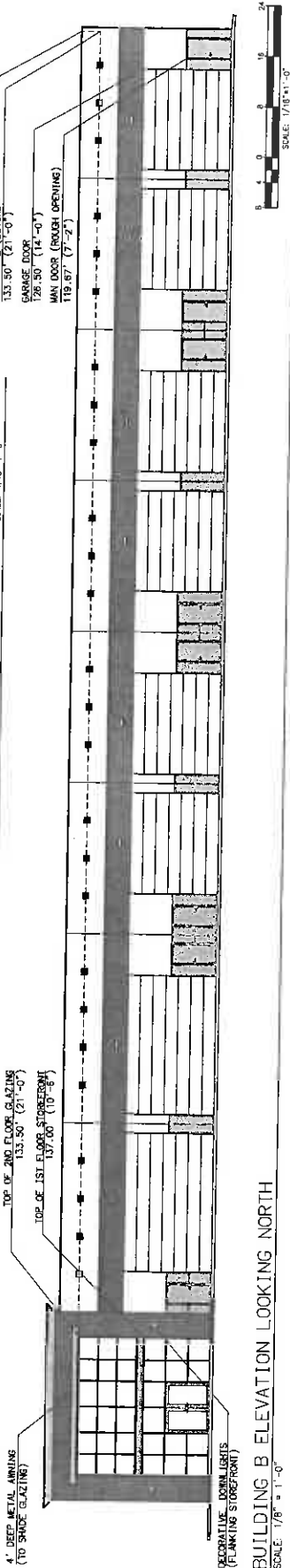
PREPARED FEB 28, 2019



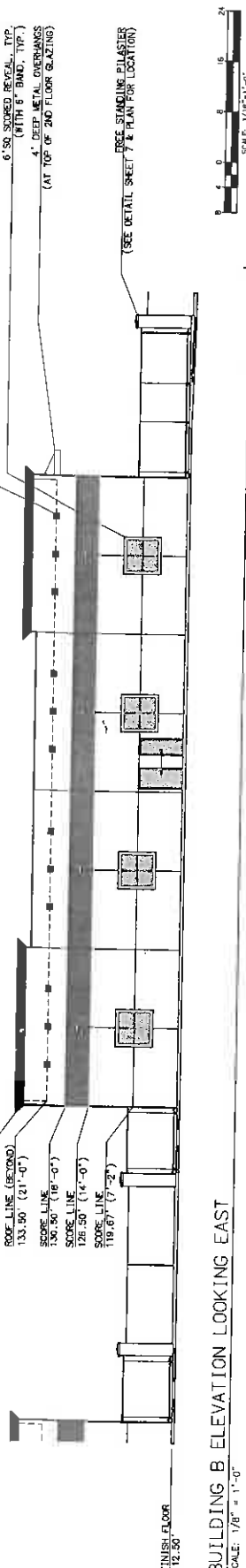
BUILDING B ELEVATION LOOKING SOUTH
SCALE: 1/16" = 1'-0"



BUILDING B ELEVATION LOOKING WEST
SCALE: 1/8" = 1'-0"



BUILDING B ELEVATION LOOKING NORTH
SCALE: 1/16" = 1'-0"



BUILDING B ELEVATION LOOKING EAST
SCALE: 1/8" = 1'-0"

PRELIMINARY BUILDING B ELEVATIONS
PROPOSED BERKELEY DRIVE TOY GARAGE PROJECT

PREPARED FEB 28, 2019

| | | | |
|---|--|---|--|
| | | | PROJECT NO. 2019-001 PROJECT NAME: PROPOSED BERKELEY DRIVE TOY GARAGE PROJECT PROJECT ADDRESS: 114 4740 PARCEL "D" OF 114 4740 BUILDING B ELEVATIONS PROJECT LOCATION: PALM DESERT, CA 92211 PROJECT DATE: 02/28/2019 PROJECT SHEET: 01 OF 03 |
| REVISIONS NO. DATE DESCRIPTION 1 02/28/2019 | EGM: EGM P: P C: C S: S D: D C: C S: S D: D | EGM CIVIL, INC. 1700 404-7663 WWW.EGM-CIVIL.COM 2828 S. ALHAMBRA BLVD. SUITE A PALM DESERT, CA 92216 PH: 350-910-2272 | GRANT DEVELOPMENT - WACANT LOTS GRANT DEVELOPMENT 5222 KILMER BLVD. SUITE A THOUSAND PALMS, CA 92226 PH: 350-910-2272 |

SHEET
A-3
FILE NO.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | |
|---|---|
| <input type="checkbox"/> TENTATIVE TRACT MAP | <input checked="" type="checkbox"/> TENTATIVE PARCEL MAP (PM 37678) |
| <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> AMENDMENT TO FINAL MAP | <input type="checkbox"/> VESTING MAP |

- | | |
|---------------------------------------|-------------------------|
| <input type="checkbox"/> MINOR CHANGE | Original Case No. _____ |
| <input type="checkbox"/> REVISED MAP | Original Case No. _____ |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Allen Richard Grant Revocable Trust dated 12/14/2017

Contact Person: Allen Grant E-Mail: Allen@grantdevelopment.com

Mailing Address: 72325 Manufacturing Road, Suite A
Thousand Palms CA 92276
City State ZIP

Daytime Phone No: (360) 910-2272 Fax No: ()

Engineer/Representative Name: Egan Civil, Inc.

Contact Person: Benjamin Egan E-Mail: began@egancivil.com

Mailing Address: 42945 Madio Street Suite A
Indio CA 92201
City State ZIP

Daytime Phone No: (760) 404-7663 Fax No: ()

Property Owner Name: Allen Richard Grant Revocable Trust dated 12/14/2017

Contact Person: Allen Grant E-Mail: Allen@grantdevelopment.com

Mailing Address: 72325 Manufacturing Road Suite A,

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Varner Road, South of Wildcat Drive, East of Berkey Drive, West of Washington Street.

SUBDIVISION PROPOSAL:

Map Schedule: "E" Minimum Developable Lot Size: 2.77 Acres
Number of existing lots: 1 Number of proposed developable lots: 1
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 0 Subdivision Density: 0 dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). N/A
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): N/A

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: Allen Richard Grant Revocable Trust dated 12/14/2017

Address: 72325 Manufacturing Road, Suite A, Thousand Palms, CA 92276

Phone number: (360) 910-2272

Address of site (street name and number if available, and ZIP Code): Berkey Drive, 92211

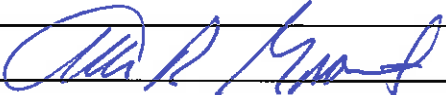
Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 748-370-042

Specify any list pursuant to Section 65962.5 of the Government Code: None

Regulatory Identification number: N/A

Date of list: N/A

Applicant: Allen R. Grant  Date 2/1/19

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

Steve Weiss, AICP
Planning Director

PPT 190007

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Allen Richard Grant Revocable Trust dated 12/14/2017

Contact Person: Allen Grant E-Mail: allen@grantdevelopment.com

Mailing Address: 72325 Manufacturing Road, Suite A
Thousand Palms CA 92276
City State ZIP

Daytime Phone No: (360) 910-2272 Fax No: ()

Engineer/Representative Name: Egan Civil, Inc.

Contact Person: Benjamin Egan E-Mail: began@egancivil.com

Mailing Address: 42945 Madio Street Suite A
Indio CA 92201
City State ZIP

Daytime Phone No: (760) 404-7663 Fax No: ()

Property Owner Name: Allen Richard Grant Revocable Trust dated 12/14/2017

Contact Person: Allen Grant E-Mail: allen@grantdevelopment.com

Mailing Address: 72325 Manufacturing Road, Suite A
Thousand Palms CA 92276
City State ZIP

Daytime Phone No: (360) 910-2272 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.)

Allen R. Grant

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 748-370-042

Approximate Gross Acreage: 2.77 Acres

General location (nearby or cross streets): North of Varner Road, South of Wildcat Drive, East of Berkey Drive, West of Washington Street

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

A proposed Commercial Condominium project for Vehicle, RV and Boat Storage consisting of two 23,400 square foot buildings divided into twelve (12) 30 x 50 Units, and twenty-four (24) 24x50 units, one 30x50 unit being used as an office/members clubhouse

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Ordinance 348.4896 Section 10.1 I-P Zone - Subsection B, 1.e.1),2)

Number of existing lots: 1

| EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | | | | | | |
|--|-------------|--------|---------|--------------|--------------------------|------------------|
| No.* | Square Feet | Height | Stories | Use/Function | To be Removed | Bldg. Permit No. |
| 1 | | | | | <input type="checkbox"/> | |
| 2 | | | | | <input type="checkbox"/> | |
| 3 | | | | | <input type="checkbox"/> | |
| 4 | | | | | <input type="checkbox"/> | |
| 5 | | | | | <input type="checkbox"/> | |
| 6 | | | | | <input type="checkbox"/> | |
| 7 | | | | | <input type="checkbox"/> | |
| 8 | | | | | <input type="checkbox"/> | |
| 9 | | | | | <input type="checkbox"/> | |
| 10 | | | | | <input type="checkbox"/> | |

Place check in the applicable row, if building or structure is proposed to be removed.

| PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | | | |
|--|-------------|---------|----------|--|
| No.* | Square Feet | Height | Stories | Use/Function |
| 1 | 23,400 | 26 feet | 1 story* | Vehicle Storage - *Office Area includes 2nd level mezzanine option |
| 2 | 23,400 | 26 feet | 1 Story | Vehicle Storage |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |

| PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> | | |
|--|-------------|--|
| No.* | Square Feet | Use/Function |
| 1 | 8,160 | Vehicle Parking and Storage - (14) 12'x40' spaces and (5) 12'x24' scaces |
| 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:

TPM37678 - Schedule "E" - Tentative Parcel Map for (36) Commercial Condominiums

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). N/A
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): N/A

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: Allen Richard Grant Revocable Trust dated 12/14/2017 - Allen Grant Trustee

Address: 72325 Manufacturing Road, Suite A, Thousand Palms, CA 92276

Phone number: (360) 910-2272

Address of site (street name and number if available, and ZIP Code): Berkey Drive, 92211

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 748-370-042

Specify any list pursuant to Section 65962.5 of the Government Code: None

Regulatory Identification number: N/A

Date of list: N/A


Applicant: Allen R. Grant 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 2/1/19

Owner/Authorized Agent (2) _____ Date _____



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



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Transportation Director,
Transportation Department

Charissa Leach, P.E.
Assistant TLMA Director
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Hector Viray
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Allen Grant hereafter "Applicant" and Allen Richard Grant Rev. Trust "Property Owner".

Description of application/permit use:

Tenative Parcel Map 37678 and associated plot plan for 36 Industrial Storage Garage Condominiums

Project Consisting of (2) 23,400 Square Foot Buildings on 2.77 acres - APN 748-370-042

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 748-370-042

Property Location or Address:
Berkey Drive, Thousand Palms, CA

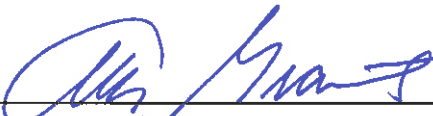
2. PROPERTY OWNER INFORMATION:

Property Owner Name: Allen Grant, Trustee Phone No.: (360) 910-2272
 Firm Name: Allen Richard Grant Revocable Trust dated 12/14/2017 Email: allen@grantdevelopment.com
 Address: 72325 Manufacturing Road, Suite A
Thousand Palms, CA 92276

3. APPLICANT INFORMATION:

Applicant Name: Allen Grant Phone No.: (360) 910-2272
 Firm Name: Allen Richard Grant Revocable Trust dated 12/14/2017 Email: allen@grantdevelopment.com
 Address (if different from property owner)
72325 Manufacturing Road, Suite A
Thousand Palms, CA 92276

4. SIGNATURES:

Signature of Applicant:  Date: 2/1/19
 Print Name and Title: Allen Grant, Trustee

Signature of Property Owner:  Date: 2/1/19
 Print Name and Title: Allen Grant, Trustee

Signature of the County of Riverside, by _____ Date: _____
 Print Name and Title: _____

| FOR COUNTY OF RIVERSIDE USE ONLY | |
|-----------------------------------|-------------------------|
| Application or Permit (s)#: _____ | |
| Set #: _____ | Application Date: _____ |



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.

Allen R. Grant Trustee 2/1/19

Property Owner(s) Signature(s) and Date

Allen Richard Grant Revocable Trust 12/14/17

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
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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

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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 ADOPT A NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

TENTATIVE PARCEL MAP NO. 37678 and PLOT PLAN NO. 190007 – Intent to Adopt a Negative Declaration – CEQ190015 – Owner/Applicant: Allen Richard Grant Revocable Trust – Engineer: Egan Civil, Inc. – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – General Plan: Community Development: Light Industrial (CD-LI) (0.25 - 0.60 FAR) – Location: Northerly of Varner Road, southerly of Wildcat Drive, easterly of Berkey Drive, and westerly of Washington Street – Acres: 2.77 Acres – Zoning: Industrial Park (I-P) – **REQUEST: Tentative Parcel Map No. 37678** proposes a Schedule “E” subdivision that will create a single parcel (2.77 acres) with 36 commercial condominium units for vehicle, recreational vehicle (R-V), and boat storage. The condominium units consist of 24 (24x50) units and 12 (30x50) units including one (1) unit for an office/members clubhouse. **Plot Plan No. 190007** proposes to construct two (2) 23,400 sq. ft. concrete tilt-up buildings up to 26 ft. in height with enclosed vehicle, recreational vehicle, and boat storage spaces for 36 condominium units with common areas for parking, landscaping, and retention basin. The plot plan also proposes approximately 17 outdoor R-V and Boat storage spaces along the southerly property boundary.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JUNE 5, 2019**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Jay Olivas at (760) 863-7050 or email jolivas@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501 or the Desert Office, 77588 El Duna Court Suite H, Palm Desert, CA 92211. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jay Olivas
77588 El Duna Court Suite H, Palm Desert, CA 92211

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on April 25, 2019,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PM37678 / PPT190007 for

Company or Individual's Name RCIT - GIS,

Distance buffered 800'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

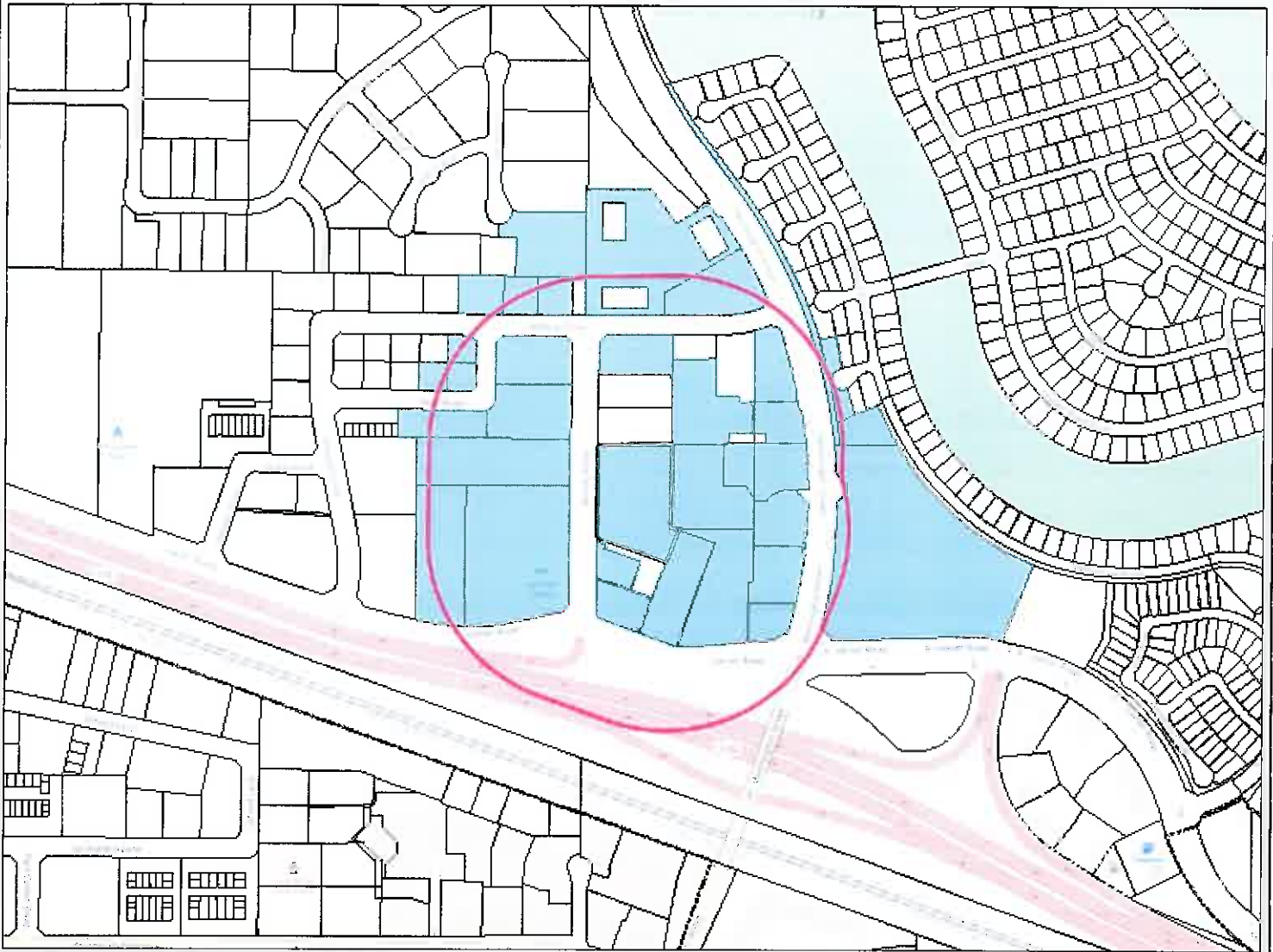
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502


TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

PM37678 PPT190007 (800 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... 4/25/2019 8:54:51 AM

© Riverside County RCIT

748370066
BANK OF AMERICA NATL ASSN
SARIEL INV
101 N TRYON ST
CHARLOTTE NC

748350054
MARIAN L TOCCI
11181 ETRICK ST
OAKLAND CA

626330032
ROGER MACWILLIAMSON
1152 LITTLE RIVER DR
HOLLISTER CA

748370062
DONALD SHELDON BAER
MIRIAM BAER
12404 RIDGE RD
LOS ANGELES CA

626420066
DBP PARTNERS
1302 PUYALLUP ST
SUMMER WA

748390024
WALGREEN CO
FRONTIER BANK
THE MARKETPLACE

1667 E LINCOLN AVE
ORANGE CA

748370067
MICHAEL J SWEDO
19431 RANCH LN NO 107
HUNTINGTON BEACH CA

748370039
YEA CHANG USA INC
ALLIANCE JN HOSPITALITY GROUP
21520 YORBA LINDA BL G338
YORBA LINDA CA

748370056
PSTB
218 E FRONT ST STE 300
MISSOULA MT

748370053
PSTB
218 E FRONT ST STE 300
MISSOULA MT

748370015
BIG SKY INV HOSPITALITY INC
2628 RUDY ST
ROWLAND HEIGHTS CA

748350057
SUN CITY PALM DESERT COMMUNITY ASSN
38180 DEL WEBB BL
PALM DESERT CA

748430008
EISENHOWER MEDICAL CENTER
39000 BOB HOPE DR
RANCHO MIRAGE CA

748370011
DEL GUIDICE INV
42104 WASHINGTON ST NO 1B
BERMUDA DUNES CA

748360024
C V W D
P O BOX 1058
COACHELLA CA

748370014
MOTEL 6 OPERATING
P O BOX 117508
CARROLLTON TX

626330030
SANDDRIFT PROP
P O BOX 1208
CARPINTERIA CA

626330029
DESERT EQUITY
P O BOX 13164
PALM DESERT CA

626330046
DOMS PROP
P O BOX 1659
SAN JUAN CAPO CA

748370031
CHARLES MCBRIDE
CLAIRE MCBRIDE
P O BOX 235
ROSS CA

626330031
BLAIR INV
P O BOX 293
SOMERS MT

748370013
NOELLA ASCH BALLENGER
SUNNY CHARLA ASCH
PO BOX 457
LA CANADA

748370040
CINDY M TRAN
PO BOX 5846
LA QUINTA CA

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

NEGATIVE DECLARATION

Project/Case Number: TENTATIVE PARCEL MAP NO. 37678 / PLOT PLAN NO. 190007

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: 5/15/19

Applicant/Project Sponsor: Allen Grant Date Submitted: 3/1/2019

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: 6/5/2019

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

For additional information, please contact Jay Olivas, Project Planner at 760-863-8271.

Revised: 04/30/19

Y:\Planning Case Files-Riverside office\PPT190007\PC Docs\Cover_Sheet_Negative_Declaration.docx

Please charge deposit fee case#: ZCEQ190015 ZCFG0

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF DECISION

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

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

77588 El Duna Ct Ste. H
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

CEQ190015 TPM37678 PPT190007

Project Title/Case Numbers

Jay Olivas, Project Planner

County Contact Person

760-863-8271

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Allen Grant

Project Applicant

72325 Manufacturing Road, Ste. A Thousand Palms, CA 92276

Address

North of Varner Road, South of Wildcat Drive, East of Berkey Drive, and West of Washington Street.

Project Location

The project proposes a tentative parcel map with 36 condominium units and plot plan for 23,400 square foot buildings for Vehicle, RV, and Boat Storage.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 06/5/2019 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act and reflects the independent judgment of the Lead Agency (County of Riverside).
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 77588 El Duna Ct, Ste. H, Palm Desert, CA 92211

Signature

Urban Regional Planner

Title

5/15/19

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZCEQ190015 ZCFG0

FOR COUNTY CLERK'S USE ONLY

**INVOICE (INV-00078402)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Allen Grant
Grant Developments
72325 Manufacturing Rd, A
Thousand Palms, Ca 92276

**County of Riverside
Trans. & Land Management Agency**



| INVOICE NUMBER | INVOICE DATE | INVOICE DUE DATE | INVOICE STATUS |
|----------------|--------------|------------------|----------------|
| INV-00078402 | 05/23/2019 | 05/23/2019 | Due |

| REFERENCE NUMBER | FEE NAME | TOTAL |
|------------------------------------|-------------------------------|------------------|
| CFW190016 | 0452 - CF&W Trust Record Fees | \$50.00 |
| 0 Unassigned Palm Desert, CA 92211 | | SUB TOTAL |
| | | \$50.00 |

TOTAL **\$50.00**

| Please Remit Payment To: |
|---|
| County of Riverside P.O. Box 1605 Riverside, CA 92502 |

| Credit Card Payments By Phone: |
|---------------------------------------|
| 760-863-7735 |

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211