



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

SEPTEMBER 4, 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)
NONE
- 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 **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. Continued from June 5, 2019, July 17, 2019, and August 7, 2019. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.
- 4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter
 - 4.1 **APPEAL of the PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 190001 – Intent to Consider an Addendum to Environmental Impact Report No. 404 (EIR404)** – CEQ190003 – Applicant: Hamann Construction – Engineer/Representative: EPD Solutions, Inc. – Third Supervisorial District – Southwest Area Plan – Location: Northerly of Murrieta Hot Springs Road, southerly of Commerce Court, easterly of Townview Avenue, and westerly of Calistoga Drive – 20.42 Gross Acres – Zoning: Specific Plan (SP) – **REQUEST:** Appeal of July 22, 2019 Planning Director's decision to consider an addendum to EIR404 (CEQ190003) and approved Plot Plan No. 190001, which proposes to construct a 360,022 sq. ft. industrial building for a furniture warehouse and distribution facility, and other necessary and required improvements on the project site and along the adjacent streets. Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.

PER APPLICANT'S REQUEST STAFF RECOMMENDS A CONTINUANCE TO SEPTEMBER 18, 2019

- 4.2 **ORDINANCE NO. 348.4912 associated with CHANGE OF ZONE NO. 1900009 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – First District – **REQUEST:** Ordinance No. 348.4912, associated with Change of Zone No. 1900009 is an amendment to the County’s Land Use Ordinance, Ordinance No. 348, to add Section 19.610, University Heights Neighborhood Preservation Overlay Zone under Article XIXi: Bermuda Dunes Neighborhood Preservation Overlay Zone. The purpose of this amendment is to establish University Heights Neighborhood Preservation Overlay (UHNPO) Zone, which applies to all lots located within the existing Community of University City boundary, as shown on Figure 4, Highgrove Area Plan Overlays and Policy Areas of the Highgrove Area Plan in the Riverside County General Plan. This amendment further establishes neighborhood preservation standards pertaining to residential expansions or conversions, landscaping, lighting, parking, fencing, and general maintenance. Project Planner: John Hildebrand at (955) 951-1888 or email at jhildebr@rivco.org.
- 4.3 **ORDINANCE NO. 348.4913 associated with CHANGE OF ZONE NO. 1900010 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – **REQUEST:** Ordinance No. 348.4913, associated with Change of Zone No. 1900010 is an amendment to the County’s Land Use Ordinance, Ordinance No. 348, to add a new section under Article XVIII: General Provisions, Section 18.54, Mobile Food Trucks. The purpose of this amendment is to establish regulations related to Mobile Food Truck operations on private property in the unincorporated areas of Riverside County. The new section adds permitting requirements, establishes allowable zones, and details operating regulations for mobile food trucks. Project Planner: John Hildebrand at (955) 951-1888 or email at jhildebr@rivco.org.
- 4.4 **SPECIFIC PLAN NO. 260 SUBSTANTIAL CONFORMANCE NO. 2, CHANGE OF ZONE NO. 180018, TENTATIVE TRACT MAP NO. 37533, TENTATIVE TRACT MAP NO. 29322 MINOR CHANGE NO. 1, and TENTATIVE PARCEL MAP NO. 37690 – Intent to Consider an Addendum to Environmental Impact Report NO. 329 – CEQ180075 – Applicant: Richland Communities, LLC – Engineer: K&A Engineering, Inc.– Representative: T&B Planning Inc. – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density (CD-MDR) – Community Development: Business Park (CD-BP) – Location: Northerly of Highway 74, easterly of Briggs Road, westerly of Sultanas Road, and southerly of Watson Road – 112 Gross Acres – Zoning: Specific Plan (Menifee North 260) – **REQUEST:** Specific Plan No. 260 Substantial Conformance No. 2 is a proposal to reallocate units within Planning Areas 24, 25, 26, and 28; modify the development standards for Planning Areas 24, 25, 26, and 28 in the Specific Plan Zoning Ordinance by; 1) Reallocating 22 dwelling units from Planning Areas 26 and 28 to Planning Areas 24 and 25. This substantial conformance also includes a technical correction for the land use designations of Planning Areas 26 and 28, from “Medium-High Density Residential” to “Medium Density Residential”, so that the land use designations are consistent with previously approved TM 29322; and 2) Modifying the minimum lot sizes for Planning Area 25 to a minimum lot size of 3,500 sq. ft. and modify other development standards including, but not limited to setbacks, lot coverage, and lot size. Change of Zone No. 180018 is a proposal to revise the Specific Plan Zoning Ordinance to modify the minimum lot size requirements and other development standards for Planning Areas 24, 25, 26 and 28 of Specific Plan No. 260 consistent with the changes proposed by the Specific Plan Substantial Conformance No. 2. Tentative Tract Map No. 37533 is a Schedule “A” subdivision to create 363 residential lots with a 3.2 acre park on 76 acres. Tentative Tract Map No. 29322, Minor Change No. 1 is a proposal for a Schedule “A” subdivision to reduce the number of approved lots of 210 residential lots to 188 new residential lots, and an additional street, and relocated and increased size of proposed water quality detention basin on 42 acres. Tentative Parcel Map No. 37690 proposes a Schedule “J” subdivision of 114.14 gross acres into five (5) parcels. APN: 457-320-005, 006, 007, 010, 011, 012, 021, 023, 024, 025, 026, 027, 029, 030, 032, 035, 457-330-007, 008, 009, 010, 020, 021, 025, and 026. The Addendum considers whether the proposed project, which would result in new or substantially more severe impacts than were disclosed in EIR No. 329. This examination includes an analysis pursuant to the provisions of Public Resources Code Section 21166 and State CEQA Guidelines Section 15162. The analysis was based on new technical studies prepared for the project. Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.**

PER APPLICANT’S REQUEST STAFF RECOMMENDS A CONTINUANCE OFF CALENDAR – ITEM WILL BE RE-NOTICED AND RE-ADVERTISED.

5.0 WORKSHOPS:

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR’S REPORT

8.0 COMMISSIONERS’ COMMENTS




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

Planning Commission Hearing: September 4, 2019

PROPOSED PROJECT

Case Number(s):	CUP03789 VAR01907	Applicant(s): Vincent Cox
EA No.:	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:

CONTINUE off Calendar.

Or if the lease agreement is provided prior to hearing and deemed acceptable by Staff,

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
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

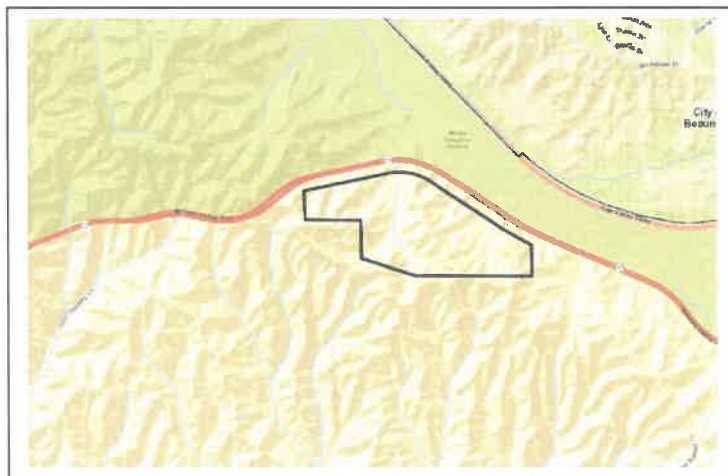


Figure 1: Project Location Map

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.

The case went before the Planning Commission on June 5, 2019, whereby the project was continued to July 15, 2019 because a Lease Agreement was not completed between the applicant and the property owner. As of writing the staff report staff has not received the requested Lease Agreement. At this time

staff recommends continuance to a later date if the lease agreement has not been provided by this Planning Commission date. In the event the lease agreement has been provided before this public hearing, Staff may be recommending approval.

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
would result in substantial
diesel generators, and solar
date. This commercial power
environmental nature of the

13. This proposal does not include

14. There are no structures located
painted a similar color to the
surrounding area, requiring
cause a further disturbance
requiring landscaping for the

15. There is no surrounding area
with the surrounding area

Other Findings:

16. The project site is located within
Habitat Conservation Plan
Proposed Core Area 3, the
A Habitat Acquisition and
gone through the RCA review
to be conserved.

17. The site is located within the
process, the County provided
stating that it is recommended
benefit of this particular town
not recommend that this town

18. The project site is not located
subject to the Airport Land Use

19. In compliance with Assembly
American Tribes pursuant to
location and scope. The San
which was provided to the Tribes
notification period closed.

Additionally, on February 8,
letters to 34 tribes as part of
Act. No Tribe provided information
2018, the SHPO closed the

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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.

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.

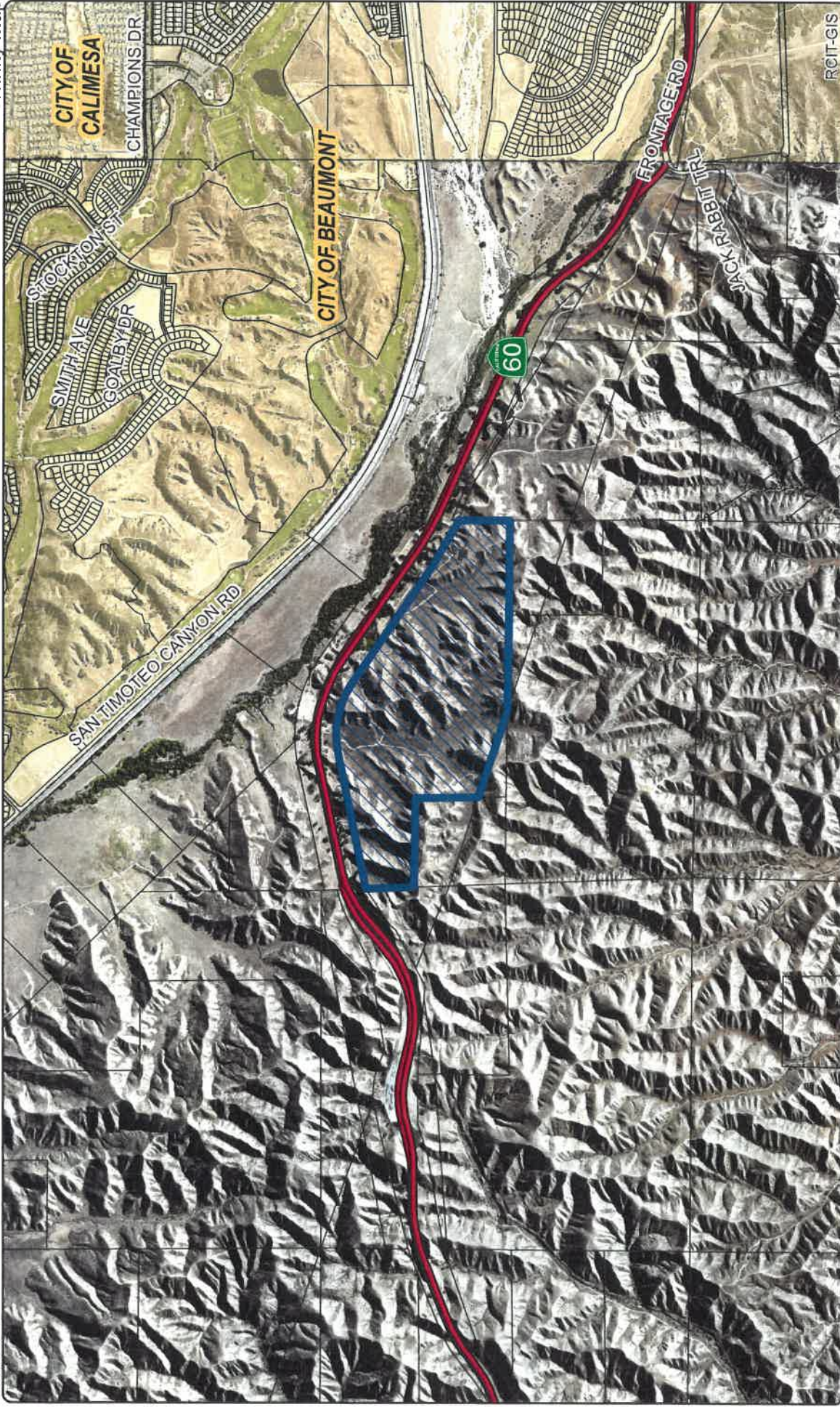
APPEAL INFORMATION

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.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03789 VAR01907
VICINITY/POLICY AREAS**

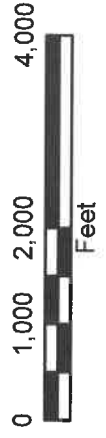
Supervisor: Hewitt
District 5

Date Drawn: 03/14/2019
Vicinity Map



Zoning Area: Edgemont-Sunnymead

Author: Vinnie Nguyen



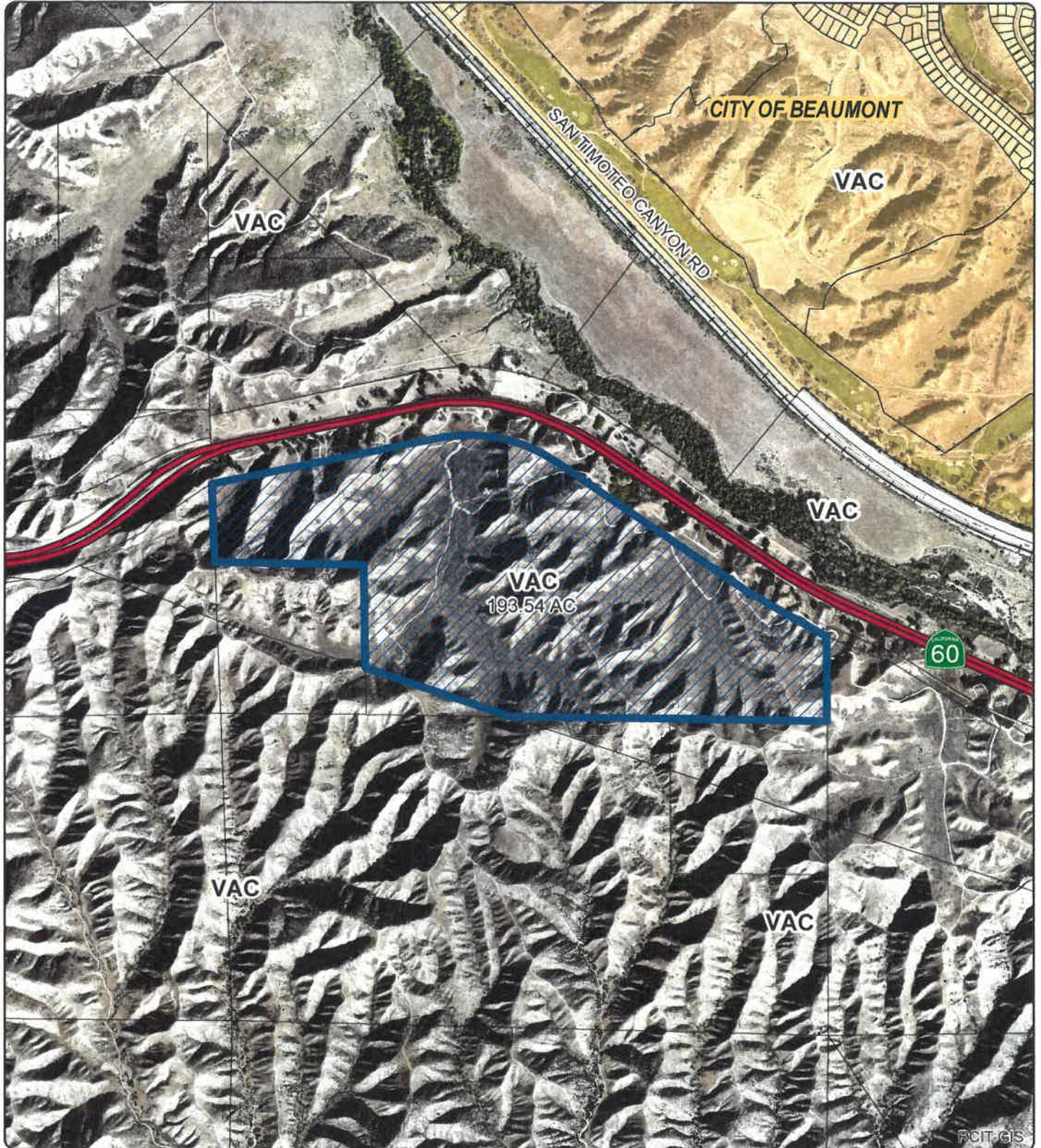
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may envision different type of land use than is provided under existing zoning. For information on how to view the County's General Plan, please visit the Riverside County Planning Department website at www.riversidecountyplanning.com. For more information, please contact the Planning Department at (951)863-3277 (Ext. 3277) or planning@riversidecounty.net.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03789 VAR01907

Supervisor: Hewitt
District 5

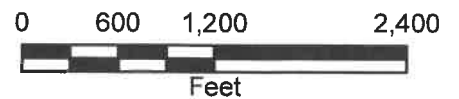
Date Drawn: 03/14/2019
Exhibit 1

LAND USE



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 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.rcltma.org>

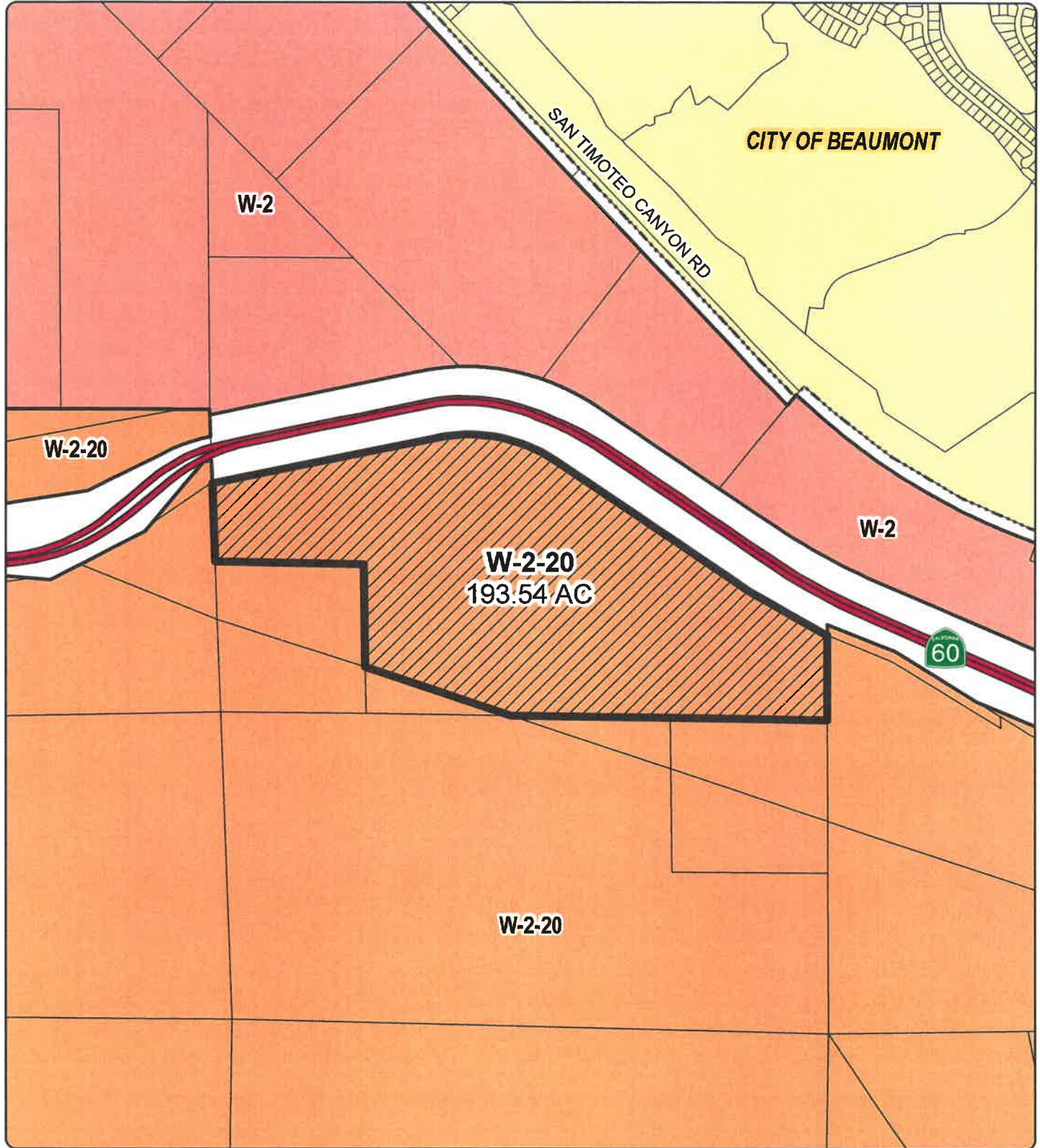
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03789 VAR01907

EXISTING ZONING

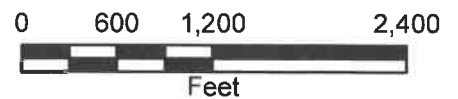
Supervisor: Hewitt
District 5

Date Drawn: 03/14/2019
Exhibit 2



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 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>

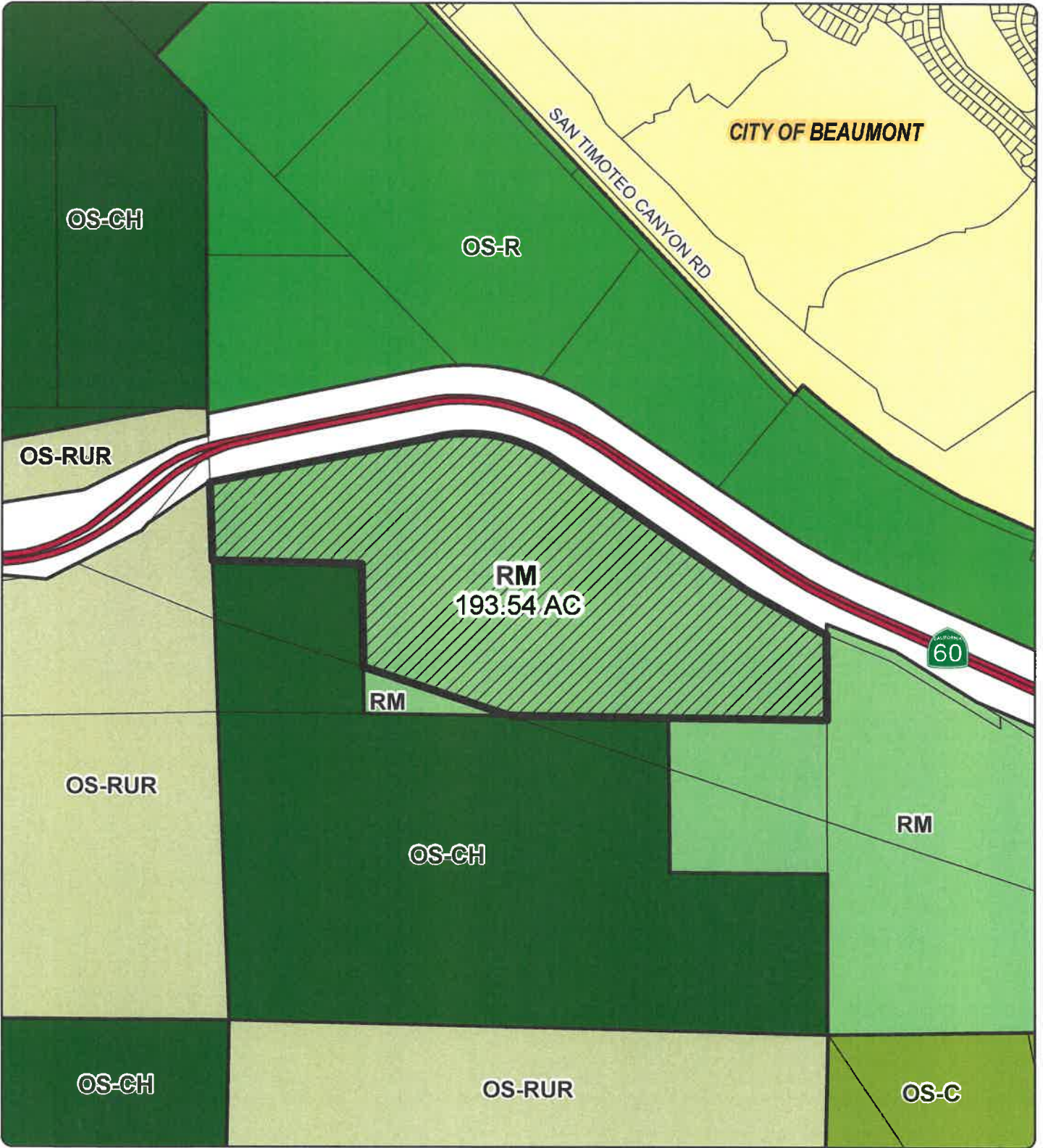
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03789 VAR01907

EXISTING GENERAL PLAN

Supervisor: Hewitt
District 5

Date Drawn: 03/14/2019
Exhibit 5

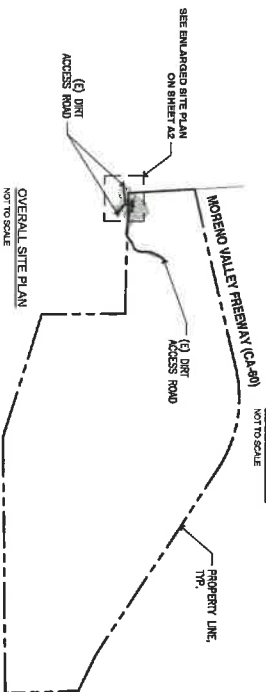
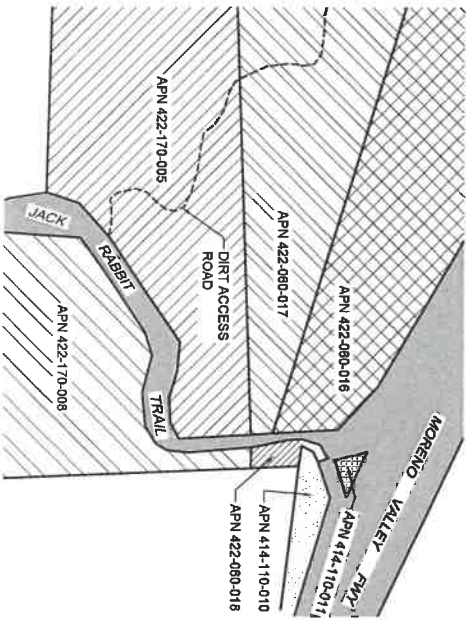


Zoning Area: Edgemont-Sunnymead

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 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>



NOTE:
THE LOCATION OF THE ACCESS TO THE SITE IS APPROXIMATE
AND MAY VARY FROM THE ACTUAL SITES.

OVERALL SITE PLAN 1" = 200'



Rev	Description	Date
2	100% CD	10/24/17
1	100% CD	10/24/17
0	80% CD	10/24/17
0	40% CD	10/24/17

SUPERIOR COM SITES, LLC
SUPERIORCOMSITES, LLC
14530 SOUTH COMMERCIAL
BLYTHE, CA 92225

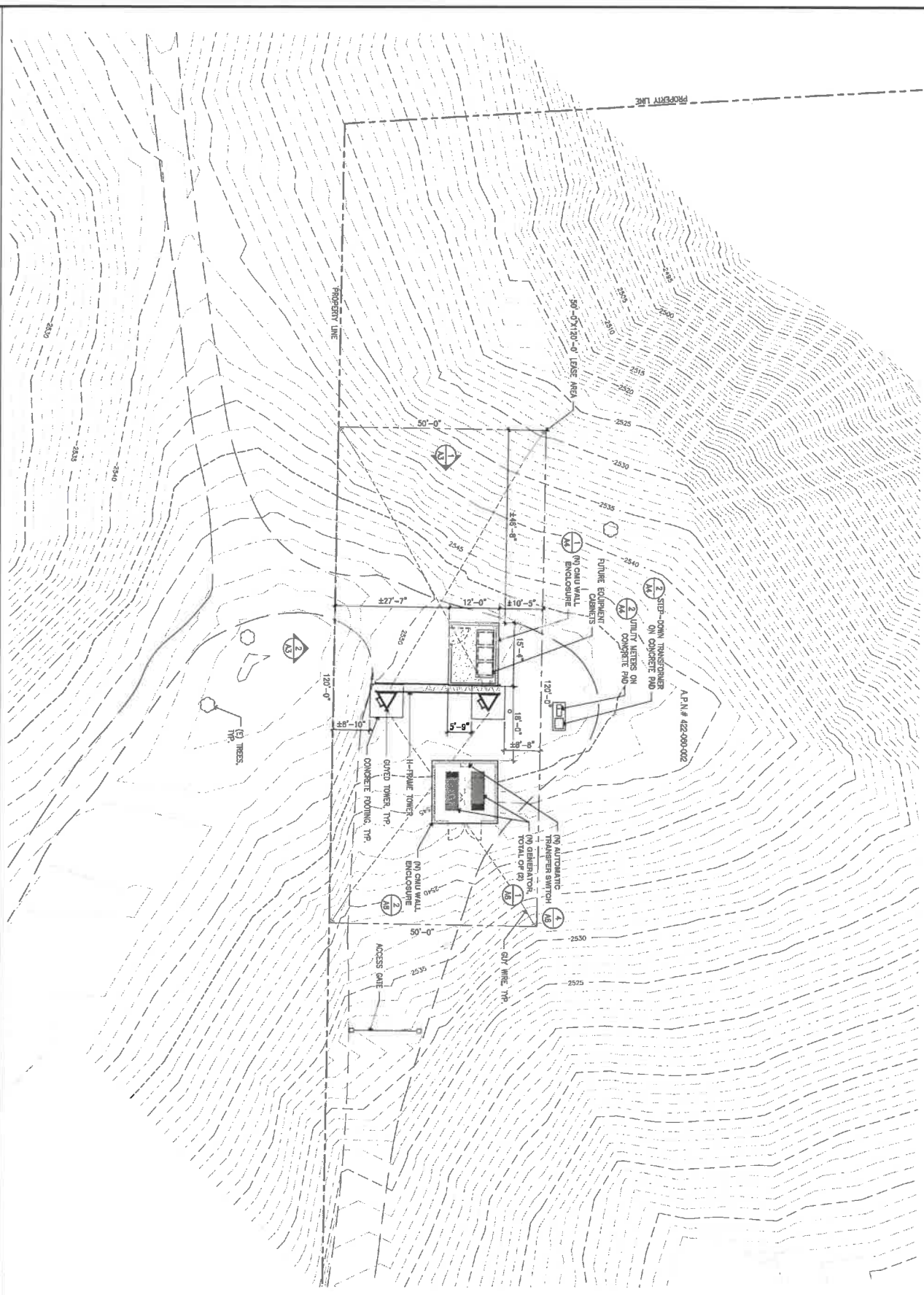
Sheet Title:
**OVERALL SITE PLAN
AND ACCESS
ROUTE PLAN**

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HAMMER HILLS
12997 JACKRABBIT TRAIL
BEAUMONT, CA 92223

TELECOM
MANAGEMENT GROUP
Solution Done Right

UNIVERSITY OF CALIFORNIA
LAND USE AND PLANNING
DIVISION

Project Number:
Drawn By: **EMO/PP**
Checked By: **EMO**
Scale: **A1**



SITE PLAN
1" = 10'



A2

Project Number:
Drawing Title: EMD/APP
Contract No.: 290
Scale:

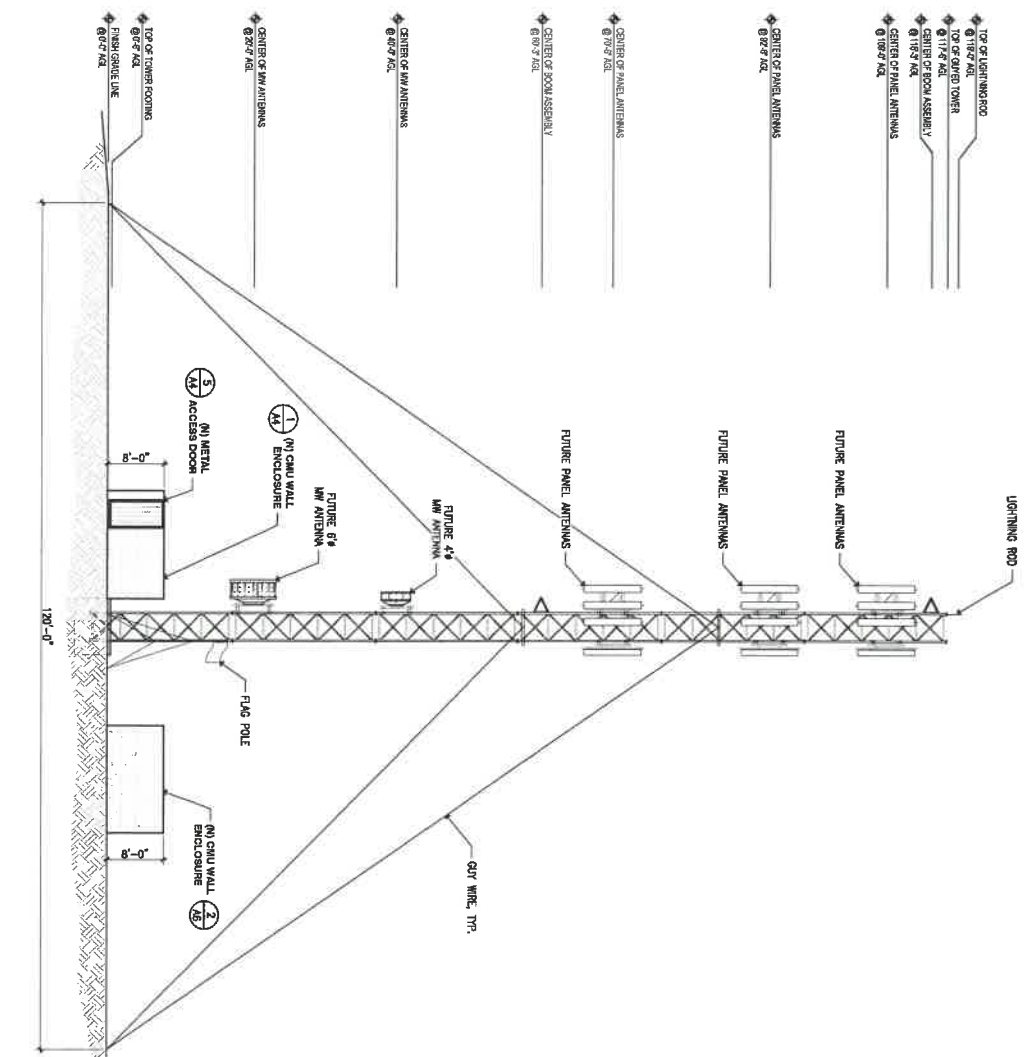
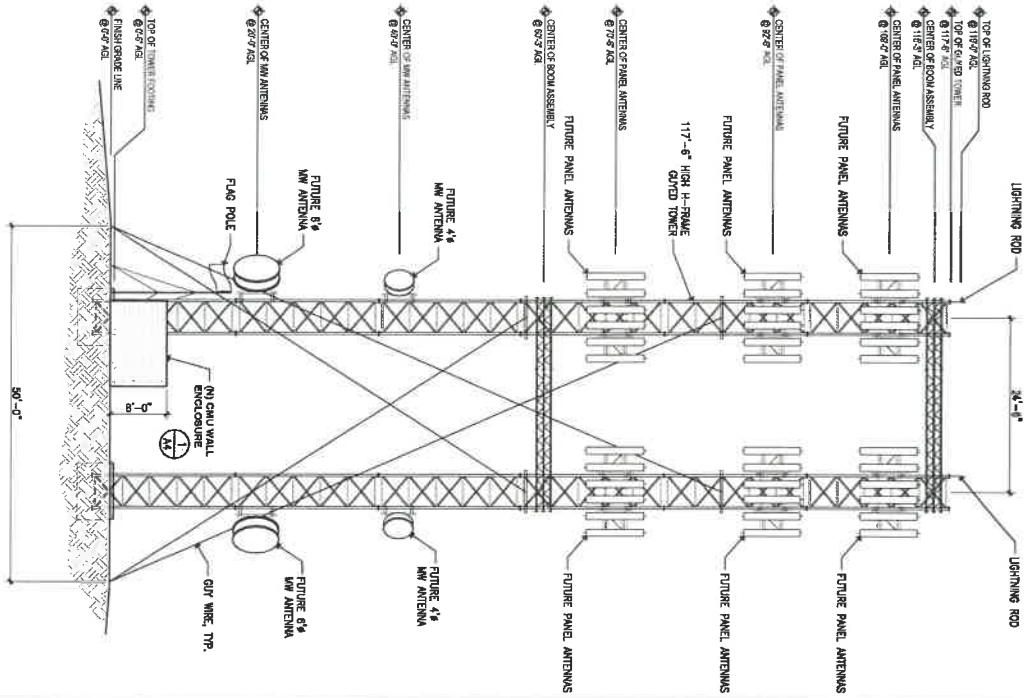


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HAMMER HILLS
12997 JACKRABBIT TRAIL
BEAUMONT, CA 92223

Sheet Title:
SITE PLAN



Rev	Description	Date
1	100% CD	10/21/16
2	100% CD	10/21/16
3	100% CD	10/21/16
4	100% CD	10/21/16



(N) WEST ELEVATION 1/8" = 1'-0" 1

(N) SOUTH ELEVATION 1/8" = 1'-0" 2

REV	DATE	DESCRIPTION	BY
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2	10/06/22	154118	
3	10/06/22	154118	
4	10/06/22	154118	
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6	10/06/22	154118	
7	10/06/22	154118	
8	10/06/22	154118	
9	10/06/22	154118	
10	10/06/22	154118	

SUPERIOR COM SITES, LLC
 SUPERIORCOMSITES, LLC
 14330 SOUTH COMMERCIAL
 BLYTHE, CA 92225

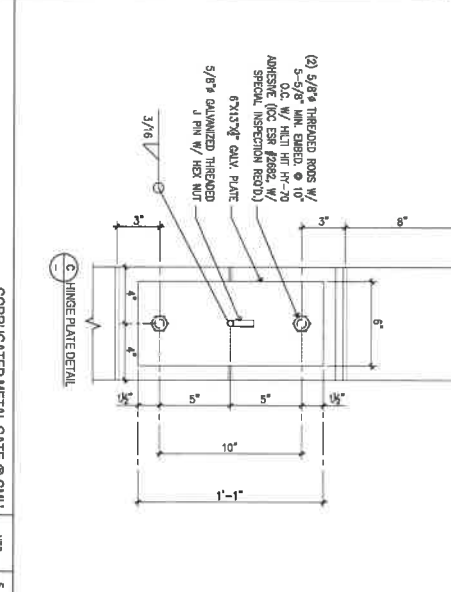
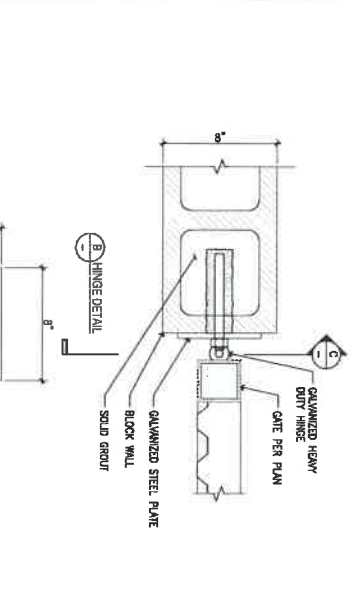
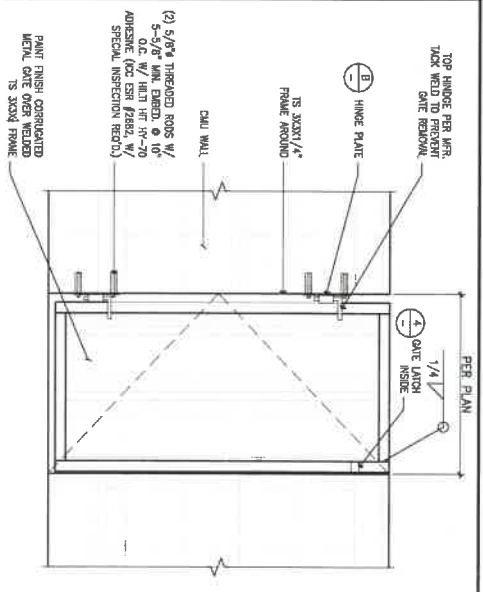
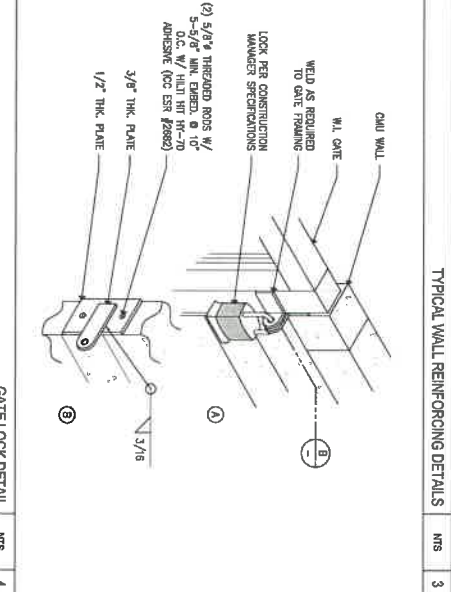
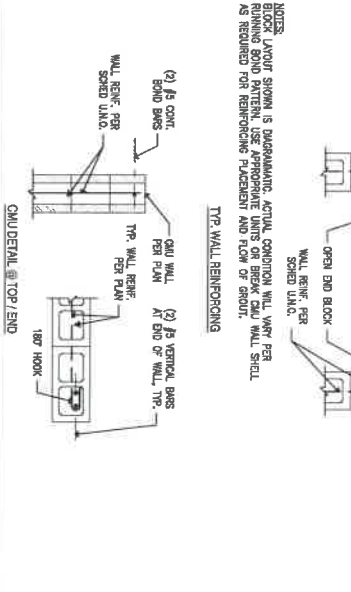
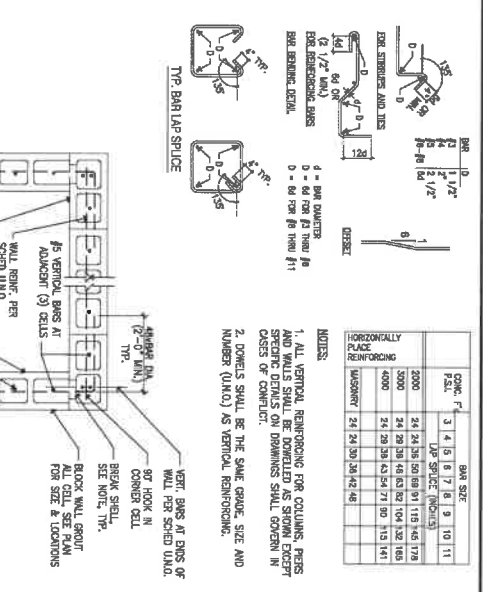
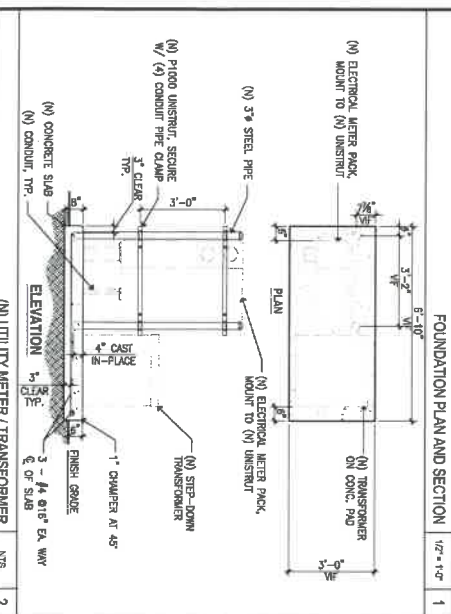
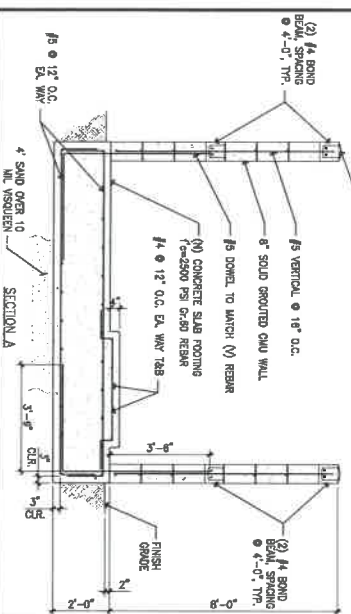
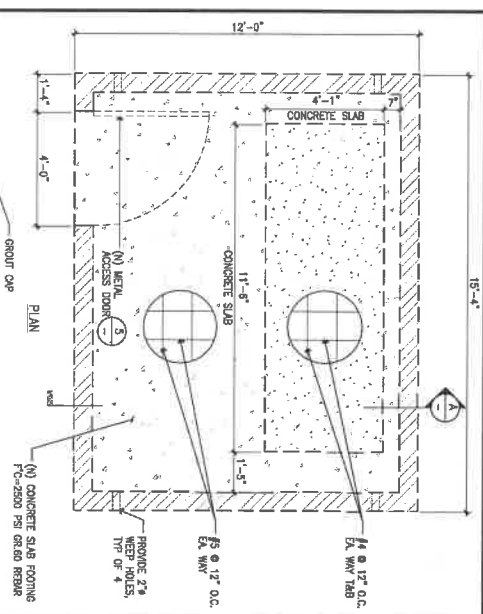
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SITE ELEVATIONS

SCS2089
 HAMMER HILLS
 12897 JACKRABBIT TRAIL
 BEAUMONT, CA 92223

TELECOM
 MANAGEMENT GROUP
Solutions Done Right

VERMONT AUTHORITY
 VERMONT AUTHORITY
 100 WATER STREET
 MONTPELIER, VT 05602

Project Name:
 Drawn By: EMO/JP
 Checked By: EMO
 Scale: A3



CONC. F. SBL.	BAR SIZE	BAR SIZE
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2	10/01/22	END/PP		
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4	10/01/22	END/PP		
5	10/01/22	END/PP		

SCS2089 HAMMER HILLS
12937 JACKRABBIT TRAIL
BEAUMONT, CA 92223

TELECOM
MANAGEMENT GROUP
Solutions Done Right

SUPERIOR COM SITES, LLC
SUPERIORCOMSITES, LLC
14530 SOUTH COMMERCIAL
BLYTHE, CA 92225

SITE DETAILS

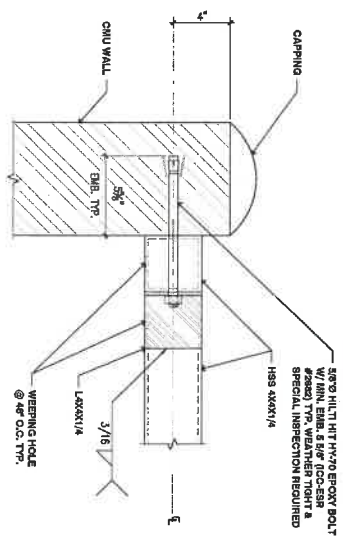
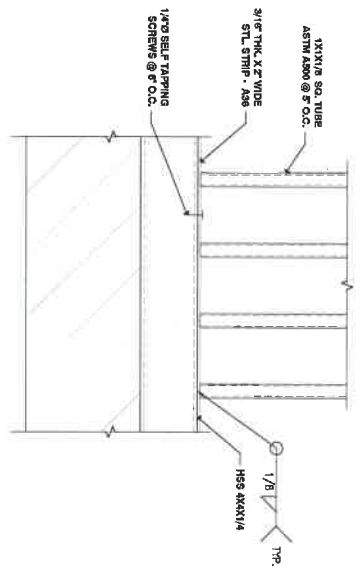
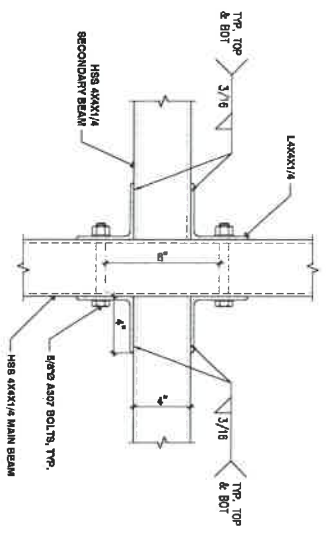
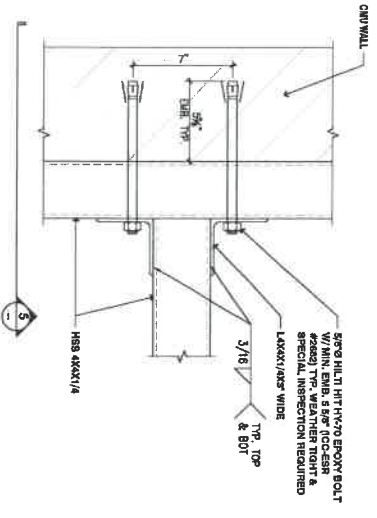
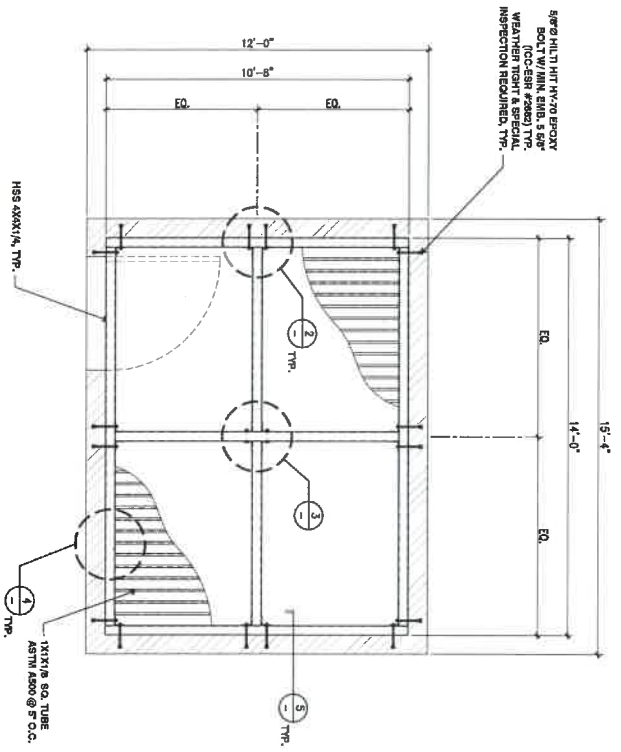
SCS2089 HAMMER HILLS
12937 JACKRABBIT TRAIL
BEAUMONT, CA 92223

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SUPERIOR COM SITES, LLC
SUPERIORCOMSITES, LLC
14530 SOUTH COMMERCIAL
BLYTHE, CA 92225

SCS2089 HAMMER HILLS
12937 JACKRABBIT TRAIL
BEAUMONT, CA 92223

- NOTES:**
1. HSS 4X4X1/4 REQUIRES NO WEARING HOLE @ 4" O.C.
 2. GALVANIZED/CORROSION RESISTANT



DETAIL 2 3'-11/2"

DETAIL 3 NTS 3

NOT USED NTS 6

HSS SECURITY LID PLAN 12'-11/2" 1

WROUGHT IRON LID ANCHOR 3'-11/2" 5

DETAIL 4 3'-11/2" 4

Project Number: _____
 Drawn By: EMO/MP
 Checked By: PRO
 Scale: _____
A5

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 MANAGEMENT GROUP
Solution Drive Realty

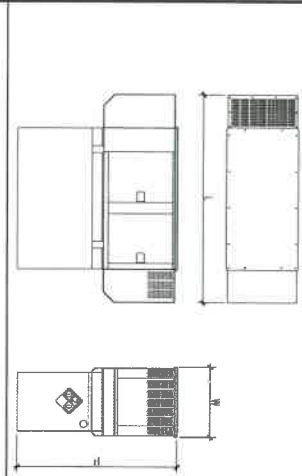
SCS2089
 HAMMER HILLS
 12997 JACKRABBIT TRAIL
 BEAUMONT, CA 92223

SHEET NO.
SITE DETAILS

SUPERIOR COM SITES, LLC
 SUPERIORCOMSITES, LLC
 14530 SOUTH COMMERCIAL
 BLYTHE, CA 92225

Rev.	Description	Date
1	ISSUED FOR PERMITS	12/21/18
2	ISSUED FOR CONSTRUCTION	12/21/18
3	ISSUED FOR CONSTRUCTION	12/21/18
4	ISSUED FOR CONSTRUCTION	12/21/18

LEVEL 1 ACOUSTIC ENCLOSURE
 RUN TIME: 48 HOURS
 USABLE CAPACITY: 211 GALLONS
 DIMENSIONS, LxWxH: 2857x955x2198 mm
 (112.5'x387x86.5')
 WEIGHT: 150 lbs (68.0kg)
 150 lbs (68.0kg)



NOTE: TYPICAL ANCHORAGE 1/2" x 3-1/4" EMBEDMENT TO 6" THK CONCRETE. HULL IS 72 EXPANSION JOINTS (TYP. AT 8 LOCATIONS). VERIFY LOCATIONS AS PER MANUFACTURER.

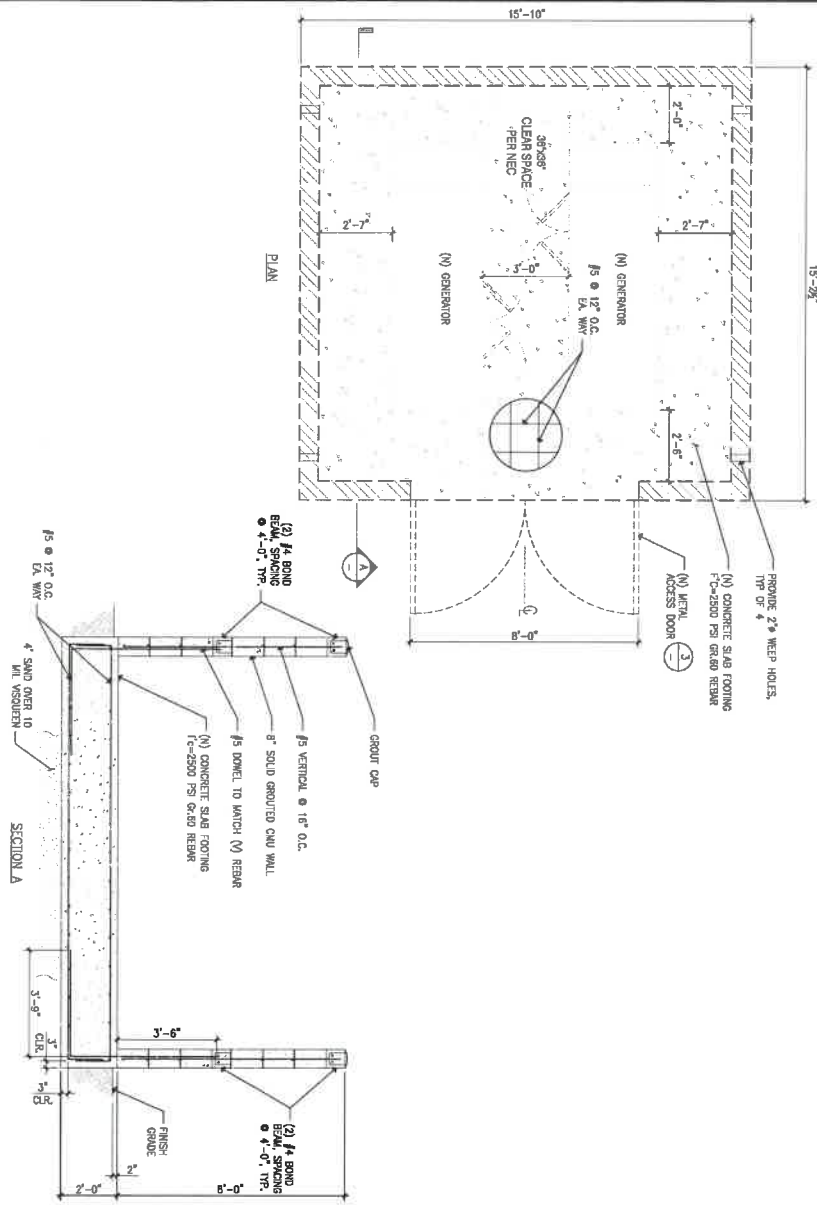
TABLE 1.3.1.1 (1) (1)
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 GENERAL INFORMATION
 GENERAL INFORMATION

Table 1.3.1.1 (1) (1)
 GENERAL INFORMATION
 GENERAL INFORMATION
 GENERAL INFORMATION

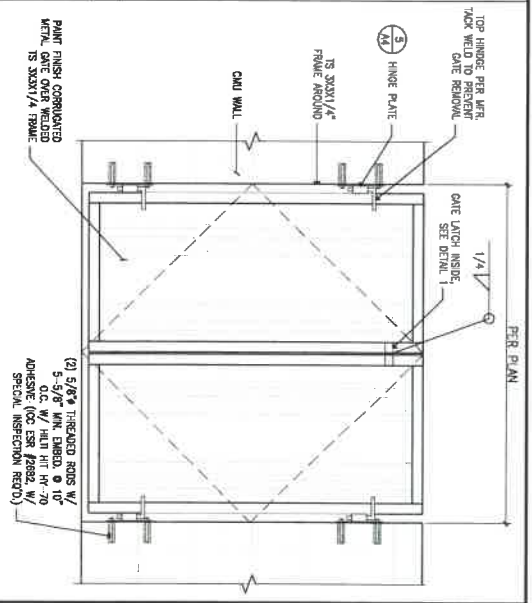
TABLE 1.3.1.1 (1) (1)
 GENERAL INFORMATION
 GENERAL INFORMATION
 GENERAL INFORMATION

Table 1.3.1.1 (1) (1)
 GENERAL INFORMATION
 GENERAL INFORMATION
 GENERAL INFORMATION

(N) GENERATOR SPECIFICATIONS NTS 1



FOUNDATION PLAN AND SECTION NTS 2



DETAIL 1
 W.L. GATE
 WELD AS REQUIRED TO DATE FRAMING
 LOCK PER CONSTRUCTION MANAGER SPECIFICATIONS

TABLE 1.3.1.1 (1) (1)
 GENERAL INFORMATION
 GENERAL INFORMATION
 GENERAL INFORMATION

CORRUGATED METAL GATE @ CMU NTS 3

GENERALAC SUPPLEMENTAL
 Automatic Transfer Switches

TABLE 1.3.1.1 (1) (1)
 GENERAL INFORMATION
 GENERAL INFORMATION
 GENERAL INFORMATION

TABLE 1.3.1.1 (1) (1)
 GENERAL INFORMATION
 GENERAL INFORMATION
 GENERAL INFORMATION

AUTOMATIC TRANSFER SWITCH SPECIFICATIONS NTS 4

Rev.	Description	Date
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2	ISSUED FOR PERMITS	05/18/23
3	ISSUED FOR PERMITS	05/18/23
4	ISSUED FOR PERMITS	05/18/23

SUPERIOR COM SITES, LLC
 SUPERIORCOMSITES, LLC
 1430 SOUTH COMMERCIAL
 BLYTHE, CA 92225

Sheet Title:
SITE DETAILS

SCS2089
 HAMMER HILLS
 12997 JACKRABBIT TRAIL
 BEAUMONT, CA 92223

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REGISTERED ARCHITECT
 MICHAEL J. CANTRELL
 MICHAEL J. CANTRELL ARCHITECTS, INC.
 1000 S. GARDEN ST., SUITE 100
 BEAUMONT, CA 92223
 (951) 751-1111
 www.mjcarchitects.com

Project Number:
 Drawn By: EMO/JPB
 Checked By: EMO
 Scale: 1/8" = 1'-0"
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

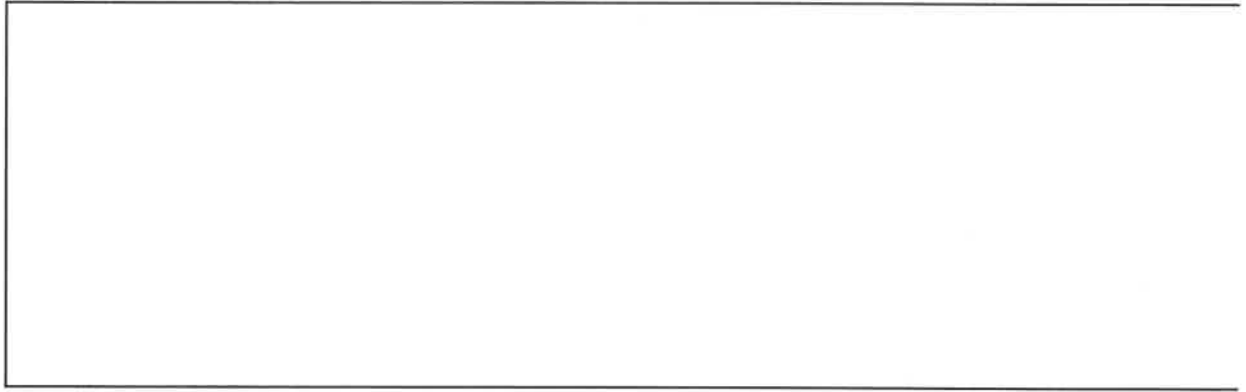
Person Verifying Adoption: _____ Date: _____

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.

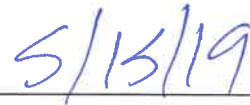
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- 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 (*Popliltilla 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
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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
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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"/>
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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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(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				
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
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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"/>
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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
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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"/>
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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 Huaute, 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:

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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 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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PLANNING DEPARTMENT

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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)

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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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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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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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PLANNING DEPARTMENT

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Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@rivco.org
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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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PLANNING DEPARTMENT

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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

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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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)

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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

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

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

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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

Colorado River Indian Tribes (CRIT)
Brian Etsitty, THPO
26600 Mohave Road
Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03789, EA43090)

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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

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)

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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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

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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

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

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)

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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

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

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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PLANNING DEPARTMENT

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Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@rivco.org
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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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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

Quechan Indian Nation
Keeny Escalanti, President
P.O. Box 1899
Yuma Ariz. 85366

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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

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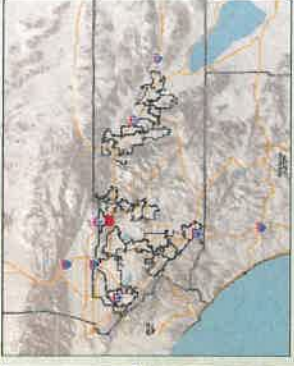
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CUP03789



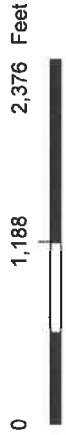
- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrography
 - lines
 - waterbodies
 - Lakes
 - Rivers

Notes

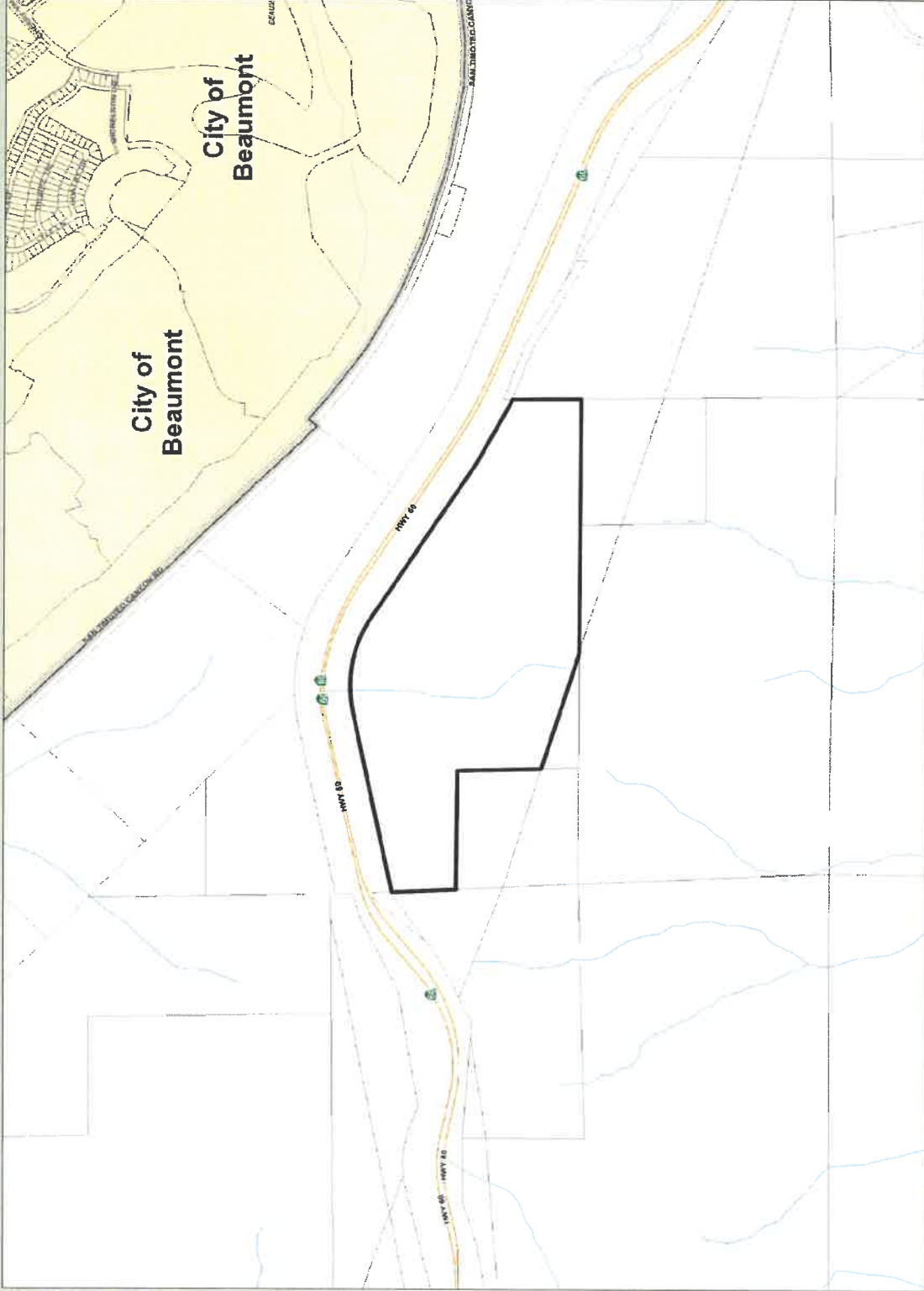
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REPORT PRINTED ON... 1/25/2018 10:00:13 AM

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CUP03789




- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
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0 2,000 4,000 Feet



REPORT PRINTED ON... 1/25/2018 10:00:58 AM

© Riverside County RCIT GIS



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 600, 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		
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:

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 T35, 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\285-1010 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

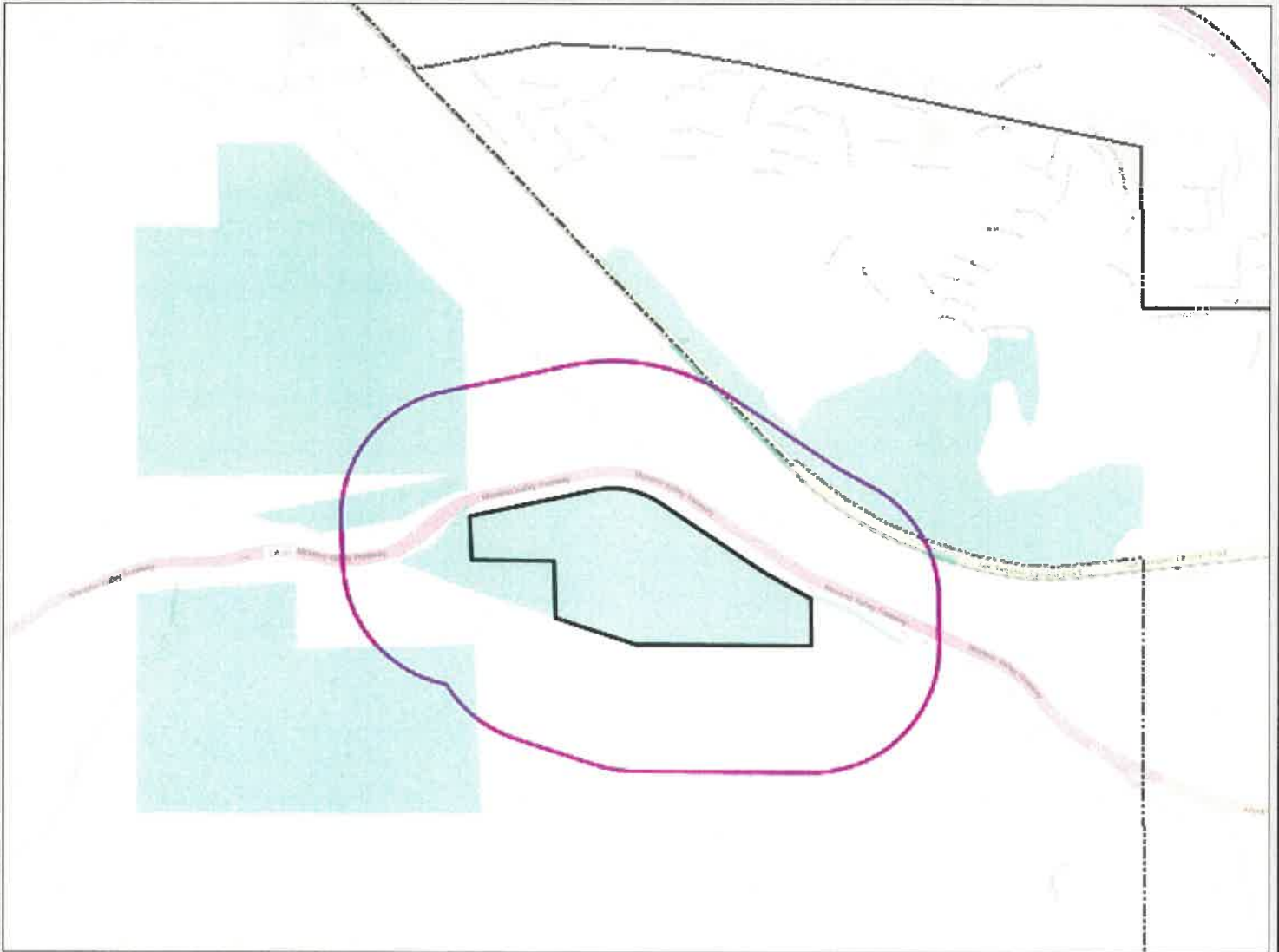
ADDRESS: 4080 Lemon Street 9TH Floor

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

--

**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**

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**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1

Planning Commission Hearing: September 4, 2019

PROPOSED PROJECT

Case Number(s):	Appeal of PPT190001	Applicant(s):	Hamann Construction
EA No.:	CEQ190003		
Area Plan:	Southwest	Representative(s):	EPD Solutions -
Zoning Area/District:	Rancho California Area		Andrea Arcilla
Supervisory District:	Third District	Appellant:	Lozeau Drury, LLP
Project Planner:	Dave Alvarez	 Charissa Leach, P.E. Assistant TLMA Director	
Project APN(s):	957-372-012		

PROJECT DESCRIPTION AND LOCATION

Appeal of the Planning Director's July 22, 2019 decision approving Plot Plan No. 190001 to allow for the construction of a 360,022 square-foot industrial building for a furniture retail warehouse and distribution facility, and other necessary and required improvements on the project site and along the adjacent streets on 20.42 acres. The project will provide 243 parking spaces.

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

The project is located north of Murrieta Hot Springs Road, South of Commerce Court, East of Townview Avenue, and West of Calistoga Drive.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

CONTINUE to the September 18, 2019 Planning Commission per the applicant request.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

The property is currently vacant. A Change of Zone was taken to Planning Commission on February 21, 2018 to define Planning Area No. 9 within Specific Plan No. 213 which directly affect the properties in question because they are located within Planning Area No. 9. The associated Zoning Ordinance No. 348.4879 established the legal boundary of Planning Area No. 9 within the Winchester Properties Specific Plan No. 213. On March 20, 2018 the Board of Supervisors held a Public Hearing to adopt Ordinance No. 348.4879.

Pursuant to the zoning ordinance for Specific Plan No. 213, Planning Area 9 allows various industrial, commercial and manufacturing uses with an approved plot plan including professional offices, warehousing and distribution. The project's proposed retail, storage and office uses are allowed pursuant to the zoning for Specific Plan No. 213, Planning Area 9. Please note, in 2011 Ordinance No. 348.4706 re-lettered subsections a, b, c and d to subsections b, c, d and e respectively, which was subsequent to the current version of the zoning ordinance for Specific Plan No. 213. Additionally, the text for Specific Plan No. 213 provides that Planning Area 9 may contain library, church, community service, community recreation, commercial/office, community commercial, business/industrial park land uses. There were no changes to the allowed uses listed in the existing subsections.

The building is proposed to be occupied by Mor Furniture that would include approximately 24,106 square feet of the building as a typical retail showroom for furniture and the remaining area of the building will function as a warehouse for storage and delivery of furniture. So, although the building proposed resembles a warehouse building from its appearance for the most part and its size, based on how the proposed tenant of Mor Furniture would utilize the building, it would not be a typical distribution type warehouse.

PPT190001 was submitted to the County of Riverside on January 14, 2019. The submitted Plot Plan proposed the construction of a 360,022 square-foot industrial building for a retail furniture warehouse and distribution facility, and other necessary and required improvements on the project site and along the adjacent streets on 20.42 acres. The project will provide 243 parking spaces. The Project was noticed for the July 22, 2019 Director's Hearing, including a 10-day review period of the Addendum for Environmental Impact Report No. 404 (CEQ190003) from June 12, 2019 to July 22, 2019.

On July 22, 2019, a comment letter was received from the law firm of Lozeau | Drury LLP, in summary stating that the Addendum for Environmental Impact Report No. 404 fails as an informational document (Attachment B) and requesting that all future notices be provided to them. The applicant responded to the comments which were included as a memo to the Planning Director and submitted into the hearing record.

The Project was heard at the July 22, 2019 Director's Hearing as Agenda Item 3.1. The Planning Director heard the staff report presented by the Project Planner. The public hearing was opened and given that no public testimony speaking in favor or opposition of the Project occurred, the public hearing was closed. The Hearing Officer approved the Project, based upon the facts, finding, and conclusions of the project stated in the staff report and reflected on the submitted plans.

The Project's Notice of Decision was provided to the applicant on July 23, 2019. The 10-day project appeal period was initiated on July 23, 2019 and closed on August 1, 2019. The Notice of Determination (NOD) for the Addendum for Environmental Impact Report No. 404 was sent and filed with the County Clerk on July 23, 2019. On July 31, 2019, the County received an appeal application from Lozeau | Drury LLP, "Supporters Alliance for Environmental Responsibility" ("Appellants"), prior to the appeal period closure of August 1, 2019. On August 1, 2019, the County received an appeal application from Juan Perez, TLMA Director prior to the appeal period closure of August 1, 2019.

The Director's Hearing staff report package, which includes the project description, site plans, elevations, environmental analysis, and conditions of approval, is attached (Attachment D). This report specifically restates verbatim, the Appellant's reasons for an appeal.

On August 27, 2019, the applicant requested to continue the project to September 18, 2019 to continue to work on responses to the appeals. At the time of writing of this staff report, the TLMA Director has agreed to the continuance and staff is waiting to hear back from Lozeau-Drury on their agreement to the continuance.

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication/phone calls from residents who indicated support or opposition to the proposed project.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR APPEAL

Appeal of Application Case No(s): Addendum to Final EIR No. 404 (SCH 199804103); Plot Plan 190001
List all concurrent applications

Name of Advisory Agency: Planning Director

Date of the decision or action: 7/22/2019 Planning Director's Hearing

Appellant's Name: Supporters Alliance for Environmental Responsibility E-Mail: richard@lozeaudrury.com

Contact Person: c/o Lozeau Drury LLP E-Mail: richard@lozeaudrury.com

Mailing Address: 1939 Harrison Street, Suite 150
Street
Oakland CA 94612
City State ZIP

Daytime Phone No: (510) 836-4200 Fax No: (510) 836-4205

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

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Palm Desert, California 92211
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"Planning Our Future... Preserving Our Past"

APPLICATION FOR APPEAL

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

STATE THE REASONS FOR APPEAL.

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

APPLICATION FOR APPEAL

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

Appeal is being submitted for the reasons stated in the attached letter dated July 22, 2019.

All conditions of approval are being appealed.

Use additional sheets if necessary
Supporters Alliance for Environmental Responsibility
c/o Lozeau Drury LLP

PRINTED NAME OF APPELLANT



SIGNATURE OF APPELLANT

July 29, 2019
DATE

THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1013 Appeal Form.docx
Created: 07/08/2015 Revised: 07/30/2018

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



T 510.836.4200
F 510.836.4205

1939 Harrison Street, Ste. 150
Oakland, CA 94612

www.lozeaudrury.com
rebecca@lozeaudrury.com

VIA E-MAIL

June 22, 2019

David Alvarez
Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505
daalvarez@rivco.org

Peter Aldana
County Clerk
Riverside County
2724 Gateway Drive
Riverside, CA 92507
accmail@asrclkrec.com

**Re: Comment on Addendum to Environmental Impact Report No. 404- CEQ190003,
Plot Plant No. 190001; Mor Furniture Project (SCH No. 1998041031)**

Dear Mr. Alvarez and Mr. Aldana:

I am writing on behalf of the Supporters' Alliance for Environmental Responsibility ("SAFER") and its members living and working in Riverside County ("SAFER"). The County of Riverside ("County") has received an application for the development of the Mor Furniture Project, a 360,022 square foot industrial building for a furniture warehouse and distribution facility, and other necessary and required improvements on 20.42 acres of land ("Project"). SAFER is concerned that the County is proposing to approve the project without review under the California Environmental Quality Act ("CEQA"), Pub. Res. Code section 21000, et seq., based on the assertion that the Project is consistent with the nearly 20-year old Environmental Impact Report for the Winchester Properties/Silverhawk Specific Plan No. 213 Amendment No. 3 ("2000 EIR"). The County contends that under CEQA Guidelines section 15162 and 15164, no further environmental review is required. The matter is scheduled to be considered at the Riverside County Director's Hearing on July 22, 2019.

LEGAL STANDARD

CEQA contains a strong presumption in favor of requiring a lead agency to prepare an EIR. This presumption is reflected in the fair argument standard. Under that standard, a lead agency must prepare an EIR whenever substantial evidence in the whole record before the agency supports a fair argument that a project may have a significant effect on the environment. Pub. Res. Code § 21082.2; *Laurel Heights Improvement Ass'n v. Regents of the University of California* (1993) ("Laurel Heights II") 6 Cal. 4th 1112, 1123; *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 75, 82; *Quail Botanical Gardens v. City of Encinitas* (1994) 29 Cal.App.4th 1597, 1602.

The City relies on CEQA Guidelines § 15162 and 15164 to claim that no CEQA review is required. The court of appeal recently stated, “The addendum is the other side of the coin from the supplement to an EIR. This section provides an interpretation with a label and an explanation of the kind of document that does not need additional public review.” “It must be remembered that an addendum is prepared where ‘(2) **Only minor technical changes or additions are necessary to make the EIR under consideration adequate under CEQA; and (3) The changes to the EIR made by the addendum do not raise important new issues about the significant effects on the environment.**’ ([Guideline] 15164, subd. (a).)” *Save Our Heritage Org. v. City of San Diego*, 28 Cal. App. 5th 656, 664–65 (2018) (emphasis added).

Section 15164(a) of the State CEQA Guidelines states that “the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” Pursuant to Section 15162(a) of the State CEQA Guidelines, a subsequent EIR or Negative Declaration is only required when:

- (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 occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (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 of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

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DISCUSSION

Safer hereby requests that the County prepare an environmental impact report (“EIR”) to analyze the significant environmental impacts of the Project and to propose all feasible mitigation measures and alternatives to reduce those impacts. The County may not rely on the 2000 EIR for several reasons, including, but not limited to, the following:

1. The 2000 EIR has no Informational Value for a 360,000 Square Foot Warehouse.

As the California Supreme Court explained in *San Mateo Gardens*, subsequent CEQA review provisions “can apply only if the project has been subject to initial review; they can have no application if the agency has proposed a new project that has not previously been subject to review.” *Friends of College of San Mateo Gardens v. San Mateo* (2016) 1 Cal.5th 937, 950 (“*San Mateo Gardens*”). As the Supreme Court explains, “[a] decision to proceed under CEQA’s subsequent review provisions must thus necessarily rest on a determination — whether implicit or explicit — that the *original environmental document* retains some informational value.” *Id.* at 951 (emph. added). Only if the original environmental document retains some informational value despite the proposed changes, changes in circumstances or new substantial information does the agency proceed to decide under CEQA’s subsequent review provisions whether such changes or substantial new information will require major revisions to the original environmental document because of the involvement of new, previously unconsidered significant environmental effects. 1 Cal.5th at 952. Reviewing the 2000 EIR, the City cannot reasonably claim that it addresses, *i.e.*, provides some informational value regarding the potential environmental impacts of a massive furniture warehouse.

The 2000 EIR for the Winchester Properties/Silverhawk Specific Plan No. 213 Amendment No. 3 (“Specific Plan”), which the County is relying on, designates the Project parcel as “Planning Area 9” or “Town Center Commercial.” As the Addendum explains, this designation allows for “churches, public servicing agencies, professional medical offices, a library, a recreational facility, commercial recreation, community commercial and business park land uses.” Addendum, p. 4-14.

A warehouse is a far different use from what was previously analyzed. The County had told the public that Parcel 9 was going to be built up into a town center, public and quasi-public facilities and amenities for people in the local neighborhood to walk to. A massive furniture warehouse was never analyzed in the 2000 EIR, and the 2000 EIR’s analysis of environmental impacts of a church or library has no relevance to evaluating the environmental impacts of a warehouse. Just because the Project is located within the Specific Plan area, does not mean that it has been evaluated under the Specific Plan EIR.

Since a 360,022 square foot warehouse has never undergone CEQA review, it is a new project, and the City must start from the beginning of the CEQA process under section 21151, conduct an initial study, and determine whether there is substantial evidence of a fair argument that the project will have a significant environmental impact. *Friends of College of San Mateo*

Gardens v. San Mateo, 1 Cal.5th at 951. The County should require CEQA review for the Project, and not approve the Project until CEQA review is completed.

2. Even under Pub. Res. Code § 21166 a Supplemental EIR is Required Because the Addendum Admits that the Project will have a new Biological Impact.

The Addendum's conclusion that the Project will have no new biological impact is not supported by substantial evidence. In fact, the Addendum itself admits that the Project will have an impact on the California horned lark and Cooper's hawk, both of which were observed on the Project site during a recent biological survey. Addendum, p. 4-22. In addition, "suitable nesting habitat and suitable foraging habitat for birds exists within the Project site and adjacent areas." *Id.* This constitutes a significant impact on these species. In contrast, the 2000 EIR would not have a significant impact on these species. As a result, a supplemental or subsequent EIR is required, and approval of the Project based on an Addendum violates CEQA.

3. The Project Will Have Significant Environmental Impacts that were Not Analyzed in the 2000 EIR.

The Project will have significant environmental impacts that were not analyzed in the 2000 EIR. For example, the Project will have significant air quality impacts from diesel trucks and other sources. This pollution will have significant impacts on sensitive receptors that are located only 125 feet from the Project site.

4. There are New Mitigation Measures Available Now That Were Not Available in 2000.

There are many mitigation measures that are now feasible that were not feasible or did not exist in 2000. For example, the 2000 EIR concluded that the Project would have significant unmitigated air pollution impacts. The Project could offset its air pollution and greenhouse gas emissions in part by installing solar photovoltaic panels, using only Tier 4 construction equipment, operating only 2010 or better diesel trucks, using only electrified forklifts and related equipment, and many other measures that were not feasible in 2000. For example, Tier 4 construction equipment was not available until 2015, and is not required for the Project. A new EIR is required to analyze these measures. Also, greenhouse gas mitigation measures are now feasible that were not feasible in 2000, such as electric vehicles, electric forklifts, solar panels, and other measures.

5. The Project Violates the Objectives of the Specific Plan.

One of the Project Objectives listed in the 2000 EIR is "[t]o cluster community facilities in a highly visible town center setting." 2000 EIR, p. II-10. Yet the Project now proposes to use one third of the land designated for public and quasi-public uses, and build a warehouse on it. This violates the specific plan's objective, and constitutes a new land use impact that must be analyzed in an EIR.

SAFER Comments on Mor Furniture Project Addendum
July 22, 2019
Page 5 of 5

For the above reasons, the County must prepare an EIR to analyze and mitigate the impacts of the Project. The County may not rely on the nearly 20-year old Specific Plan EIR.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Davis', with a long horizontal flourish extending to the right.

Rebecca L. Davis



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR APPEAL

Appeal of Application Case No(s): PP190001 (PPT190001)

Name of Advisory Agency: Planning Director
List all concurrent applications

Date of the decision or action: July 22, 2019

Appellant's Name: Juan Perez - TLMA Director E-Mail: jcperetz@rivco.org

Contact Person: Debra Piantadosi E-Mail: dpiantad@rivco.org

Mailing Address: 4080 Lemon Street, 14th Floor
Riverside Street CA 92501
City State ZIP

Daytime Phone No: (951) 955-6742 Fax No: (951) 955-5177

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

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Palm Desert, California 92211
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APPLICATION FOR APPEAL

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

We have received concerns from the public after the Director's Hearing. Despite there being sufficient legal noticing on this project, there should be an opportunity for the Planning Commission to take jurisdiction and hear this project in order to allow for further public input. There are also additional measures that can be implemented by this project that would be Best Management Practices to further reduce its impacts on the adjacent residential community.

Use additional sheets if necessary.

Juan Perez

PRINTED NAME OF APPELLANT



SIGNATURE OF APPELLANT

08/01/19
DATE

THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

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

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Created: 07/08/2015 Revised: 07/30/2018

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

APPLICATION FOR APPEAL

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

STATE THE REASONS FOR APPEAL.

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



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

Memorandum

DATE: July 22, 2019
TO: Planning Director
FROM: Dave Alvarez, Project Planner
RE: 3.1- PPT190001

Staff received a comment letter from Lozeau|Drury LLP, dated July 22, 2019, as attached, with concerns over the Addendum not being adequate to meet CEQA guidelines for the proposed Mor Furniture and would like the applicant to prepare an EIR.

Applicant, Hamann Construction, and Representative, EPD Solutions, have provided a letter addressing those comments as attached.

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VIA E-MAIL

June 22, 2019

David Alvarez
Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505
daalvarez@rivco.org

Peter Aldana
County Clerk
Riverside County
2724 Gateway Drive
Riverside, CA 92507
accmail@asrclrec.com

**Re: Comment on Addendum to Environmental Impact Report No. 404- CEQ190003,
Plot Plant No. 190001; Mor Furniture Project (SCH No. 1998041031)**

Dear Mr. Alvarez and Mr. Aldana:

I am writing on behalf of the Supporters' Alliance for Environmental Responsibility ("SAFER") and its members living and working in Riverside County ("SAFER"). The County of Riverside ("County") has received an application for the development of the Mor Furniture Project, a 360,022 square foot industrial building for a furniture warehouse and distribution facility, and other necessary and required improvements on 20.42 acres of land ("Project"). SAFER is concerned that the County is proposing to approve the project without review under the California Environmental Quality Act ("CEQA"), Pub. Res. Code section 21000, et seq., based on the assertion that the Project is consistent with the nearly 20-year old Environmental Impact Report for the Winchester Properties/Silverhawk Specific Plan No. 213 Amendment No. 3 ("2000 EIR"). The County contends that under CEQA Guidelines section 15162 and 15164, no further environmental review is required. The matter is scheduled to be considered at the Riverside County Director's Hearing on July 22, 2019.

LEGAL STANDARD

CEQA contains a strong presumption in favor of requiring a lead agency to prepare an EIR. This presumption is reflected in the fair argument standard. Under that standard, a lead agency must prepare an EIR whenever substantial evidence in the whole record before the agency supports a fair argument that a project may have a significant effect on the environment. Pub. Res. Code § 21082.2; *Laurel Heights Improvement Ass'n v. Regents of the University of California* (1993) ("Laurel Heights II") 6 Cal. 4th 1112, 1123; *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 75, 82; *Quail Botanical Gardens v. City of Encinitas* (1994) 29 Cal.App.4th 1597, 1602.

The City relies on CEQA Guidelines § 15162 and 15164 to claim that no CEQA review is required. The court of appeal recently stated, “The addendum is the other side of the coin from the supplement to an EIR. This section provides an interpretation with a label and an explanation of the kind of document that does not need additional public review.” “It must be remembered that an addendum is prepared where ‘(2) **Only minor technical changes or additions are necessary to make the EIR under consideration adequate under CEQA; and (3) The changes to the EIR made by the addendum do not raise important new issues about the significant effects on the environment.**’ ([Guideline] 15164, subd. (a).)” *Save Our Heritage Org. v. City of San Diego*, 28 Cal. App. 5th 656, 664–65 (2018) (emphasis added).

Section 15164(a) of the State CEQA Guidelines states that “the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” Pursuant to Section 15162(a) of the State CEQA Guidelines, a subsequent EIR or Negative Declaration is only required when:

- (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 occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (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 of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would, in fact, be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

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DISCUSSION

Safer hereby requests that the County prepare an environmental impact report (“EIR”) to analyze the significant environmental impacts of the Project and to propose all feasible mitigation measures and alternatives to reduce those impacts. The County may not rely on the 2000 EIR for several reasons, including, but not limited to, the following:

1. The 2000 EIR has no Informational Value for a 360,000 Square Foot Warehouse.

As the California Supreme Court explained in *San Mateo Gardens*, subsequent CEQA review provisions “can apply only if the project has been subject to initial review; they can have no application if the agency has proposed a new project that has not previously been subject to review.” *Friends of College of San Mateo Gardens v. San Mateo* (2016) 1 Cal.5th 937, 950 (“*San Mateo Gardens*”). As the Supreme Court explains, “[a] decision to proceed under CEQA’s subsequent review provisions must thus necessarily rest on a determination — whether implicit or explicit — that the *original environmental document* retains some informational value.” *Id.* at 951 (emph. added). Only if the original environmental document retains some informational value despite the proposed changes, changes in circumstances or new substantial information does the agency proceed to decide under CEQA’s subsequent review provisions whether such changes or substantial new information will require major revisions to the original environmental document because of the involvement of new, previously unconsidered significant environmental effects. 1 Cal.5th at 952. Reviewing the 2000 EIR, the City cannot reasonably claim that it addresses, *i.e.*, provides some informational value regarding the potential environmental impacts of a massive furniture warehouse.

The 2000 EIR for the Winchester Properties/Silverhawk Specific Plan No. 213 Amendment No. 3 (“Specific Plan”), which the County is relying on, designates the Project parcel as “Planning Area 9” or “Town Center Commercial.” As the Addendum explains, this designation allows for “churches, public servicing agencies, professional medical offices, a library, a recreational facility, commercial recreation, community commercial and business park land uses.” Addendum, p. 4-14.

A warehouse is a far different use from what was previously analyzed. The County had told the public that Parcel 9 was going to be built up into a town center, public and quasi-public facilities and amenities for people in the local neighborhood to walk to. A massive furniture warehouse was never analyzed in the 2000 EIR, and the 2000 EIR’s analysis of environmental impacts of a church or library has no relevance to evaluating the environmental impacts of a warehouse. Just because the Project is located within the Specific Plan area, does not mean that it has been evaluated under the Specific Plan EIR.

Since a 360,022 square foot warehouse has never undergone CEQA review, it is a new project, and the City must start from the beginning of the CEQA process under section 21151, conduct an initial study, and determine whether there is substantial evidence of a fair argument that the project will have a significant environmental impact. *Friends of College of San Mateo*

Gardens v. San Mateo, 1 Cal.5th at 951. The County should require CEQA review for the Project, and not approve the Project until CEQA review is completed.

2. Even under Pub. Res. Code § 21166 a Supplemental EIR is Required Because the Addendum Admits that the Project will have a new Biological Impact.

The Addendum's conclusion that the Project will have no new biological impact is not supported by substantial evidence. In fact, the Addendum itself admits that the Project will have an impact on the California horned lark and Cooper's hawk, both of which were observed on the Project site during a recent biological survey. Addendum, p. 4-22. In addition, "suitable nesting habitat and suitable foraging habitat for birds exists within the Project site and adjacent areas." *Id.* This constitutes a significant impact on these species. In contrast, the 2000 EIR would not have a significant impact on these species. As a result, a supplemental or subsequent EIR is required, and approval of the Project based on an Addendum violates CEQA.

3. The Project Will Have Significant Environmental Impacts that were Not Analyzed in the 2000 EIR.

The Project will have significant environmental impacts that were not analyzed in the 2000 EIR. For example, the Project will have significant air quality impacts from diesel trucks and other sources. This pollution will have significant impacts on sensitive receptors that are located only 125 feet from the Project site.

4. There are New Mitigation Measures Available Now That Were Not Available in 2000.

There are many mitigation measures that are now feasible that were not feasible or did not exist in 2000. For example, the 2000 EIR concluded that the Project would have significant unmitigated air pollution impacts. The Project could offset its air pollution and greenhouse gas emissions in part by installing solar photovoltaic panels, using only Tier 4 construction equipment, operating only 2010 or better diesel trucks, using only electrified forklifts and related equipment, and many other measures that were not feasible in 2000. For example, Tier 4 construction equipment was not available until 2015, and is not required for the Project. A new EIR is required to analyze these measures. Also, greenhouse gas mitigation measures are now feasible that were not feasible in 2000, such as electric vehicles, electric forklifts, solar panels, and other measures.

5. The Project Violates the Objectives of the Specific Plan.

One of the Project Objectives listed in the 2000 EIR is "[t]o cluster community facilities in a highly visible town center setting." 2000 EIR, p. II-10. Yet the Project now proposes to use one third of the land designated for public and quasi-public uses, and build a warehouse on it. This violates the specific plan's objective, and constitutes a new land use impact that must be analyzed in an EIR.

SAFER Comments on Mor Furniture Project Addendum
July 22, 2019
Page 5 of 5

For the above reasons, the County must prepare an EIR to analyze and mitigate the impacts of the Project. The County may not rely on the nearly 20-year old Specific Plan EIR.

Sincerely,

A handwritten signature in blue ink, appearing to read 'RL Davis', with a long horizontal flourish extending to the right.

Rebecca L. Davis

Response to Comment Letter from Lozeau Drury, LLP, dated June 22, 2019:

1. This comment is a summary of the project description and a summary of CEQA Guidelines and case law. No Response is necessary.
2. The commenter states their opinion that the County should prepare an EIR but offers no substantial evidence into the record significant environmental impacts, we described below. The Addendum considers whether the proposed project, which would result in new or substantially more severe impacts than were disclosed in EIR No. 404. This examination includes an analysis pursuant to the provisions of Public Resources Code section 21166 and State CEQA Guidelines section 15162. The analysis was based on new technical studies prepared for the project, including a new air quality, GHG, health risk assessment, biological, noise, geotechnical and cultural and paleontological studies. Based on substantial evidence, the County determined that the changes to the EIR made by the addendum do not raise important new issues about significant effects on the environment and that none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. Please refer to Response o Comments 3-7 below.
3. The commenter believes that the proposed project is not consistent with the Specific Plan's land use designation, that EIR 404 and that the CEQA review must start for the beginning. The County determined that the project is consistent with the Specific Plan land land use designation. A Change of Zone was taken to Planning Commission on February 21, 2018 to define Planning Area No. 9 within Specific Plan No. 213. The associated Zoning Ordinance No. 348.4879 established the legal boundary of Planning Area No. 9 within the Winchester Properties Specific Plan No. 213. On March 20, 2018 the Board of Supervisors held a Public Hearing to adopt Ordinance No. 348.4879. Pursuant to the zoning ordinance for Specific Plan No. 213, Planning Area 9 allows various industrial, commercial and manufacturing uses with an approved plot plan including professional offices, warehousing and distribution. The County has determined that the project's proposed storage and office uses are allowed pursuant to the zoning for Specific Plan No. 213, Planning Area 9.

The County has determined that the proposed project is consistent with the scope and type of development analyzed on the proposed Project Site as part of the EIR No. 404. Whether a later activity is within the scope of a program EIR is a factual question that the lead agency determines based on substantial evidence in the record per State CEQA Guidelines Section 15168(c)2. An Environmental Assessment (EA) checklist is included in Section 4. The EA is marked with the findings of the Lead Agency as to the environmental effects of the proposed Project in comparison with the findings of program EIR No. 404 certified in 2000. The checklist has been prepared pursuant to Section 15168(c)(4) which states that "[w]here the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR." This EA checklist provides the basis for an Addendum to the previously certified EIR No. 404 and serves as the environmental review of the proposed Project, as required pursuant to the provisions of the CEQA and Public Resources Code Section 21000 et seq., the State CEQA Guidelines. This Addendum augments the analysis in the EIR No.

404 as provided in CEQA Guidelines Sections 15162 and 15164 and provides the basis for the County's determination that no supplemental or subsequent EIR is required to evaluate the proposed Project. Environmental analysis and mitigation measures from EIR No. 404 have been incorporated into this Addendum and modified as necessary to address the site-specific conditions of the proposed Project. In cases where mitigation measures from the EIR No. 404 have been satisfied, it is so noted.

Pursuant to CEQA and the State CEQA Guidelines, the County's review of this Addendum focuses on the potential environmental impacts associated with the Mor Furniture Project that might cause an increase in the impacts that were identified in EIR No. 404, including changes in circumstances or new information of substantial importance that would substantially change the EIR conclusions. In other words, this Addendum considers whether the proposed project, which, as described in detail in the EA/Addendum, would result in new or substantially more severe impacts than were disclosed in EIR No. 404. This examination includes an analysis pursuant to the provisions of Public Resources Code section 21166 and State CEQA Guidelines section 15162. The analysis was based on new technical studies prepared for the project, including a new air quality, GHG, health risk assessment, biological, noise, geotechnical and cultural and paleontological studies.

In reviewing this Addendum, the question before the County decisionmakers is not whether the previous EIR complies with CEQA, but only whether one of the events triggering the need for subsequent environmental review has occurred. (*A Local & Regional Monitor v. City of Los Angeles* (1993) 12 Cal.App.4th 1773; *Committee for Green Foothills v. Santa Clara County Board of Supervisors* (2010) 48 Cal.4th 32.) On the basis of the findings of EIR No. 404 and the provisions of the State CEQA Guidelines, the County of Riverside, as the Lead Agency, determined that, as documented in this Addendum to the previously certified EIR, no supplemental or subsequent EIR is required to review the application for the proposed Mor Furniture Project.

4. The commenter mistakenly believes the because the California horned lark and Cooper's hawk were observed on the project site, that results in a news significant impact on these species.

According to the Biological study conducted for the project (provided as Addendum Appendix C), of the 32 special-status wildlife species and 17 special-status plant species evaluated during the habitat assessment survey effort, all are functionally covered under the MSHCP Plan and/or do not require additional focused surveys, including the California horned lark and Cooper's . No additional special-status species not included for coverage under the MSHCP Plan were observed or are expected to occur within the project site. Impacts were less than significant with implementation of EIR 404 Mitigation Measures and County conditions of approval. Therefore, based on substantial evidence, there are no new significant effects on the environment requiring the preparation of the Subsequent EIR based on CEQA Guidelines § 15162.

5. The commenter makes claims that the proposed project will have significant air quality impacts on sensitive receptors without submitting any facts into the record. The commenter is referred to Addendum Appendix A (Air Quality Impact Assessment) and Appendix B (Health Risk Assessment). The HRA report evaluates the potential mobile source health risk impacts to sensitive receptors (residents) and adjacent workers associated with the development of the

proposed Project, more specifically, health risk impacts as a result of exposure to diesel particulate matter (DPM) as a result of heavy-duty diesel trucks accessing the site . As discussed in the EA/Addendum, the SCAQMD has established an incidence rate of ten (10) persons per million as the maximum acceptable incremental cancer risk due to DPM exposure. The HRA conducted a “ground to plan” analysis and determined that the cancer risk would be less than the SCAQMD threshold and impacts were less than significant with mitigation measures from EIR No. 404. No new impacts nor substantially more severe air quality related impacts would result from the proposed Project; therefore, no new mitigation measures are required for air quality.

6. A project-specific “ground-to-plan” Greenhouse Gas Analysis was conducted for the Addendum and included as Appendix G. As shown on Table GHG-1, overall, the project has the potential to generate a total of approximately 2,880.33 MTCO₂e per year and would not exceed the County’s screening threshold of 3,000 MTCO₂e per year. Since the Project is proposing development that is consistent with the Specific Plan and EIR No. 404, GHG emissions would not increase from those of the land uses analyzed in EIR No. 404. Therefore, impacts related to greenhouse gas emissions would be less than significant, and no new impact would occur.
7. The commenter is referred to Response to Comment 3 related to the project’s compatibility with the Specific Plan land use designation. No evidence is submitted into the record that there is a new land use impact or that a subsequent EIR is required.



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Gardens v. San Mateo, 1 Cal.5th at 951. The County should require CEQA review for the Project, and not approve the Project until CEQA review is completed.

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The Project will have significant environmental impacts that were not analyzed in the 2000 EIR. For example, the Project will have significant air quality impacts from diesel trucks and other sources. This pollution will have significant impacts on sensitive receptors that are located only 125 feet from the Project site.

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4. There are New Mitigation Measures Available Now That Were Not Available in 2000.

There are many mitigation measures that are now feasible that were not feasible or did not exist in 2000. For example, the 2000 EIR concluded that the Project would have significant unmitigated air pollution impacts. The Project could offset its air pollution and greenhouse gas emissions in part by installing solar photovoltaic panels, using only Tier 4 construction equipment, operating only 2010 or better diesel trucks, using only electrified forklifts and related equipment, and many other measures that were not feasible in 2000. For example, Tier 4 construction equipment was not available until 2015, and is not required for the Project. A new EIR is required to analyze these measures. Also, greenhouse gas mitigation measures are now feasible that were not feasible in 2000, such as electric vehicles, electric forklifts, solar panels, and other measures.

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5. The Project Violates the Objectives of the Specific Plan.

One of the Project Objectives listed in the 2000 EIR is "[t]o cluster community facilities in a highly visible town center setting." 2000 EIR, p. II-10. Yet the Project now proposes to use one third of the land designated for public and quasi-public uses, and build a warehouse on it. This violates the specific plan's objective, and constitutes a new land use impact that must be analyzed in an EIR.

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SAFER Comments on Mor Furniture Project Addendum
July 22, 2019
Page 5 of 5

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Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Davis', with a long horizontal flourish extending to the right.

Rebecca L. Davis



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

Director's Hearing: July 22, 2019

PROPOSED PROJECT

Case Number(s): PPT190001

EA No.: CEQ190003

Area Plan: Southwest

Zoning Area/District: Rancho California Area

Supervisory District: Third District

Project Planner: Dave Alvarez

Project APN(s): 957-372-012

Applicant(s): Hamann Construction

Representative(s): EPD Solutions Inc.

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

PLOT PLAN NO. 190001, proposes to construct a 360,022 square-foot industrial building for a furniture warehouse and distribution facility, and other necessary and required improvements on the project site and along the adjacent streets on 20.42 acres. The project will provide 243 parking spaces.

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

The project is located north of Murrieta Hot Springs Road, South of Commerce Court, East of Townview Avenue, and West of Calistoga Drive.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

CONSIDER an **ADDENDUM** for **ENVIRONMENTAL IMPACT NO. 404**, based on the findings and conclusions incorporated in the Initial Study that the Project will not have a significant effect on the environment and that none of the conditions described in California Code of Regulations Title 14 ("State CEQA Guidelines") section 15162 exist; and

APPROVE PLOT PLAN NO. 190001, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	Specific Plan No. 213 (Winchester Properties)
Specific Plan Land Use:	Community Development: Mixed Use Area (CD: MUA) as reflected in Specific Plan No. 213.
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Mixed Use Area (MUA)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Community Development: Mixed Use Area (CD:MUA)
East:	Community Development: Medium Density Residential (CD:MDR)
South:	Community Development: Medium Density Residential (CD:MDR) and Community Development: High Density Residential (CD:HDR)
West:	Community Development: Mixed Use Area (CD:MUA)
Existing Zoning Classification:	Specific Plan No. 213, Planning Area No. 9
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	SP 213, Planning Area No. 9
East:	SP 213, Planning Area No. 8
South:	SP 213, Planning Area No. 12 and 13
West:	SP 213, Planning Area No. 9
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
South:	Single-Family Residential and Multi-Family Residential
East:	Single-Family Residential
West:	Vacant

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	20.42	No Minimum
Proposed Building Area (SQFT):	360,022	N/A
Maximum Building Height (FT):	44'-0" (max.)	50 ft. maximum

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Office	9,951	1/250 sq. ft.	37.75	
Warehouse	325,965	1/2000 sq. ft.	163.59	
Showroom	24,106	1/750 sq. ft.	31.29	
TOTAL:			233	245

Located Within:

City's Sphere of Influence:	Yes – Temecula
Community Service Area ("CSA"):	Yes - #143 Street Lighting Sub Zone 3
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – within Zone B, 20.5 miles from Mt. Palomar
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – SKR Fee Area
Airport Influence Area ("AIA"):	Yes – French Valley, Zone C

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The property is currently vacant. A Change of Zone was taken to Planning Commission on February 21, 2018 to define Planning Area No. 9 within Specific Plan No. 213 which directly affect the properties in question because they are located within Planning Area No. 9. The associated Zoning Ordinance No. 348.4879 established the legal boundary of Planning Area No. 9 within the Winchester Properties Specific Plan No. 213. On March 20, 2018 the Board of Supervisors held a Public Hearing to adopt Ordinance No. 348.4879.

Pursuant to the zoning ordinance for Specific Plan No. 213, Planning Area 9 allows various industrial, commercial and manufacturing uses with an approved plot plan including professional offices, warehousing and distribution. The project's proposed storage and office uses are allowed pursuant to the zoning for Specific Plan No. 213, Planning Area 9. Please note, in 2011 Ordinance No. 348.4706 re-lettered subsections a, b, c and d to subsections b, c, d and e respectively, which was subsequent to the current version of the zoning ordinance for Specific Plan No. 213. Additionally, the text for Specific Plan No. 213 provides that Planning Area 9 may contain library, church, community service, community

recreation, commercial/office, community commercial, business/industrial park land uses. There were no changes to the allowed uses listed in the existing subsections.

Policy/Overlay Consistency

Highway Policy 79, SWAP 9.1 & 9.2 in regards to road infrastructure improvements is only applicable to residential development. The proposed project does not include any residential uses and therefore this policy does not apply.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The Initial Study determined, pursuant to State CEQA Guidelines section 15168(c)(1), that the proposed project's potential environmental effects were previously evaluated within the programmatic EIR (EIR No. 404) for Specific Plan No. 213, Therefore, as required within Section 15168(c)(2), the Initial Study also evaluated whether or not any new environmental effects may occur due to changes that have occurred after the certification of EIR No.404.

Section 15162 provides that an addendum to an adopted Environmental Impact Report may be prepared if only minor technical changes or additions are necessary or if none of the conditions described below have occurred:

1. Substantial changes are proposed that would require major revisions to the EIR or negative declaration.

The proposed Mor Furniture would develop a 20 acre site with a 360,022 square-foot building. Development of the site was analyzed in the EIR No. 404 for Amendment No. 3 to the Specific Plan and previously in EIR No. 227 for the original approval of the Specific Plan, which allows for commercial, office, and business/industrial park land uses. The details of the proposed development of the site does not require major revision to the EIR.

2. Substantial changes would occur requiring major revision of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

The development proposed for Planning Area 9 would not increase traffic from what was previously determined. The project does not propose additional development or substantially different type of development or uses that were not analyzed in the previous EIR. The proposed project would not increase the intensity than what was previously approved and analyzed. These proposed changes do not require major revision to the EIR.

3. New information of substantial importance, which was not known and could not have been know at the time the previous EIR was certified as complete or the negative declaration was adopted, which results in any of the following:

- a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

- c) Mitigation measures or alternatives previously found not to be feasible would become feasible and would substantially reduce one or more of the significant effects of the project but the project proponents decline to adopt the mitigation measure or alternative; or,
- d) Mitigation measures or alternatives that are considerably different from those previously analyzed and would substantially reduce one or more significant effect on the environment, but the project proponent declines to adopt the mitigation measure or alternative.

The proposed project will result in the ultimate development of a vacant parcel within Planning Areas 9 for the development of commercial uses. The proposed project does not result in more intense uses than what was originally proposed.

The Initial Study and Addendum prepared for this project analyzed if any of the conditions listed above would occur in light of the proposed project. No new significant impacts would occur as a result of the proposed amendment to the Specific Plan that were not previously addressed in the EIR. No new impacts would result in terms of substantial environmental damage, serious public health problems, or substantial and avoidable injury to fish or wildlife of their habitats.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: Mixed Use Area (CD: MUA).
2. The project site has a Zoning Classification of Winchester Properties (Silverhawk) Specific Plan No. 213 (SP), Planning Area No. 9 (PA-9). Pursuant to the zoning ordinance for Specific Plan No. 213, Planning Area 9 allows various industrial, commercial and manufacturing uses with an approved plot plan including professional offices, warehousing and distribution
3. The project site is located within the Rancho California Area Zoning Area.

Entitlement Findings:

Plot Plan

The following findings are required to approve the Plot Plan, pursuant to the provisions 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. The project site is located in Planning Area 9 of the Specific Plan No. 213 Land Use Plan, which was consistent with the General Plan at the time of adoption. The project has a land use designation of Community Development: Mixed Use Area (CD: MUA). Within Specific Plan No. 213, the land use designation allows for

commercial and residential uses. According to Specific Plan 213, Planning Area 9 will consist of Town Center/Commercial land uses. This area may contain a library, church, community service, community recreation, commercial/office, community commercial, business/industrial park land uses. The allowed uses within Planning Area No. 9 allow for manufacturing and industrial uses which is proposed for the project. Specific Plan 213 requires projects to be identified and unified through design elements such as architecture, signage, landscape, color, walls, fencing, and entry treatments consistent with themes already established in the area. Some variability of design will be allowed so that individual development enclaves will be identifiable and compatible with the overall community, and will be able to establish their own individual design character. Therefore, based on the consistency with the zoning and Specific Plan, the project is also consistent with the General Plan.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, because the project will be required to adhere to conditions of approval and be required to obtain building permits. The design of the project has been reviewed by all applicable Riverside County Departments and agencies, including but not limited to: Building and Safety, Transportation, Fire Department, Environmental Health, and Flood. The review of the project design by these departments and agencies ensure the project's compliance with applicable requirements and regulations adopted and applied to ensure that the project would not have an adverse effect on the public's health, safety, and general welfare. These departments have included conditions of approval that the project will be required to meet at different milestones of the project's implementation (i.e. – prior to grading, prior to issuance of building permits, prior to building final). In addition, the applicant has received an Advisory Notification Document that includes applicable ordinances and regulations that the County has adopted that the project is also required to adhere to in addition to the conditions of approval. Therefore, the project design, condition of approval, and permitting will ensure that the project will protect the public's health, safety, and general welfare.
3. The proposed use conforms to the logical development of the land and will be compatible with the present and future logical development of the surrounding property, because the surrounding zoning and land uses is compatible to light industrial uses, such as mini-warehousing, storage, and manufacturing uses with some residential buffering. Furthermore, four warehouses were recently approved located north of Commerce Court. Therefore, the project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property.
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 projects may cause an increase in traffic in relation to the existing traffic load and capacity of the street system, but as illustrated in the CEQA document, not to a significant level of impact. The project will not result in a change in air traffic patterns or alter waterborne, rail or air traffic. The project will not substantially increase hazards due to a design feature. The project may cause an effect upon or a need for new or altered maintenance of roads, but not to a significant level. The proposed grading will not cause an effect upon circulation during the project's construction. The project will not result in inadequate emergency access or access to nearby uses.
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. However, should the site or any portion thereof, be proposed for sale in the future and a subdivision would be required, further analysis will be conducted to ensure compliance with Ordinance No. 460. The project proposes one building so this provision does not apply.

6. The version of Ordinance No. 348 in place when the zoning ordinance was last approved allows for warehouse and distribution use with a show room with approval of a Plot Plan. Since that last approval, section A was added, thus the proposed uses are consistent with the zoning ordinance in accordance with Ordinance No. 348.

Development Standards Findings, Ordinance 348, Article X, Section 9.4:

- a. *There is no minimum lot area requirement, unless specifically required by zone classification for a particular area. The project is located on over 20 acres. Furthermore, there is no minimum requirement identified by a specific zone classification for the area, therefore, the Plot Plan meet the minimum lot size requirement and are in accordance with Section 9.4.a.*
- b. *There are no yard requirements for buildings which do not exceed 35 feet in height except as required for specific plans. Any portion of a building which exceeds 35 feet in height shall be set back from the front, rear and side lot lines not less than two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from the existing street line unless a specific plan has been adopted in which case it will be measured from the specific plan street line. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback. Each side setback shall be measured from the side lot line, or from an existing adjacent street line unless a specific plan has been adopted, in which case it will be measured from the specific plan street line. The project exceeds the height limitation with a building height of 42'-6". However each building exceeds the minimum two (2) foot setback requirement with setbacks ranging from 115 feet along Murrieta Hot Springs Road and 116 feet along Calistoga Drive.*
- c. *No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance. The project will not exceed the 50 foot height limitation with a 42-'6" proposed building height.*
- d. *Automobile parking shall be provided as required by Section 18.12 of the ordinance. The project has exceeded the parking requirements and is in compliance with Section 18.12 of the parking standard as it relates to Ordinance No. 348. The proposed projects will also be providing parking for clean air vehicles as well as accessible and van accessible spacing and parking for electric vehicles and charging stations of eight spaces based on parking requirements pursuant to Ordinance No. 348 Section 18.12 (c.1).*
- e. *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 consistent with this requirement because all*

mechanical equipment will be screened from public view by portions of the building, including parapets.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is located within the City of Temecula Sphere of Influence. This project was transmitted to Temecula on January 22, 2019 for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is located within the French Valley Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. This project was submitted to ALUC for review. The Riverside County Airport Land Use Commission (ALUC), found PPT190001, a proposal to construct a 360,022 square-foot industrial building is consistent with the 2007 French Valley Airport Land Use Compatibility Plan, as amended in 2011, subject to the Conditions of Approval.
4. Assembly Bill (AB) 52 (Chapter 532, Statutes of 2014) establishes a formal consultation process for California tribes as part of the CEQA process and equates significant impacts on "tribal cultural resources" with significant environmental impacts (Public Resources Code [PRC] § 21084.2). AB 52 requires that lead agencies undertaking CEQA review evaluate, just as they do for other historical and archeological resources, a project's potential impact to a tribal cultural resource. The project site has been highly disturbed and the potential for the Project to impact tribal cultural resources is less than significant. Tribal cultural resources were not analyzed in EIR No. 404 because the CEQA criteria and thresholds related to analyzing tribal cultural resources did not exist at the time EIR No. 404 was prepared. However, the EIR included a condition of approval, which states that prior to approval of a development permit, the applicant shall execute a pre-excavation agreement with the Pechanga Band of Luiseno Mission Indians which addresses the requirement for Native American monitors during grading, protocols for treatment of Native American human remains, and the repatriation of Native American sacred items and artifacts to the Pechanga band. As this CEQA document is an Addendum, the AB 52 requirements for consultation are not applicable.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") nor Local Responsibility Area ("LRA").

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, the Specific Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,000 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the public who indicated support/opposition to the proposed project.

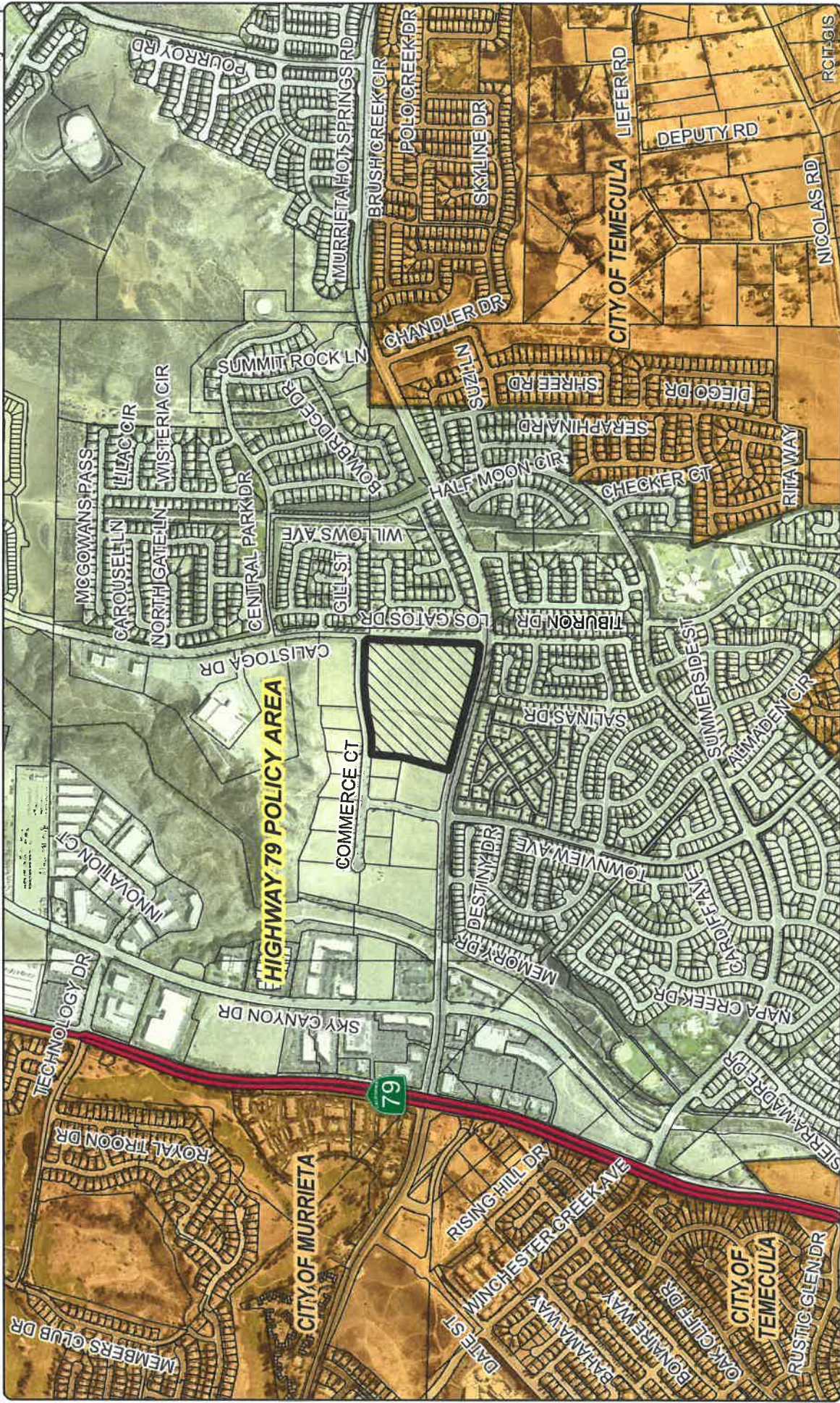
APPEAL INFORMATION

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

RIVERSIDE COUNTY PLANNING DEPARTMENT
PPT190001
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 07/03/2019
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan. 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 951358-3300 (Western County) or at Palm Desert at 760736-3677 (Eastern County) or Website: <http://www.riversideca.gov>

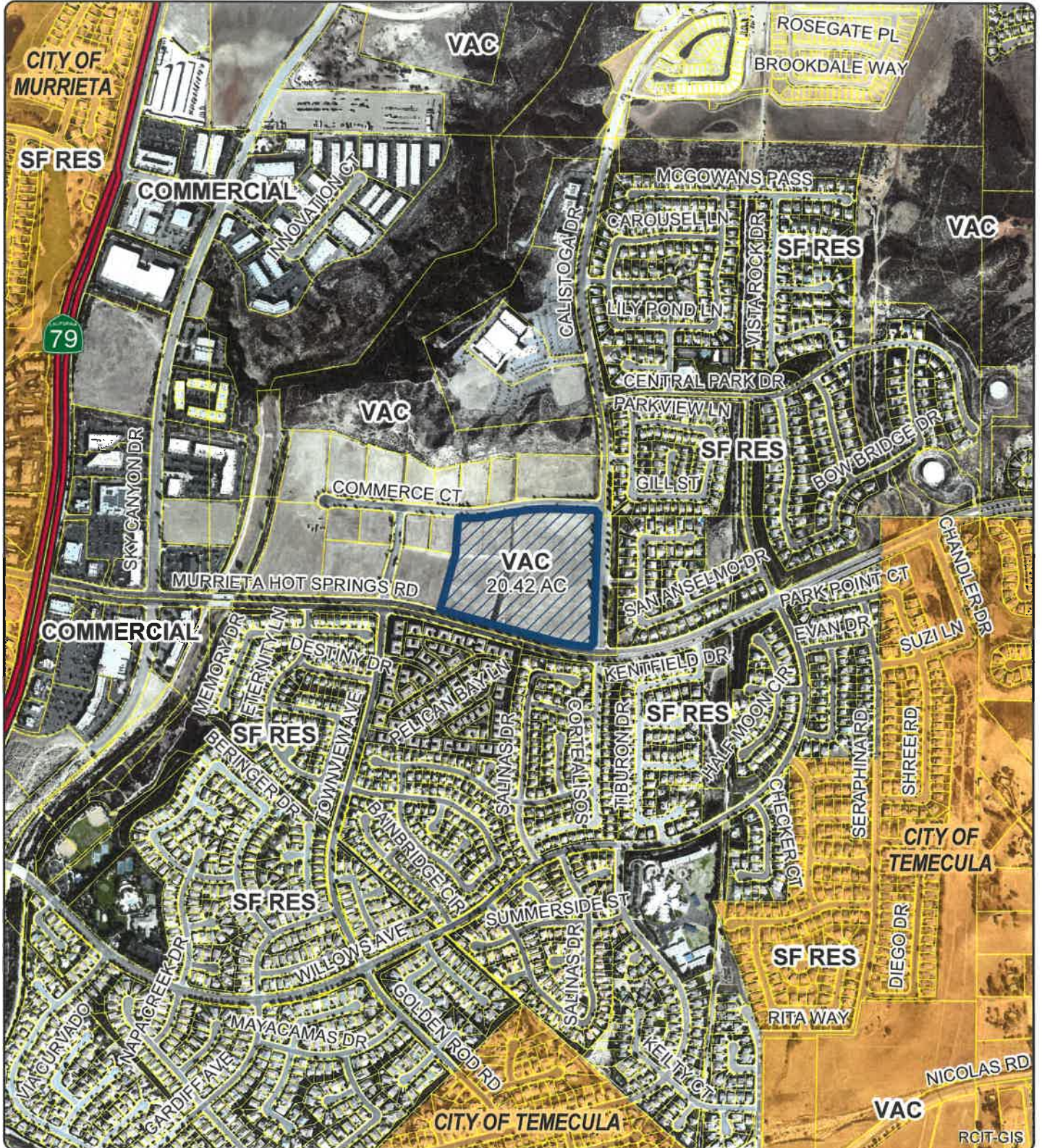
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT190001

LAND USE

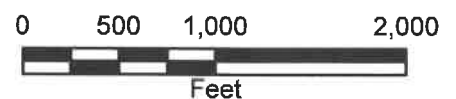
Supervisor: Washington
District 3

Date Drawn: 07/03/2019
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

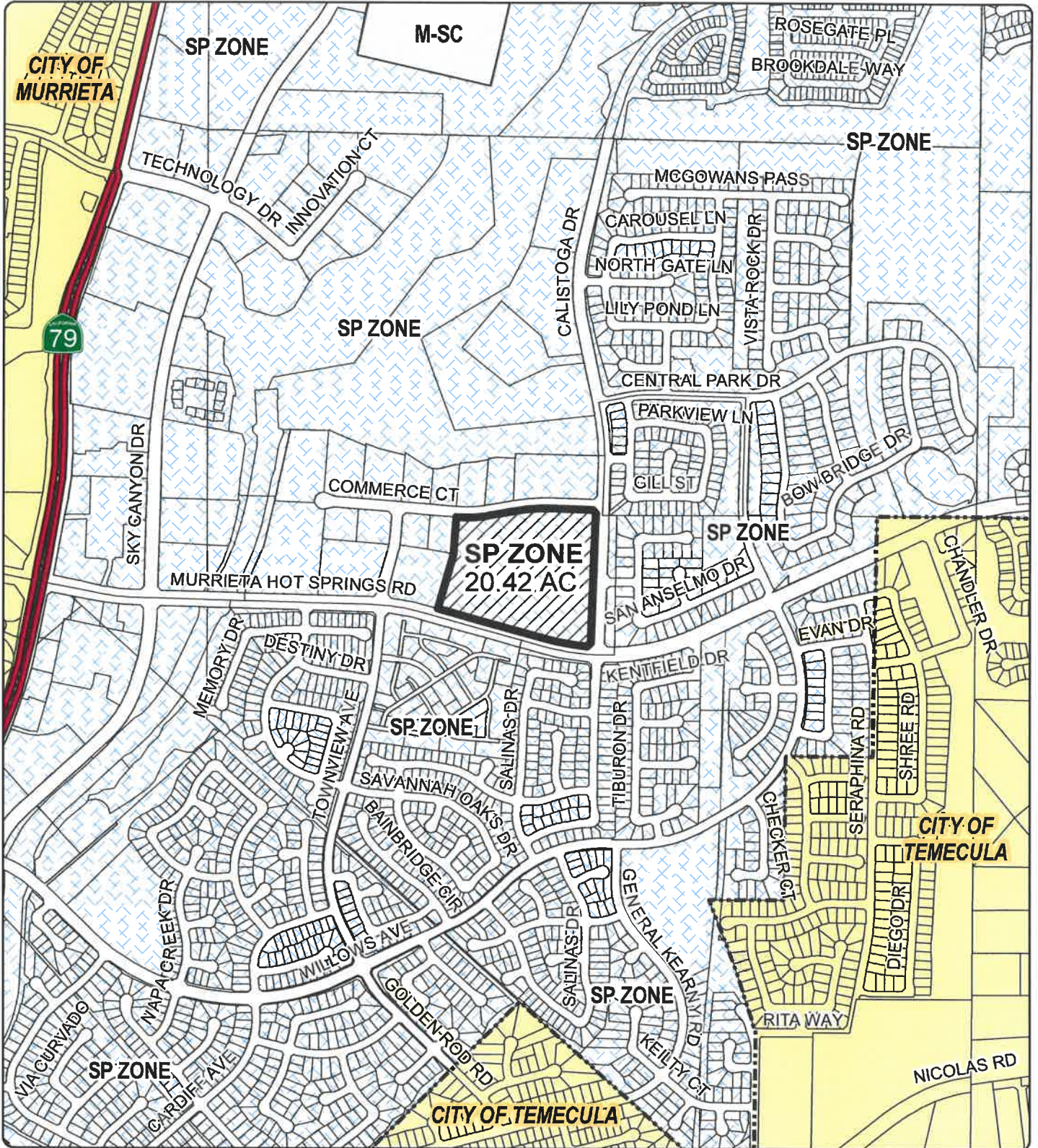
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT190001

EXISTING ZONING

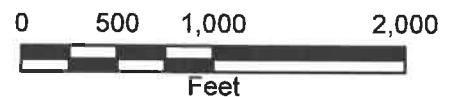
Supervisor: Washington
District 3

Date Drawn: 07/03/2019
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

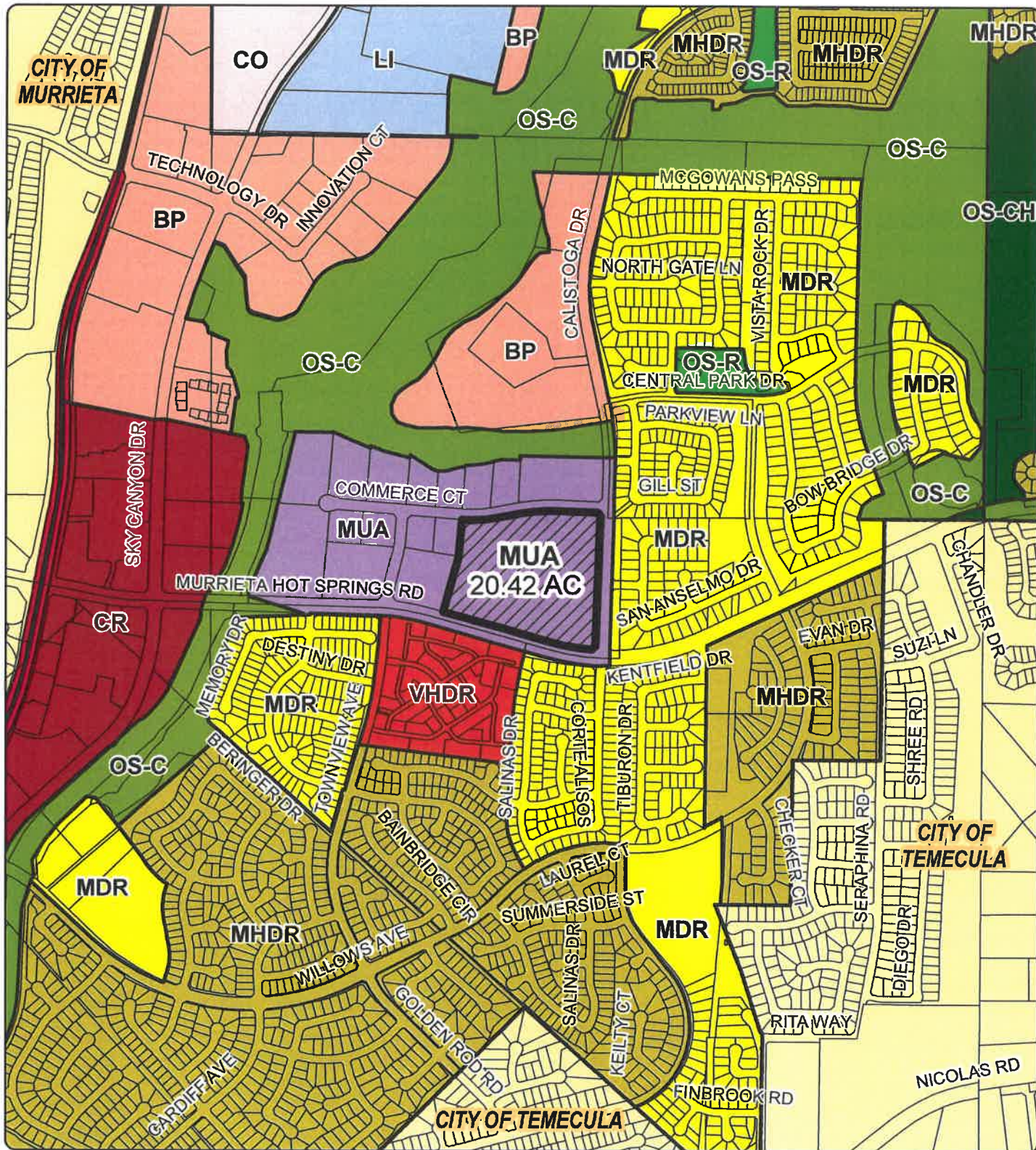
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPT190001

EXISTING GENERAL PLAN

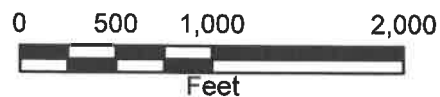
Supervisor: Washington
District 3

Date Drawn: 07/03/2019
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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



SOUTH ELEVATION



SOUTHEAST CORNER



MAIN ENTRANCE



SOUTH ELEVATION

OWNER
 MOR FURNITURE OUTLET & WAREHOUSE FACILITY
 11111 W. 10TH AVENUE
 DENVER, CO 80231

APPLICANT:
 SCOTT H. SMITH ARCHITECT ASSOCIATES, INC.
 11111 W. 10TH AVENUE
 SUITE 100
 DENVER, CO 80231

DEVEL. PERMIT TYPE
 FURNITURE

OCCUPANCY TYPES
 B-1, B-2

PARCEL INFORMATION

SECTION 8 100' X 100' X 100' X 100'	SECTION 7 100' X 100' X 100' X 100'	SECTION 6 100' X 100' X 100' X 100'
SECTION 4 100' X 100' X 100' X 100'	SECTION 5 100' X 100' X 100' X 100'	SECTION 3 100' X 100' X 100' X 100'

ADDRESSES & APN'S

11111 W. 10TH AVENUE	11111 W. 10TH AVENUE	11111 W. 10TH AVENUE
11111 W. 10TH AVENUE	11111 W. 10TH AVENUE	11111 W. 10TH AVENUE

SHEET INDEX

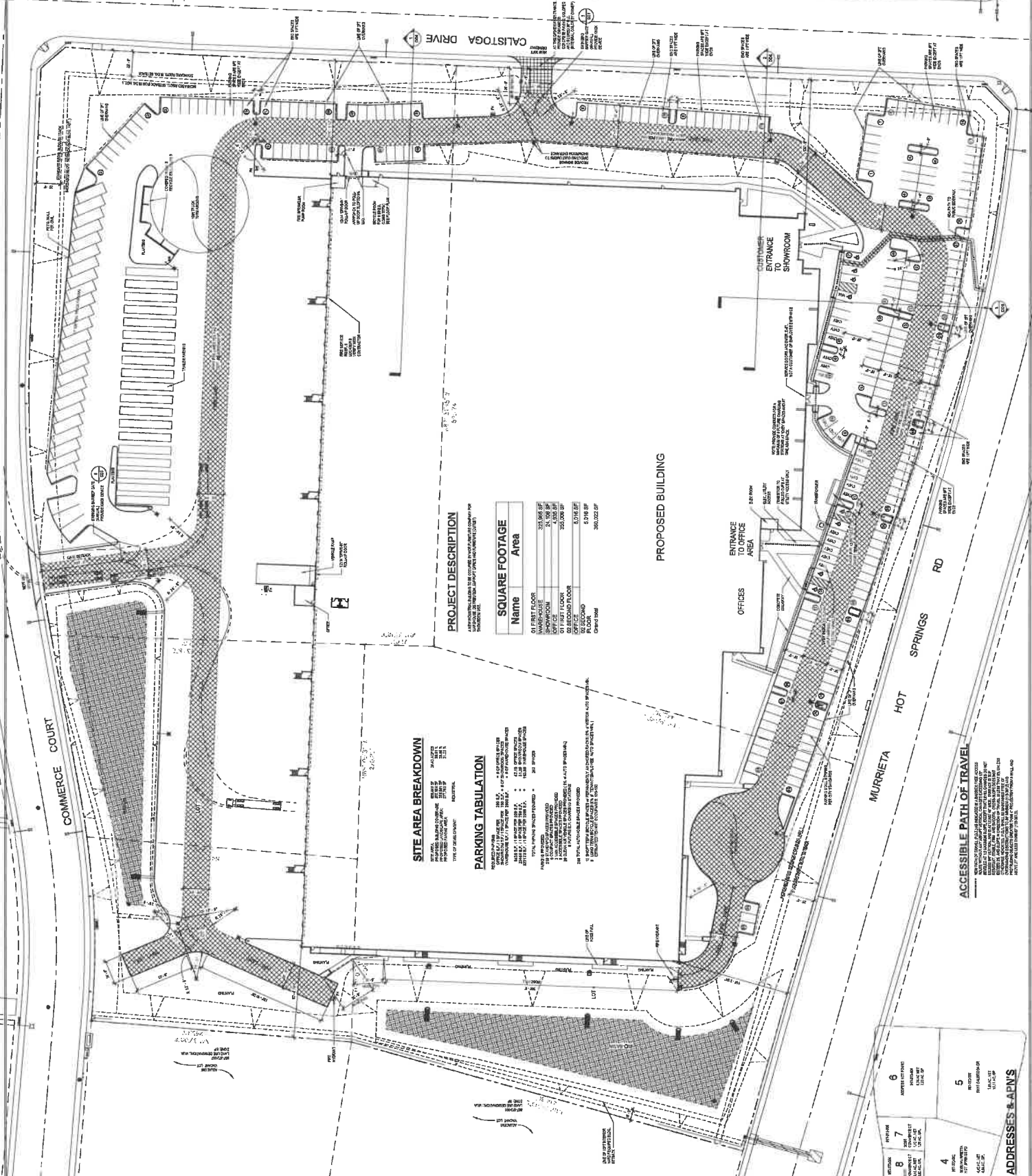
ABSCHSICAL
 DD0 TITLE SHEET & 10 VIEWS
 DD1 FIRST FLOOR PLAN
 DD2 SECOND FLOOR PLAN
 DD3 EXTERIOR ELEVATIONS
 DD4 INTERIOR ELEVATIONS
 DD5 ROOF PLAN
 DD6 LINE OF SIGHT STUDIES
 DD7 SITE PLAN
 DD8 LANDSCAPE NOTES & SHADE DIAGRAM
 DD9 PRELIMINARY GRADING PLAN
 DD10 EXISTING CONDITIONS PLAN

LANDSCAPE
 LL1 LANDSCAPE NOTES & SHADE DIAGRAM

VICINITY MAP



SITE PLAN



PROJECT DESCRIPTION

10000 W. 10TH STREET, DENVER, CO 80202
 10000 W. 10TH STREET, DENVER, CO 80202

Name	Square Footage Area
01 FIRST FLOOR WAREHOUSE	235,000 SF
02 SECOND FLOOR OFFICE	250,000 SF
03 SECOND FLOOR SHOWROOM	50,000 SF
04 SECOND FLOOR OFFICE	300,000 SF

SITE AREA BREAKDOWN

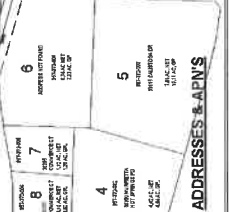
TOTAL SITE AREA: 100,000 SF
 TOTAL BUILDING AREA: 835,000 SF
 TOTAL PARKING AREA: 100,000 SF
 TOTAL SITE AREA: 100,000 SF

PARKING TABULATION

TOTAL PARKING SPACES: 1000
 TOTAL PARKING SPACES: 1000
 TOTAL PARKING SPACES: 1000
 TOTAL PARKING SPACES: 1000

ACCESSIBLE PATH OF TRAVEL

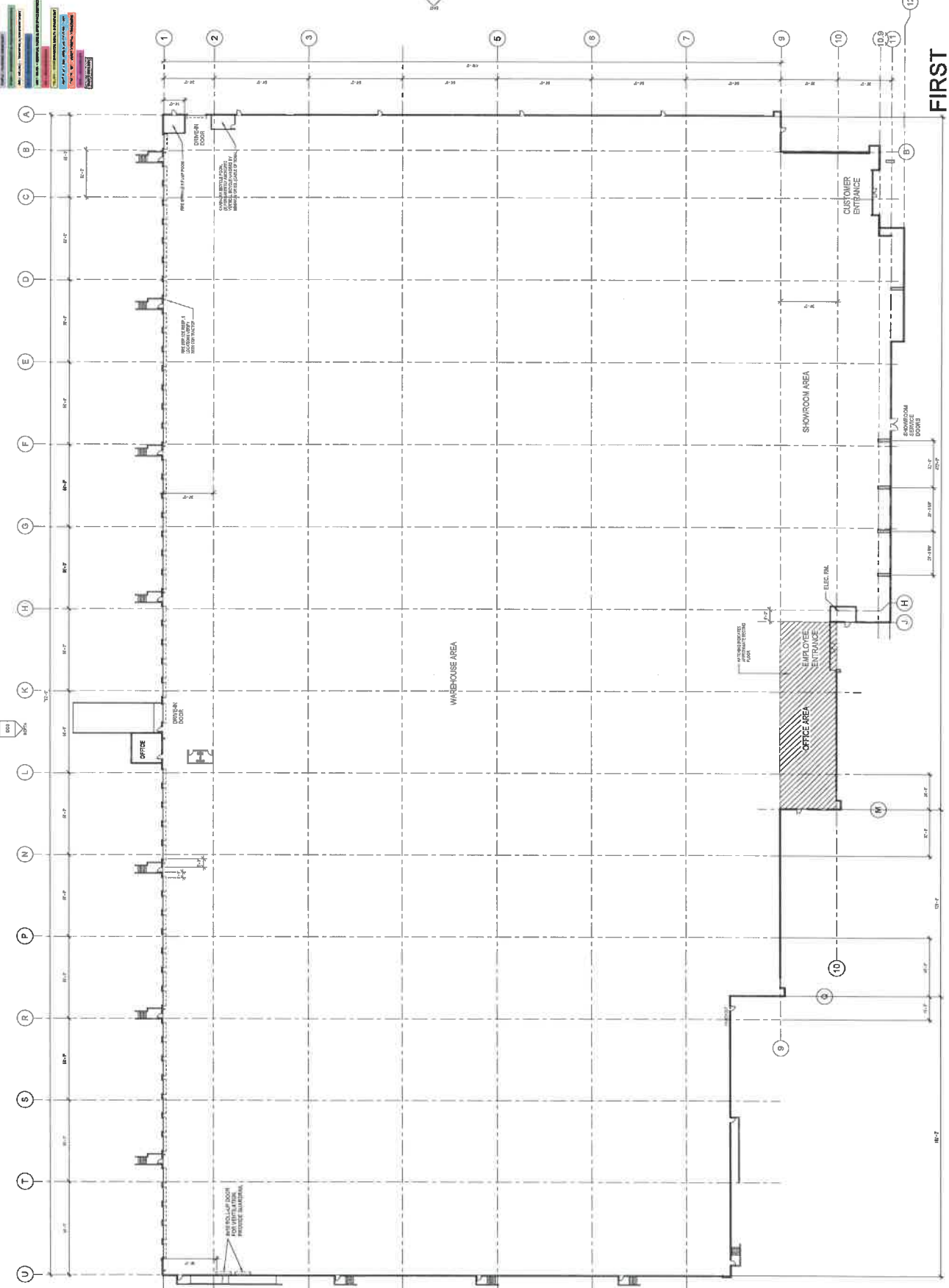
ALL NEW CONSTRUCTION SHALL BE ACCESSIBLE TO ALL PEOPLE, INCLUDING THOSE WITH PHYSICAL, SENSORY, AND MENTAL IMPAIRMENTS. THIS SHALL BE ACCORDING TO THE 2010 AMERICAN WITH DISABILITIES ACT (ADA) AND THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND CONSTRUCTION OF BUILDINGS AND FACILITIES.



ADDRESSES & APNS

10000 W. 10TH STREET, DENVER, CO 80202
 10000 W. 10TH STREET, DENVER, CO 80202

FIRST FLOOR PLAN



COMMENT LEGEND

1	ADD	NEW
2	DELETE	EXISTING
3	REVISION	REVISION
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6	REVISION	REVISION
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ALLEN WILCOX ASSOCIATES, INC.
ARCHITECTS

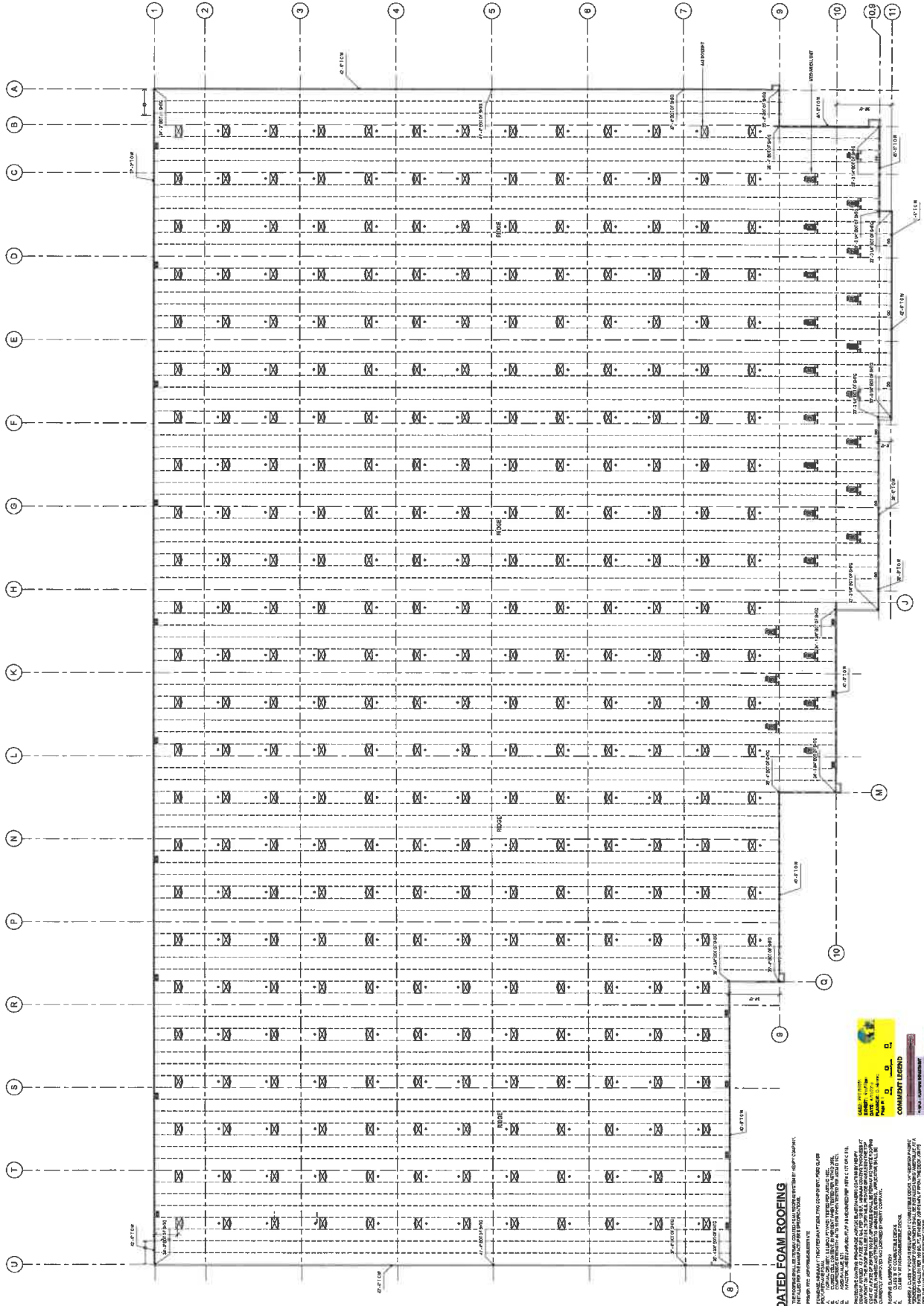
1000 W. 10th Street
Riverside, CA 92507
Tel: (951) 514-1234
Fax: (951) 514-1235



DATE: 11.11.19
DESIGNER: AWC
PROJECT: OUTLET & WAREHOUSE FACILITY
CLIENT: MOR FURNITURE

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
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ROOF PLAN
 1/8" = 1'-0"

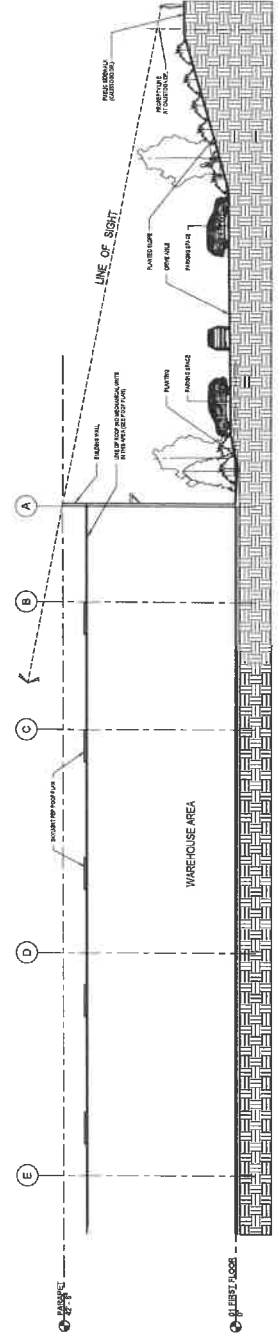
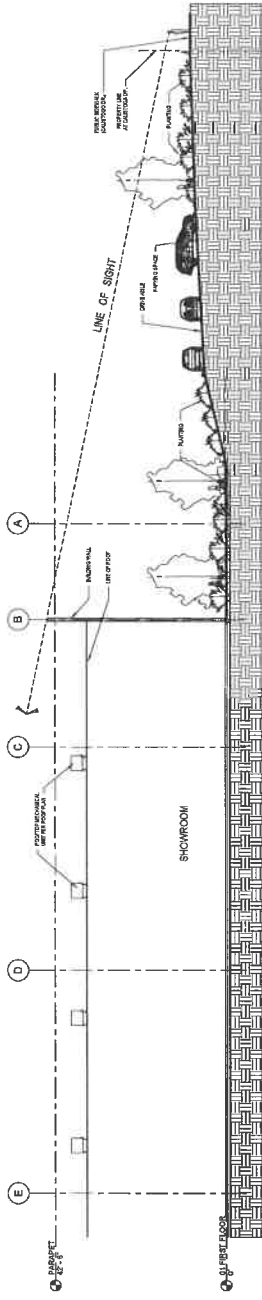
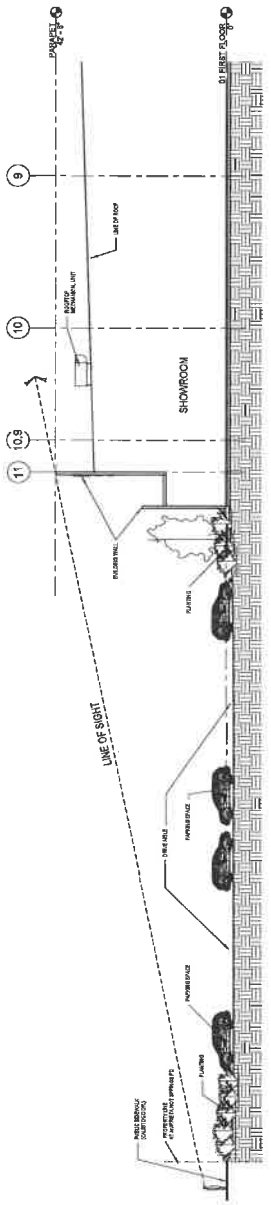
ROOF CLEAR HEIGHT NOTE
 32'-0" MINIMUM CLEAR HEIGHT
 51" IN GRID 2 AND 5

COMMITMENT LEGEND

1	2	3	4	5	6	7	8	9	10	11
12	13	14	15	16	17	18	19	20	21	22

COATED FOAM ROOFING

1. PROVIDE THE APPROPRIATE SCHEDULE FOR THE ROOFING SYSTEM TO BE INSTALLED.
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LINE OF SIGHT STUDIES



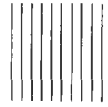
CAROL CORNELIUS, L.L.C.
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 EL PASO, TEXAS 79901
 EL PASO, TEXAS 79901
 512-831-0372
 carol@carolcornelius.com



SHEET TITLE
 Landscape Shading Plan
 Planting Notes and Details

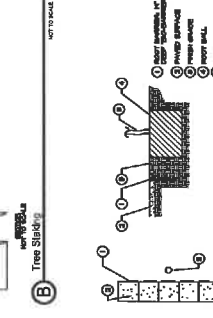
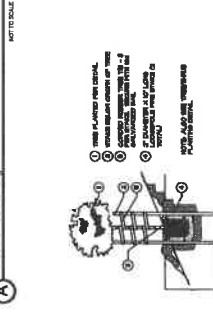
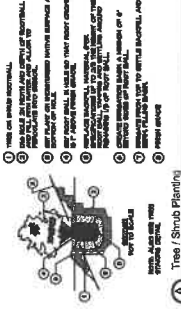
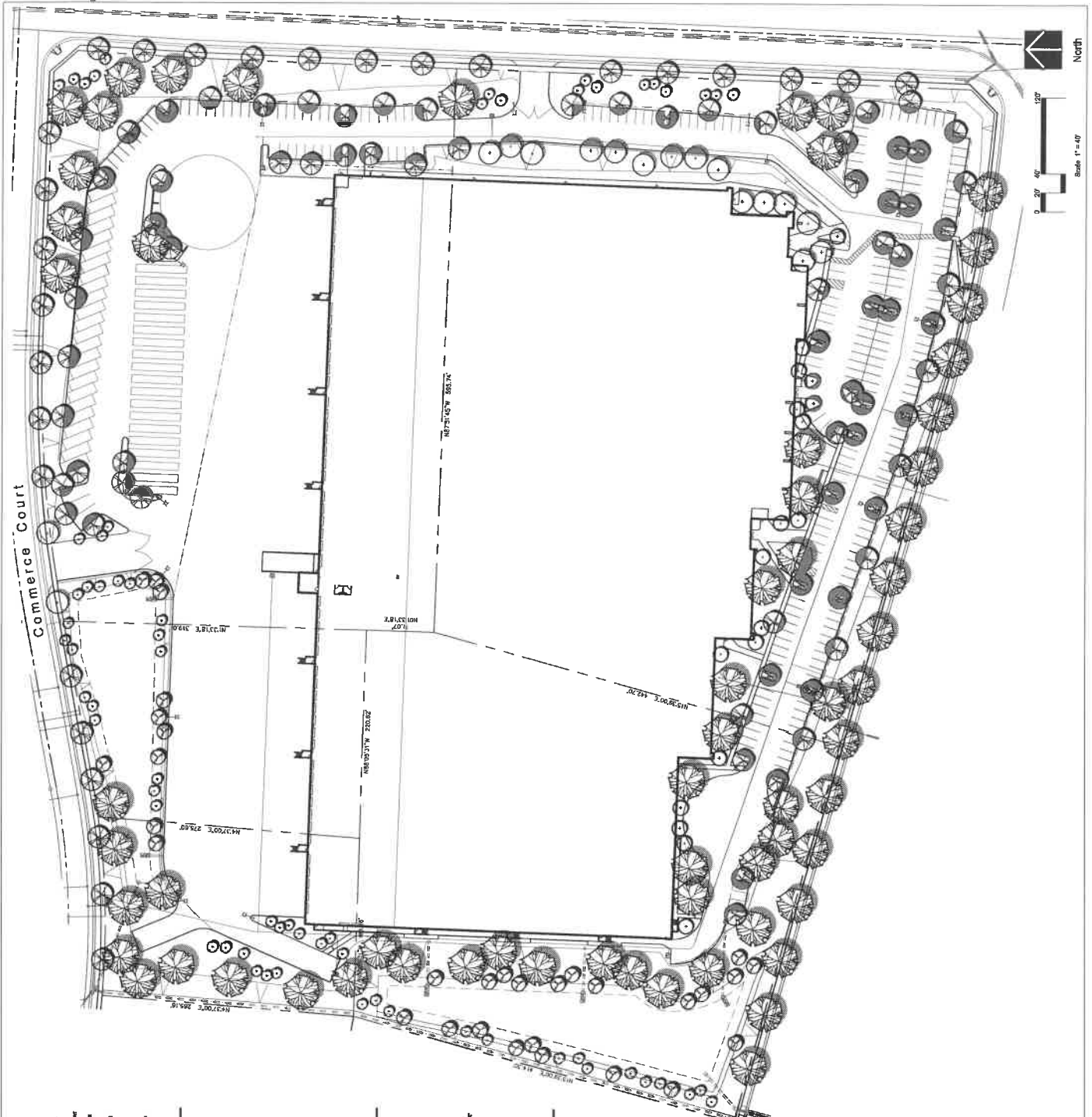
PROJECT NAME
 MOR
 STEERBRINK
 Murleta, California

DATE: 11/20/19
 DRAWN BY: GCF
 JOB NUMBER: 0004
 PLOT: 1/1
 REVISIONS: 24/1/20



L-2

OF SHEETS



NOTES:

1. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED TOLERANCES AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE COUNTY OF EL PASO, TEXAS.
2. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED TOLERANCES AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE COUNTY OF EL PASO, TEXAS.
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Prior to project construction, I agree to submit a complete landscape plan to the County of El Paso for review and approval. The plan shall include all details and specifications for the proposed landscape. The plan shall be subject to the review and approval of the County of El Paso. The plan shall be subject to the review and approval of the County of El Paso. The plan shall be subject to the review and approval of the County of El Paso.



MOR FURNITURE PROJECT

ADDENDUM TO FINAL EIR No. 404
(State Clearinghouse No. 199804103)

Plot Plan 190001

Lead Agency:

County of Riverside
David Alvarez, Project Planner
4080 Lemon Street 12th Floor
Riverside, CA 92502

Project Applicant:

Hamman Construction / Harmony Grove Partners, L.P. & JJB Silverhawk L.P.
1000 Pioneer Way
El Cajon, CA 92020

CEQA Consultant:

ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.
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Irvine, CA 92614

July 2019

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 Appendix G Greenhouse Gas Analysis
 Appendix H Preliminary Water Quality Management Plan
 Appendix I Noise Impact Analysis
 Appendix J Paleontological Resources Assessment
 Appendix K Trip Generation Analysis

1.0 INTRODUCTION

1.1 SUMMARY OF CONCLUSIONS

This document states the basis for the County of Riverside's determination that the Mor Furniture store and warehouse project proposed by Hamman Construction / Harmony Grove Partners, L.P. & JJB Silverhawk L.P ("Applicant") falls within the scope of the previously-certified program Environmental Impact Report No. 404 for the Winchester Properties Specific Plan No. 213, Amendment No. 3. (SCH #199804103) ("EIR No. 404") and that no supplemental or subsequent EIR may be required pursuant to section 21166 of the Public Resources Code. While the project differs in some minor respects from the project description in the EIR No. 404, those changes will not result in any new or substantially more severe impacts than those that have already been analyzed. Further, no new or substantially more severe impacts will result from any changes in circumstances surrounding the proposed Mor Furniture project ("proposed Project," as further described herein), and there is no new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time EIR No. 404 was certified that would affect the analysis of the potential significant effects, mitigation measures or alternatives of the project analyzed in EIR No. 404. Therefore, as explained in greater detail below, no subsequent or supplemental environmental impact report is required because all potential effects of the proposed Project have been analyzed in EIR No. 404 and this Addendum.

1.2 DOCUMENT ORGANIZATION

This EA/Addendum includes the following sections:

Section 1.0 Introduction

Provides information about CEQA and its requirements for environmental review and explains that an Addendum to Environmental Impact Report No. 404 ("EIR No. 404") was prepared by the County of Riverside to evaluate the proposed Project's potential to impact the physical environment and determine if the proposed Project would result in new significant environmental effects, or a substantial increase in the severity of significant effects that were previously identified in EIR No. 404.

Section 2.0 Setting

Provides information about the proposed Project's location.

Section 3.0 Project Description

Includes a description of the proposed Project's physical features and construction and operational characteristics.

Section 4.0 Environmental Checklist

Includes the County of Riverside Environmental Checklist and evaluates the proposed Project's potential to result in new significant environmental effects, or a substantial increase in the severity of significant effects that were previously identified in EIR No. 404.

1.3 PURPOSE AND SCOPE

The Applicant is seeking approval of a Plot Plan required as part of the processing procedure for Planning Area 9 in the Winchester Properties (Silverhawk) Specific Plan 213 ("Specific Plan 213"), Amendment No. 3. The County of Riverside ("County") certified EIR No. 404 in 2000, which evaluated a third amendment to Specific Plan 213. The original Specific Plan and EIR (EIR No. 227), which includes the Project site was certified by the County in 1987, and was amended in 1988 and 1999 through preparation of a negative declaration and an EIR (EIR No. 404).

Specific Plan 213 includes 24 Planning Areas and 1,042 acres. The program EIR for Specific Plan 213 assumed that the location of the proposed Project within Planning Area 9 would be developed with town center commercial development ("approved Specific Plan"). The proposed Project is consistent with the scope and type of development analyzed on the proposed Project Site as part of the EIR No. 404.

Pursuant to the provisions of the California Environmental Quality Act (Public Resources Code, Section 21000 et seq.) ("CEQA") and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.), the County is the Lead Agency charged with deciding whether or not to approve the Mor Furniture Project. This Addendum addresses the potential environmental impacts associated with the proposed Project and will be considered by the County during the Mor Furniture Project's entitlement process.

This Addendum includes findings comparing the environmental effects of the proposed Project as compared with the findings of EIR No. 404. On the basis of these findings and the provisions of the State CEQA Guidelines, the County of Riverside, as the Lead Agency, has determined that no supplemental or subsequent EIR is required for the Mor Furniture Project.

1.4 ENVIRONMENTAL PROCEDURES

An Addendum to a previously certified Environmental Impact Report ("EIR") is prepared when a lead agency is asked to issue a discretionary decision regarding a proposed project, but none of the conditions triggering the need for a Subsequent or Supplemental EIR are present.

Pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162, when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for the project unless the lead agency determines that one or more of the following conditions are met:

- Substantial project changes are proposed that will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes would occur with respect to the circumstances under which the project is undertaken that require major revisions to the previous EIR or negative declaration due to the involvement of new significant environmental effects, or a substantial increase in the severity of previously identified significant effects; or
- New information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified or the negative declaration was adopted shows any of the following:
 - A. The project will have one or more significant effects not disclosed in the previous EIR or negative declaration.

- B. Significant effects previously examined will be substantially more severe than identified in the previous EIR.
- C. Mitigation measures or alternative previously found not to be feasible would in fact be feasible and would not substantially reduce one or more significant effects of the project, but the project proponent declines to adopt the mitigation measures or alternatives.
- D. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponent declines to adopt the mitigation measures or alternatives.

If some changes or additions to the previously prepared EIR or negative declaration are necessary, but none of the conditions specified in State CEQA Guidelines section 15162 are present, the lead agency shall prepare an addendum.

An Environmental Assessment (EA) checklist is included in Section 4. The EA is marked with the findings of the Lead Agency as to the environmental effects of the proposed Project in comparison with the findings of program EIR No. 404 certified in 2000. The checklist has been prepared pursuant to Section 15168(c)(4) which states that "[w]here the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR." This EA checklist provides the basis for an Addendum to the previously certified EIR No. 404 and serves as the environmental review of the proposed Project, as required pursuant to the provisions of the CEQA and Public Resources Code Section 21000 et seq., the State CEQA Guidelines. This Addendum augments the analysis in the EIR No. 404 as provided in CEQA Guidelines Sections 15162 and 15164 and provides the basis for the County's determination that no supplemental or subsequent EIR is required to evaluate the proposed Project. Environmental analysis and mitigation measures from EIR No. 404 have been incorporated into this Addendum and modified as necessary to address the site-specific conditions of the proposed Project. In cases where mitigation measures from the EIR No. 404 have been satisfied, it is so noted.

Pursuant to CEQA and the State CEQA Guidelines, the County's review of this Addendum focuses on the potential environmental impacts associated with the Mor Furniture Project that might cause an increase in the impacts that were identified in EIR No. 404, including changes in circumstances or new information of substantial importance that would substantially change the EIR conclusions. In other words, this Addendum considers whether the proposed Project, which, as described in detail herein, would result in new or substantially more severe impacts than were disclosed in EIR No. 404. This examination includes an analysis pursuant to the provisions of Public Resources Code section 21166 and State CEQA Guidelines section 15162.

In reviewing this Addendum, the question before the County decisionmakers is not whether the previous EIR complies with CEQA, but only whether one of the events triggering the need for subsequent environmental review has occurred. (*A Local & Regional Monitor v. City of Los Angeles* (1993) 12 Cal.App.4th 1773; *Committee for Green Foothills v. Santa Clara County Board of Supervisors* (2010) 48 Cal.4th 32.) Pursuant to State CEQA Guidelines section 15164(b), an addendum to a previously certified EIR is not circulated for public review. CEQA also does not establish a required format for an addendum to a previously certified EIR.

On the basis of the findings of EIR No. 404 and the provisions of the State CEQA Guidelines, the County of Riverside, as the Lead Agency, determined that, as documented in this Addendum to

the previously certified EIR, no supplemental or subsequent EIR is required to review the application for the proposed Mor Furniture Project.

1.5 PREVIOUS ENVIRONMENTAL DOCUMENTATION

As directed by CEQA, this Addendum relies on the environmental analysis in EIR No. 404. A summary of the previous environmental documentation and how it relates to the Mor Furniture Project is provided below. This Addendum incorporates by reference EIR No. 404. This document, including the technical studies and other related documents, are available for review at the County of Riverside Planning Department, located at: 4080 Lemon Street, 12th Floor, Riverside, CA 92505.

Winchester Properties/Silverhawk Specific Plan 213, as Amended

The Winchester Properties / Silverhawk Specific Plan No. 213 was approved by the County of Riverside on November 24, 1987; and amended in 1988 (Amendment No. 1), 1999 (Amendment No. 2), and 2000 (Amendment No. 3). Amendment No. 3 of the Specific Plan modified the configuration and acreage of Planning Areas 23 and 24; changed the land use in Planning Areas 6, 7, and 8 from Business Park to Medium Density Residential uses; and added a four-acre neighborhood park to Planning Area 5.

Amendment No. 3 of the Specific Plan did not modify the land uses within Planning Area 9, which includes the proposed Mor Furniture Project site. As described in Amendment No. 3, Planning Area 9 is a 61-acre area that was planned for Town Center/Commercial land uses, which includes library, church, community service, recreation, commercial, office, and business/industrial park land uses. Amendment No. 3 describes that Planning Area 9 is bordered by open space to the north and by the Tualota Creek to the west.

Amendment No. 3 of the Specific Plan includes specific land use and planning standards for Planning Area 9, which includes the following:

- The main access to the Town Center will be provided where Town View Avenue intersects Murrieta Hot Springs Road. This access is anticipated to be in the form of a collector road proceeding north. Subcollectors will extend east and west into Planning Area 9. Also, access will be available from Calistoga Drive, the major roadway to the east of Planning Area 9. Driveway access from Murrieta Hot Springs Road may be possible subject to Transportation Department approval during plot plan review.
- Roadway landscape treatment shall be provided along Murrieta Hot Springs Road and Calistoga Drive.
- The minor entry statement at the intersection of Murrieta Hot Springs Road and the major roadway to the east will provide an entry statement designed to accentuate the Town Center. A focal entry also planned where Town View Avenue intersects Murrieta Hot Springs Road.
- An open space/slope interface will be located along the northern boundary of the Planning Area.
- A riparian open space/slope interface area (Riparian Greenbelt Section) will be established between Planning Area 9 and the neighboring riparian greenbelt open space to the west.

- Development of the riparian/greenbelt park shall be completed concurrently with development of this and other Planning Areas.
- A floodplain confinement measure area and transition from natural to channelized condition will be located on the western boundary as the riparian greenbelt blends into an improved channel to cross under Murrieta Hot Springs Road. This could include landscaping or other special enhancement.
- Future site planning for Planning Area 9 should recognize the east-west gasoline easement. If possible, the easement should be incorporated into common open space, a parking lot, etc., depending on site design. Landscaping along the easement shall occur in accordance with Southern California Gas Company standards.
- A plot plan will be required as part of the processing procedure for the Town Center.
- On a project by project basis, carpooling areas shall be considered and if warranted, shall be designed into the Business Park, and phased in sequence to meet carpooling needs of workers. Bike facilities areas will also be included in the design of these areas, if appropriate.
- Building setbacks will be provided from the identified fault, as recommended by the project geologist.
- Waste disposal containers will be limited to designated, confined areas set aside for solid waste collection in higher density and employment areas.

EIR No. 404

EIR No. 404 analyzed potential environmental impacts resulting from development of the proposed amended Specific Plan and determined that Amendment No. 3 would not result in potentially significant impacts and no mitigation measures were required for the following: agriculture, cultural resources, geology and seismicity, hydrology, flooding, drainage, water quality, energy resources and conservation, open space and conservation, hazardous materials, water and sewer services, parks and recreation, utilities, solid waste, health services, and wind erosion.

EIR No. 404 determined that build out of the Specific Plan pursuant to Amendment No. 3 could result in potentially significant impacts and required mitigation measures for the following: landform and topography/slopes, erosion, biological resources, air quality, noise, aesthetics, light and glare, circulation and traffic, fire services, sheriff services, schools; and libraries. Additionally, EIR No. 404 determined that, despite the incorporation of all feasible mitigation measures, cumulative air quality impacts, would remain significant and unavoidable.

2.0 PROJECT SETTING

2.1 PROJECT LOCATION

The Project site is located in unincorporated Riverside County approximately 4 miles north of downtown Temecula and 4.5 miles east of downtown Murrieta. Regional access to the Project site is provided by State Route 79 (SR-79), which is located 0.5 miles to the east and Interstate 215 (I-215) that is located approximately 3.0 miles to the east, as shown in Figure 1, *Regional Location*. Specifically, the Project site consists of five parcels (APNs 957-372-002-5, 957-372-003-6, 957-372-004-7, 957-372-005-8, 957-372-006-9) that are located at the northwest corner of the intersection of Murrieta Hot Springs Road and Calistoga Drive, as shown on Figure 2, *Local Vicinity*, and Figure 3, *Aerial Photograph*. In addition, the site is located within the Murrieta USGS 7.5-Minute Quadrangle; and Section 18 and 19, Township 7 South, Range 2 West, San Bernardino Baseline and Meridian.

2.2 EXISTING LAND USES AND DESIGNATION OF THE PROJECT SITE

The Project site is vacant and has been previously graded. The site is bound on four sides with roadways that include: Commerce Court, Calistoga Drive, Murrieta Hot Springs Road, and Townhome Avenue, which have sidewalks, curb and gutters, and street lighting along.

The Riverside County General Plan designates the land use as Mixed-Use Area (MUA) and is zoned as the Winchester Properties/Silverhawk Specific Plan (SP-213). The SP-213 consists of 26 Planning Areas ranging in land uses such as business park, open space, residential, and commercial. The Project site is located within Planning Area 9, which is designated for Town Center/Commercial (TC-C) uses that includes the following: library, church, community service, community recreation, commercial/office, community commercial, and business/industrial park land uses.

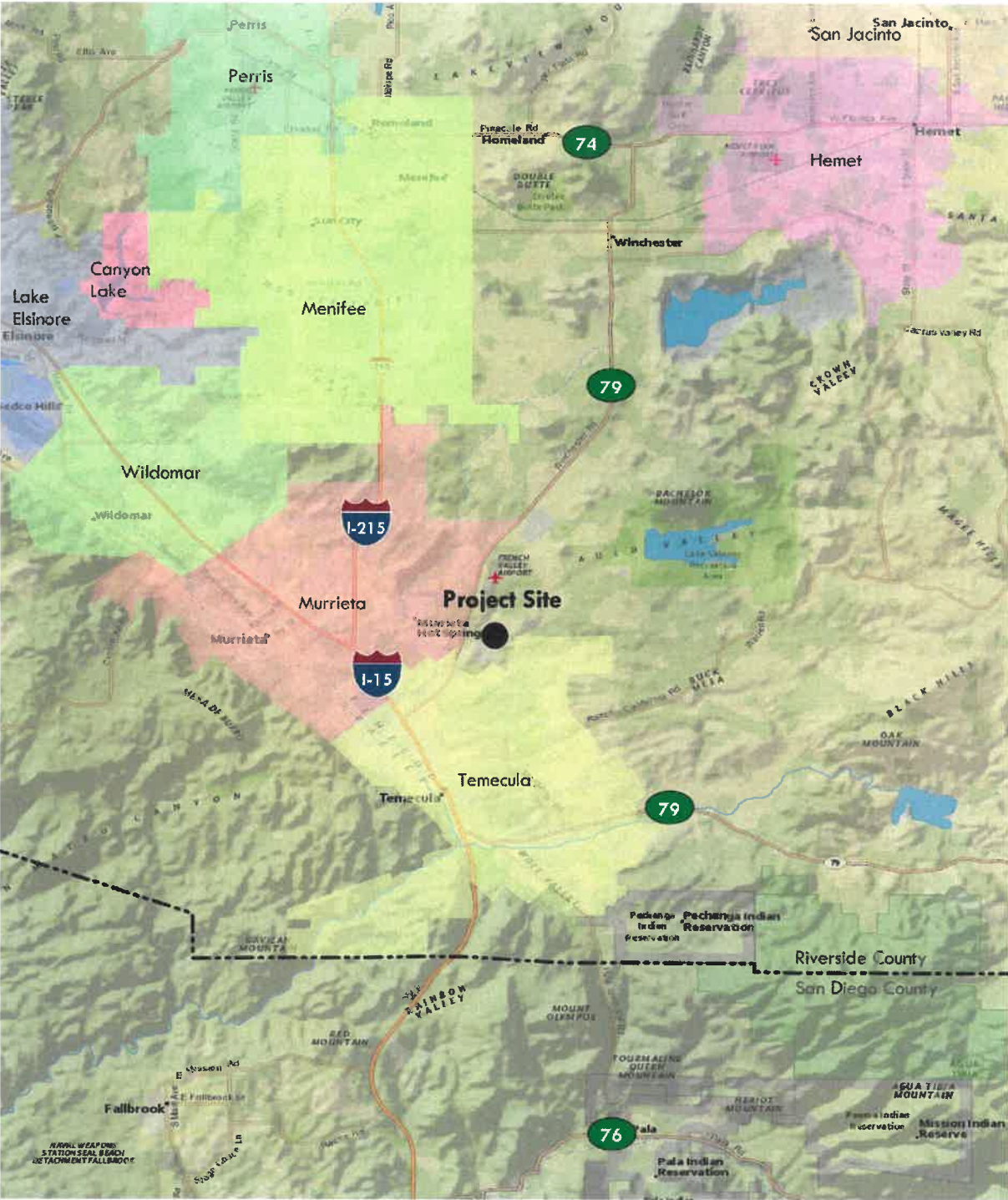
2.3 SURROUNDING LAND USES AND ZONING DESIGNATIONS

The Project site is completely surrounded by roadways. Residential uses exist to the south beyond Murrieta Hot Springs Road and to the east beyond Calistoga Drive. Vacant undeveloped land that has been graded is located to the west and north of the site. In addition, a self-storage facility is located across from the northwest corner of the Project site, across Commerce Court. The land use, General Plan, and zoning designations of the areas surrounding the Project site are listed below.

Direction	Land Use	General Plan Designation	Zoning Designation
North	Self-storage facility	Mixed-Use Planning Area	SP-213, Planning Area 9, Town Center/Commercial
South	Single-family residential, Montego gated-residential community	Medium Density Residential; Very High Density Residential	SP-213, Planning Area 12, Very High Residential; SP-213, Planning Area 13, Medium Residential
East	Single-family residential	Medium Density Residential	SP-213, Planning Area 8, Medium Residential
West	Vacant/undeveloped	Mixed-Use Planning Area	SP-213, Planning Area 9, Town Center/Commercial

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Regional Location



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Aerial Photograph



 Project Site



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3.0 PROJECT DESCRIPTION

3.1 PROJECT CHARACTERISTICS

Commercial and Warehousing Uses

The proposed Mor Furniture Project (“Project”) would develop the 20.42-acre Project site with one 360,022 square-foot building, parking lots, and water quality basins. The site’s layout is shown on Figure 4, *Proposed Site Plan*. The building would be used for furniture warehousing, office space, and a furniture showroom, as detailed in Table 1, *Summary of Proposed Building*. The proposed building would have a maximum height of 44 feet. The building elevations are shown in Figure 5, *Proposed Project Elevations*.

Table 1: Summary of Proposed Building

Building Component	Area (Square feet)
First Floor	
Warehouse	325,965
Showroom	24,106
Office	4,935
First Floor Total	355,006
Second Floor	
Office	5,016
Second Floor Total	5,016
Total Warehouse	325,965
Total Showroom	24,106
Total Office	9,951
Building Area Total	360,022

Access and Circulation

The Project site would be accessible via two driveways; a 40-foot wide truck access driveway from Commerce Court north of the building and a 30-foot wide driveway from Calistoga Drive to the east. Internal vehicular circulation would be provided around the north, east, and south sides of the building (as shown in Figure 6, *Onsite Circulation Plan*), with turnarounds provided on the northeast and southwest side for truck circulation.

Parking

Truck and trailer parking and loading would be located on the north side of the site, accessible from the Commerce Court driveway. The loading bays and truck and trailer parking lot were specifically sited away from the nearest residential uses across Calistoga Drive, and would be located approximately 27 feet below the Calistoga Drive street elevation. Passenger car parking would be available along the northeast, east, and south sides of the site and would be provided at the following ratios pursuant to Ordinance No. 348.4896 section 18.12, as shown in Table 2, *Proposed Parking*. The Project proposes clean air vehicle and future electric vehicle charging stations located on the south side of the building in between the entrance to the office area and customer entrance to the showroom.

- Office: 1 parking space per 250 square feet
- Showroom: 1 parking space per 750 square feet
- Warehouse: 1 parking space per 2,000 square feet

Table 2: Proposed Parking

Parking Spaces	Required	Provided
Standard Spaces	-	218
Compact Spaces	-	0
Van Accessible Spaces	-	2
Accessible Spaces	-	5
Clean Air Vehicle Spaces	-	20
Future Electric Vehicle Charging Stations	-	8
Total	233	245
Short-term Bicycle Spaces with Permanently Anchored Racks	-	13
Long-term Bicycle Spaces	-	8

Landscaping and Screening

Landscaping is proposed around the Project site's perimeter, throughout the parking lot areas, as well as around the building perimeter to provide layered landscape screening for adjacent parcels and public right-of-way. A landscaped setback would separate the building and the right-of-way of Commerce Court, Calistoga Drive, and Murrieta Hot Springs Drive. In total, the Project proposes 256,681 square feet of landscaping, which would cover 28.86 percent of the site. Proposed landscaping onsite would comply with the provisions outlined in Ordinance No. 348.4896 Section 18.12(E). The proposed Project would also include a 5-foot retaining wall on the northeast corner of the Project site. The Project's loading area and truck parking would be screened through 24-inch box trees and shrubs varying in size from 3 to 6 feet tall. See Figure 7, *Conceptual Landscape Plan*.

Infrastructure Improvements

The Project site is located within an area that contains existing infrastructure within the adjacent right-of-way. The proposed Project would install on-site infrastructure that would connect to the existing infrastructure that surrounds the site as described below.

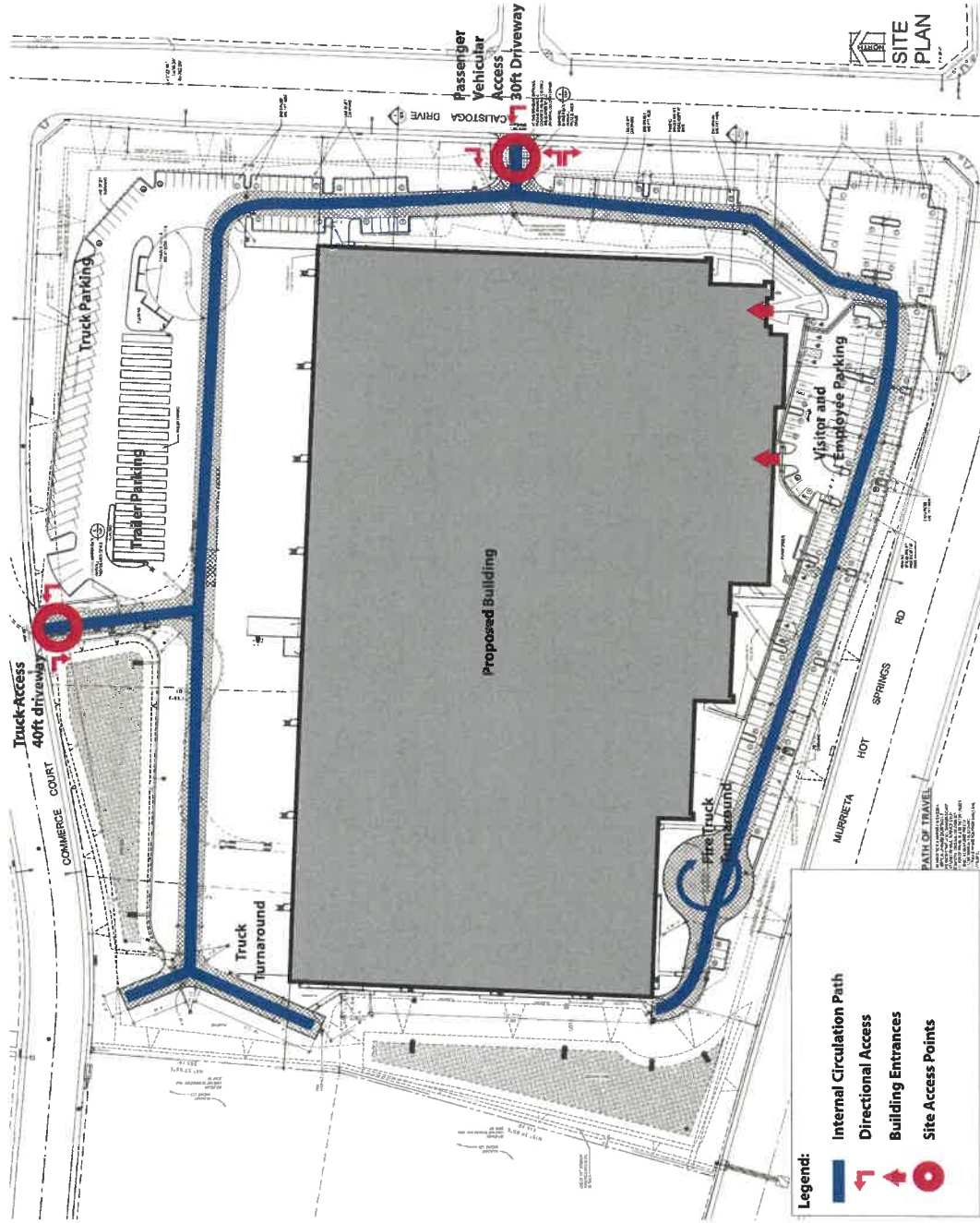
Water

The Project would be served by existing water infrastructure located in the adjacent right-of-way. Commerce Court contains a 4-inch reclaimed water main and a 12-inch water main. In addition, Calistoga Drive contains a 12-inch water main and an 8-inch reclaimed water main. Murrieta Hot Springs Road contains a 24-inch water main. The proposed Project would connect to the existing lines in Murrieta Hot Springs Road for water supplies.

Sewer

The Project would be served by existing sewer infrastructure located in the surrounding right-of-way. Existing infrastructure includes a 10-inch sewer main in Calistoga Drive, a 6-inch sewer main in Commerce Court, and a 21-inch sewer main in Murrieta Hot Springs Road. The Project would connect to the existing sewer lines in Murrieta Hot Springs Road.

Onsite Circulation Plan



Mor Furniture Warehouse Project

Figure 6

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Drainage

The Project includes an onsite drainage system that would route storm water runoff to two biofiltration basins located on the north and southwest portions of the Project site and then to existing drainage infrastructure that is adjacent to the Project site. The Project would connect to one of the three existing storm drains (an 18-inch, 36-inch, and 24-inch) that are located in Commerce Court. In addition, the Project would connect to a 72-inch storm drain within Murrieta Hot Springs Road.

Construction

Project construction would take approximately 11 months and is anticipated to start in 2019 and be completed by 2020. Project construction would include grading, construction of infrastructure, followed by building construction. Project grading is anticipated to include approximately 50,100 cubic yards of imported soil, as shown on Figure 8, *Preliminary Grading Plan*. Table 3, *Construction Schedule* provides the anticipated construction schedule.

Table 3: Construction Schedule

Construction Activity	Work Days
Grading	30
Building Construction	210
Architectural Coating	40
Paving	20
Total	11 months

Operations

The Mor Furniture Company would operate the proposed store and warehouse building. The store would consist of a 24,106 square foot furniture showroom open to the public. The warehouse would be used for storage and for home delivery of furniture. The proposed Project is anticipated to operate up to 7 days a week between the hours of 6:00 a.m. and 6:00 p.m. The Project is expected to generate between 80 and 150 new jobs. Operations would primarily be conducted within the enclosed buildings, except for traffic movement, parking, and the loading and unloading of trucks at designated loading bays.

3.2 DISCRETIONARY APPROVALS

The following discretionary approval and permits are anticipated to be necessary for implementation of the proposed Project:

COUNTY OF RIVERSIDE

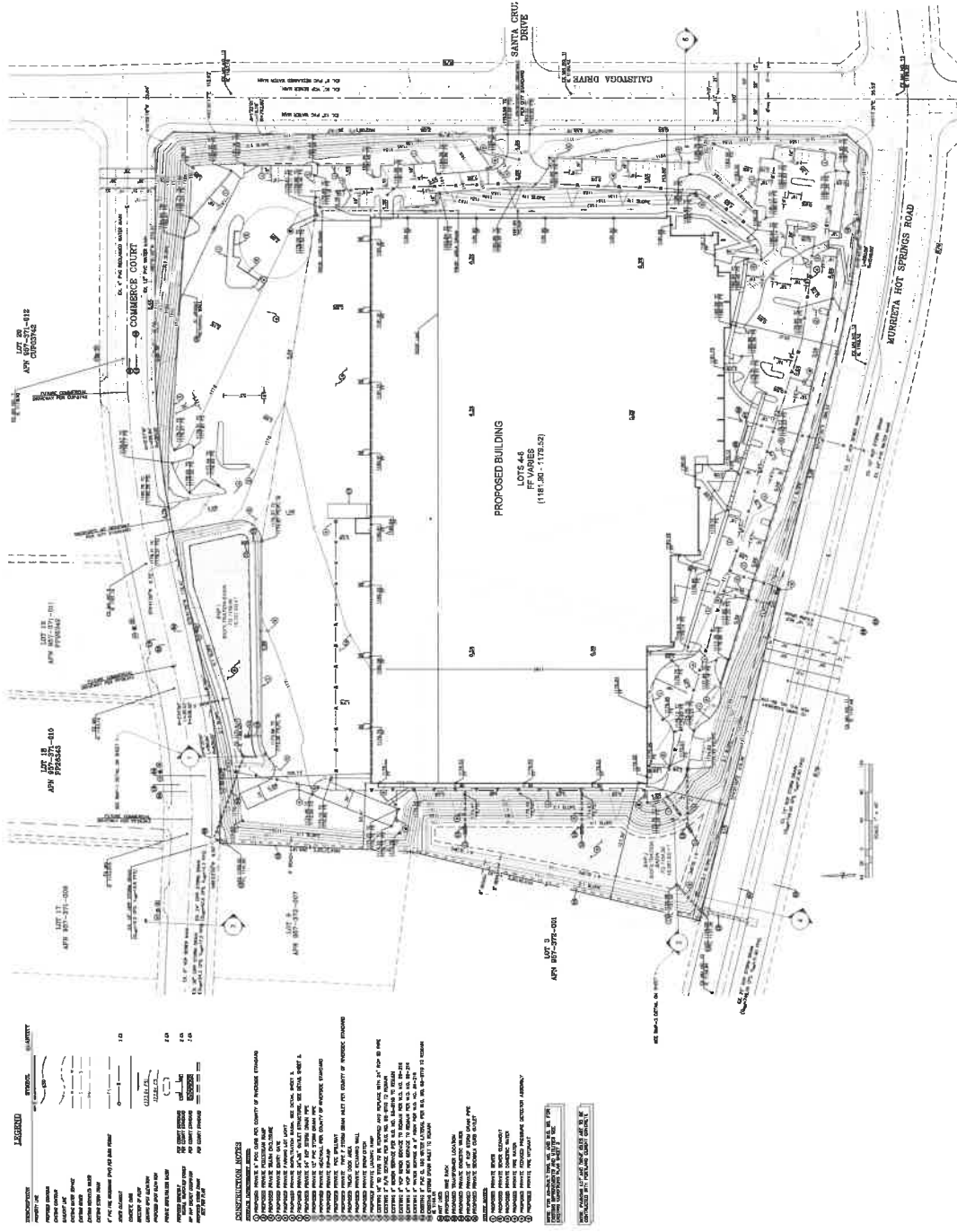
- Certification of Addendum
- Approval of the Project
- Grading, Building, Improvement, and Occupancy Permits
- Plot Plan: The Project is seeking approval of a Plot Plan required as part of the processing procedure for Planning Area 9 in the Winchester Properties/Silverhawk Specific Plan.

OTHER AGENCIES

This Addendum would also provide environmental information to responsible agencies and other public agencies that may be required to grant approvals or coordinate with the County as part of Project implementation. These agencies include, but are not limited to the following:

- San Diego Regional Water Quality Control Board for approval of a Stormwater Pollution Prevention Plan (SWPPP) and a Water Quality Management Plan (WQMP).
- Eastern Municipal Water District
- Riverside County Airport Land Use Commission (ALUC)

Preliminary Grading Plan



Mor Furniture Warehouse Project

Figure 8

4.0 COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: ADDENDUM

Environmental Assessment (CEQ / EA/Addendum) Number: 190003

Project Case Type (s) and Number(s): Plot Plan 190001

Lead Agency Name: Riverside County Planning Department

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

Contact Person: David Alvarez

Telephone Number: (951) 955-5719

Applicant's Name: Paul Giese, Hamman Construction / Harmony Grove Partners, L.P. & JJB Silverhawk L.P.

Applicant's Address: 1000 Pioneer Way, El Cajon, CA 92020

I. PROJECT INFORMATION

Project Description: Refer to previous section.

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

B. Total Project Area: 20.42 acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area: 360,022	Est. No. of Employees: 80-150
Other:			

C. Assessor's Parcel No(s): 957-372-002-5, 957-372-003-6, 957-372-004-7, 957-372-005-8, 957-372-006-9

D. Street References: The Project site is located at the northwest corner of the intersection of Murrieta Hot Springs Road and Calistoga Drive.

E. Section, Township & Range Description or reference/attach a Legal Description: Section 18 and 19, Township 7 South, Range 2 West, San Bernardino Baseline and Meridian.

F. Brief description of the existing environmental setting of the project site and its surroundings: Refer to previous section.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** Community Development: Mixed Use Area (CD: MUA) Specific Plan No. 213, Planning Area 9
- 2. Circulation:** The Project site is adjacent to street rights-of-way, which the Project would connect to. As described herein, implementation of the Project would not result in new impacts related to circulation. In addition, the Project is planned with adequate internal circulation and is consistent with the Circulation Element of the General Plan.
- 3. Multipurpose Open Space:** The project site has been planned for development and the proposed furniture warehouse and showroom Project does not require provision of open

space for recreation or biological resource purposes, and no natural open space land was effected by the Project. The proposed Project would not conflict with the Multipurpose Open Space Element.

4. **Safety:** The proposed Project is not located within any special hazard zone (including fault zone, high liquefaction, dam inundation zone, high fire hazard area, etc.). The proposed Project has allowed for sufficient provision of emergency response services to the future users of this Project through the design and payment of development impact fees. The proposed Project meets with all other applicable Safety Element policies.
5. **Noise:** The Project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The Project would develop and operate a furniture warehouse and showroom use on the undeveloped pre-graded site, which has been planned for Town Center/Commercial uses. The project would not require relocation of existing residential and does not include residential uses. Therefore, no impacts related to housing would result from the Project.
7. **Air Quality:** The proposed Project has been conditioned to control any fugitive dust during grading and construction activities and would not exceed air quality emissions thresholds during either construction or operation of the Project. The proposed Project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The Project would develop and operate a furniture =warehouse use on the site. The Project would not result in any air quality, hazardous materials, noise or other impacts that would affect Healthy Communities. Thus, the Project would not result in conflicts with the Healthy Communities policies.
9. **Environmental Justice (After Element is Adopted):** The Project would develop and operate a furniture warehouse use with a showroom on the undeveloped pre-graded site, which has been planned for Town Center/Commercial uses. The Project would not result in affects related to environmental justice.

B. General Plan Area Plan(s): Southwest Area Plan

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

D. Land Use Designation(s): Mixed Use Area (MUA)

E. Overlay(s), if any: There are no General Plan Policy Overlays for the Project site.

F. Policy Area(s), if any: Highway 79 Policy Area

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Southwest Area Plan

2. **Foundation Component(s):** Community Development (CD)

3. **Land Use Designation(s):** Mixed Use Area (MUA)

4. **Overlay(s), if any:** There are no General Plan Policy Overlays surrounding the Project site.

5. Policy Area(s), if any: Highway 79 Policy Area

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: Winchester Properties (Silverhawk) No. 213

2. Specific Plan Planning Area, and Policies, if any: Planning Area 9

I. Existing Zoning: Specific Plan (SP)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Specific Plan (SP)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative

Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

Signature

Date

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

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

The evaluation of environmental impacts in this addendum summarizes conclusions made in EIR No. 404 and compares them to the impacts of the proposed Mor Furniture Project. Mitigation measures referenced are from the Mitigation Monitoring Program adopted as part of EIR No. 404 and are described as either being previously implemented, applicable to the proposed Project, or not applicable to the proposed development.

This comparative analysis has been undertaken pursuant to the provisions of CEQA and the State CEQA Guidelines, to provide the factual basis for determining whether the proposed Project and any changes in the circumstances surrounding the Project, or any new information that has come to light that permits or requires the preparation of a subsequent or supplemental EIR.

The analysis herein follows the outline and format, and applies the impact thresholds of, the 1983 EIR, as required by CEQA. (*Citizens Against Airport Pollution v. City of San Jose* (2014) 227 Cal.App.4th 788.)

As discussed in further detail in Section 1.3 Environmental Procedures of this Addendum, pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162, when an EIR has been previously certified for a project, no subsequent or supplemental EIR shall be prepared for the project unless the lead agency determines that one or more of the following three conditions are met: changes in the proposed project result in new or substantially more severe impacts than were disclosed in the previous EIR; changes in the circumstances surrounding the project result in new or substantially more severe impacts than were disclosed in the previous EIR; or new information has come to light showing that new or substantially more severe impacts than were disclosed in the previous EIR will occur.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
AESTHETICS Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 C-8 "Scenic Highways", Specific No. 213, California Scenic Highway Mapping System (Caltrans 2016). Accessed: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 describes that the Project site is not located adjacent to or within a scenic highway corridor as designated in the Riverside County Comprehensive General Plan or the state. The closest eligible scenic highway is I-215 which is approximately 2.5 miles west of the Specific Plan area. EIR No. 404 determined that buildout of the Specific Plan would not result in the obstruction of any prominent scenic vista or view open to the public, nor would it result in the creation of an aesthetically offensive site open to public view. EIR No. 404 determined that no impacts to scenic highways would occur.

EIR No. 404 also determined that buildout the Specific Plan would change views of the site from surrounding areas from vacant rolling hills to urban residential, schools, commercial, and business park land uses, and recreational development. EIR No. 404 described that Planning Area 9 would be developed with town center commercial development, which would result in less than significant impacts related to scenic views and visual character with implementation of the Specific Plan design features, which include: landscaping and architectural guidelines, keeping major scenic resources undeveloped; and sensitively contouring major slopes.

Summary of Impacts with the proposed Project:

a) Have a substantial effect upon a scenic highway corridor within which it is located?

No New Impact. The Project site is not located along an officially designated scenic highway corridor. The closest Officially Designated State Scenic Highways are portions of SR-74 and SR-243 to the east, approximately 22 miles from the Project site. I-15, approximately 4 miles west of the Project site, is an Eligible State Scenic Highway – Not Officially Designated. The Project site is not visible from SR-74, SR-243, or I-15. Thus, development of the Project site would not result in impacts related to any scenic highway corridor, and impacts would be the same as those described in EIR No. 404.

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?

No New Impact. The Project site is a vacant and undeveloped area that has been graded in preparation for development. The site does not contain and is not adjacent to any scenic resources. The Project site is surrounded by roadways. Residential development exists across the roads to the south and east; a self-storage facility is located to the north of the site across Commerce Court along with graded vacant land; and graded vacant and undeveloped land exists to the west of the site across Townview Avenue. Public views along the roadway corridors surrounding the site include long distance views of the mountains to the west; in addition to, commercial and residential uses near the Project site.

The Project site and vicinity does not include any unique visual features, significant rock outcropping, or landmark features; the Project site does not exist within a prominent scenic vista. Thus, these types of resources would not be impacted by implementation of the proposed Project. The Project would develop a new 45-foot 6-inch high warehouse building that would be set back from the adjacent streets and would not encroach into the existing public long-distance views of the mountains to the west. Thus, the proposed Project would not substantially damage scenic resources.

The proposed structure would be painted concrete and have accented corners made of blue glass. The building's main entry would be identified by metal entry canopy and glass entry door. The overall color scheme of the building would include blues, grays, and tan, with aluminum and blue glass accents. To vary the visual height of the 45-foot 6-inch high building, the building's roof would have architectural projections. In addition, to visually reduce the size and bulk of the structure, the sides of the building would be articulated with windows and different setbacks, heights, and architectural projections to

provide separation between different portions of the building. Parking and landscaping areas would be located in addition to the setbacks, which would minimize the visual scale of the building.

The proposed Project would install landscaping onsite and along the boundaries of Calistoga Drive, Murrieta Hot Springs Road, and Commerce Court, as required by the Specific Plan planning standards for Planning Area 9. Areas adjacent to the building would be landscaped with trees and a variety of shrubs and ground covers. The size and height of these proposed trees (that include vertical growing species) would reduce the visual perception of the 45-foot 6-inch high building and provide uniform landscaping onsite. Trees would be installed pursuant to the County's standard requirements for landscape screening (as verified during the permitting process) which states that landscaping around the perimeter of the proposed building shall be designed to be opaque up to a minimum height of 6-feet at maturity. Thus, a portion of the Project frontage would be screened with landscaping. Additionally, the layering of landscaping between the proposed building and Calistoga Drive, Murrieta Hot Springs Road, and Commerce Court would provide visual depth and distance between the roadways and proposed structure. As a result, the Project would not substantially damage scenic resources, 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. Thus, no new impact would result from the proposed Project.

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?

No New Impact. The Project site is within an urbanizing area that is partially developed. As described in the previous response, implementation of the proposed Project would develop a furniture warehouse and showroom building on the undeveloped, but graded site. As described in the previous response, the Project has been designed with colored visual features and architectural projections to visually reduce the size and bulk of the structure, the sides of the building would be articulated with different setbacks, heights to provide separation between different portions of the building. The building would be setback from the streets to reduce the visual scale. In addition, the site would be landscaped pursuant to the County's landscaping requirements and would be consistent with the Specific Plan planning standards for Planning Area 9, which would be verified during the permitting process. Therefore, the proposed Project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings, and no new impact would result from the proposed Project.

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): Riverside County General Plan, Ord. No. 655 (Regulating Light Pollution); Ord. No. 915 (Regulating Outdoor Lighting); Southwest Area Plan Figure 6 "Mt. Palomar Night Time Lighting Policy Area"

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 describes that Mt. Palomar Observatory is located approximately 22-25 miles southeast of the Project site, and that the Project lies within the Mt. Palomar Observatory Special Lighting Area and is therefore subject to the lighting restrictions established by Riverside County Ordinance No. 655 to control the effects of skyglow and to reduce the impact of development upon the Mt. Palomar Observatory. EIR No. 404 describes that all exterior lighting plans shall be submitted to the Department of Building and Safety for plan check approval to ensure that lighting complies with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan, which

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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would reduce impacts related to Mt. Palomar Observatory to a less than significant level. No mitigation was required.

Summary of Impacts with the proposed Project:

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

No New Impact. The proposed Project site is approximately 20 miles northwest of the Mt. Palomar Observatory, and is within Zone B, as designated by the Riverside County Ordinance No. 655. Zone B includes areas between 15 and 45 miles from the observatory. Areas within Zone B are required to meet specific lighting design standards to minimize light that could have a detrimental effect on astronomical observation and research. To ensure that lighting meets the required standards, the proposed Project is required to submit lighting plans for approval as part of the Project permitting process. Thus, through the County's development review process and conditions of approval, the proposed Project would be required to comply with Riverside County Ordinance No. 655 and No. 915, and potential project interference with nighttime use of the Mt. Palomar Observatory would also be less than significant. Thus, no new impact would result from the proposed Project.

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): Riverside County Ord. No. 655 (Regulating Light Pollution); Ord. No. 915 (Regulating Outdoor Lighting)

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 describes that night lighting in the Project vicinity would incrementally increase as a result of the proposed development; however, the lighting would be designed in accordance with County Ordinance No. 655, which would limit exterior lighting. In addition, the EIR describes that all exterior lighting plans shall be submitted to the Department of Building and Safety for plan check approval to ensure that lighting complies with the requirements of Ordinance No. 655, which would reduce impacts related to lighting and glare to a less than significant level. No mitigation was required.

Summary of Impacts with the proposed Project:

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

No New Impact. The Project site is undeveloped and there is no source of onsite nighttime lighting. However, street lights exist on the roadways adjacent to the Project site and developed areas nearby the site provide sources of nighttime lighting from security and parking lot lighting from developed parcels, illumination from vehicle headlights along Murrieta Hot Springs Road and Calistoga Drive, and offsite interior illumination from nearby residential uses passing through windows. Sensitive receptors relative to lighting and glare include residents, motorists, and pedestrians.

The proposed Project would include installation of new lighting sources on the Project site including exterior lighting for security in the parking lot and along the building exterior; and interior lighting that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/No New Impact
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could be visible through windows to the outside. The exterior security and parking lot lighting would be hooded, appropriately angled to focus on the Project site, and would comply with the County's lighting ordinance and Building and Safety standards, as required by County Ordinances No. 655 and No. 915. In addition, as described above, the proposed Project would be required to submit lighting plans for approval as part of the Project permitting process to ensure compliance with the Riverside County lighting requirements. Therefore, implementation of the Project would not result in a new source of substantial light that would adversely affect day or nighttime views in the area, and like the findings of EIR No. 404, impacts would be less than significant.

Reflective light (glare) can be caused by sunlight or artificial light reflecting from finished surfaces such as window glass or other reflective materials. Buildings constructed of highly reflective materials from which the sun reflects at a low angle can cause adverse glare. However, the proposed building would not be developed with reflective surfaces and would not include large areas of windows. Therefore, the proposed Project would not generate substantial sources of glare, and impacts related to glare would be less than significant. Thus, no new impacts would occur.

b) Expose residential property to unacceptable light levels?

No New Impact. Existing residential uses are located to the east and south of the Project site. However, the Project would adhere to all applicable Riverside County lighting regulations that specify lighting be hooded, and angled to focus on the Project site, and away from residential uses. The proposed Project would be required to submit lighting plans for approval as part of the Project permitting process per Ordinances No. 655 and No. 915 to ensure compliance with the Riverside County lighting requirements. This process would ensure that residential property and other light sensitive uses are not exposed to unacceptable levels of light; and impacts related to unacceptable levels of light would not occur. No new impacts would occur as a result of the proposed Project.

Conditions of Approval

- **Lighting Plans:** All parking lot lights and other outdoor lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way, and shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.
- **Outdoor Lighting:** All outdoor luminaires in shall be appropriately located and adequately shielded and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. In addition, outdoor luminaires shall not blink, flash, or rotate and 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. 915.

Mitigation/Monitoring Required

EIR No. 404 Mitigation Measures

No mitigation measures related to aesthetics were included in EIR No. 404.

Proposed Project Mitigation Measures

No new impacts nor substantially more severe aesthetic or lighting related impacts would result from the proposed Project; therefore, no new mitigation measures are required for aesthetics and lighting.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact/ No New Impact
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Conclusion for Aesthetics and Lighting:

Consistent with the determination of EIR No. 404, impacts related to aesthetics from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding aesthetics. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

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", Southwest Area Plan Figure 3, Land Use Plan, and the Farmland Mapping and Monitoring Program (FMMP) California Important Farmland Finder. Accessed at: <http://www.conservation.ca.gov/dlrp/fmmp> <https://maps.conservation.ca.gov/dlrp/ciff/>.

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 describes that the adoption of the Specific Plan would result in urban development in areas identified as Local Important Farmland, which would result in a less than significant impact. In addition, the EIR determined that the Project area does not contain Farmland of Statewide Importance, or unique farmland; and that no areas of Prime Farmland exist within the Project site. In addition, the Specific

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Plan area determined that the planning areas and adjacent lands are not within an Agricultural Preserve, or have filed a Notice of Nonrenewal under the Williamson Act. Therefore, the EIR determined that implementation of the Specific Plan would result in less than significant impacts to agricultural resources. No mitigation was required.

Summary of Impacts with the proposed Project:

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?

No New Impact. The northern portion of the Project site is identified by the Farmland Mapping and Monitoring Program as Farmland of Local Importance and the southern portion (and majority of the site) is identified as Other Land. Neither of the onsite farmland designations are identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Likewise, none of the lands nearby the Project site are identified as Prime, Unique, or Farmland of Statewide importance. Instead, surrounding land is identified as Urban and Built-Up Land, Other Land, and Grazing Land. Therefore, implementation of the proposed Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use; and impacts would not occur. Thus, no new impacts would occur.

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?

b) No New Impact. The Project site is designated by the General Plan as Mixed-Use Area (MUA) and is zoned by Specific Plan 213 as Town Center/Commercial. The Project site is vacant and undeveloped; but has been previously graded. No agricultural activities occur on-site. Therefore, a conflict with an agricultural zone or use would not occur. In addition, the Project site and surrounding areas are not subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. As a result, impacts related to conflict with agricultural zoning, agricultural use, a Williamson Act contract, or a Riverside County Agricultural Preserve from implementation of the proposed Project would not occur. No new impacts would occur.

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")

No New Impact. The Specific Plan 213 has designated the site for Town Center/Commercial uses. There are no parcels within 300 feet of the Project site zoned for agricultural uses. Thus, impacts related to agriculture uses would not occur. No new impacts would occur.

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?

No New Impact. There is no existing agriculture on-site or in the surrounding area. Thus, the development of the proposed Project would not result in conversion of Farmland, to non-agricultural use, and impacts would not occur.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code

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

Source(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"

Summary of Impacts with the Approved Project:

EIR No. 404 describes that the adoption of the Specific Plan would result in urban development. No areas within the Specific Plan area were identified as forest land or timberland. Therefore, the EIR determined that implementation of the Specific Plan would result in no impact to forests or timberland. No mitigation was required.

Summary of Impacts with the proposed Project:

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))?

No New Impact. Specific Plan 213 designates the Project site for Town Center/Commercial development; and the zoning designations of the areas surrounding the Project site do not include forest or timberland. The Southwest Area Plan (Figure 3), shows that there are no properties zoned for forest land or timberland surrounding the Project site. Thus, the proposed Project would not conflict with zoning or cause rezoning or any forest or timber land, and impacts would not occur. Therefore, no new impacts would occur.

b) Result in the loss of forest land or conversion of forest land to non-forest use?

No New Impact. The Project site is undeveloped and vacant and the surrounding areas are either developed with urban uses, such as roadways and residential uses, or graded for future planned development. There is no existing forest land or timberland on the Project site or in the Project vicinity. Therefore, the Project would not result in the loss of forest land or involve other changes that could result in the conversion of forest land to non-forest uses, and no impact would occur.

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?

No New Impact. As described in the previous responses, the Project site and surrounding areas are either developed with urban uses or graded and zoned for future urban uses. There is no existing forest land or timberland on the Project site or in the Project vicinity, and the Project would not involve other changes that could result in the conversion of forest land to non-forest uses, and no impact would occur. Therefore, no new impacts would occur.

Conditions of Approval

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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No conditions of approval related to agriculture and forest resources are required.

Mitigation Measures

EIR No. 404 Mitigation Measures

No mitigation measures related to agriculture and forest resources were included in EIR No. 404.

Proposed Project Mitigation Measures:

No new impacts nor substantially more severe agricultural and forest resources related impacts would result from the proposed Project; therefore, no new mitigation measures are required for agricultural and forest resources.

Conclusion for Agricultural and Forest Resources

Consistent with the determination of EIR No. 404, impacts related to agricultural or forest resources from implementation of the proposed Project would not occur. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding agricultural and forest resources. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook; Air Quality Impact Analysis, prepared by Urban Crossroads, 2019 (Urban

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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2019a) (Appendix A); Mobile Source Health Risk Assessment, prepared by Urban Crossroads, 2019 (Appendix B).

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 did not identify impacts related to the Air Quality Management Plan (AQMP). Regarding emissions from buildout of the Specific Plan, EIR No. 404 determined that construction related of the Specific Plan would result in NO_x and PM₁₀ emissions that would exceed the South Coast Air Quality Management District (SCAQMD) thresholds after implementation of mitigation measures (listed below) and would result in a significant impact. In addition, the EIR determined that operational impacts would result in exceedances of the SCAQMD thresholds for CO, ROG, and NO_x, and impacts would be significant. As a result, cumulative impacts would also be significant and unavoidable.

Summary of Impacts with the proposed Project:

a) Conflict with or obstruct implementation of the applicable air quality plan?

No New Impact. The Project site is located in the South Coast Air Basin, which is under the jurisdictional boundaries of the SCAQMD. The SCAQMD and (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, if a proposed project would have a development density and vehicle trip generation that is substantially greater than what was anticipated in the General Plan, then the proposed project would conflict with the AQMP. On the other hand, if a project's density is consistent with the General Plan, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD's attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

The Project site is located with the Southwest Area Plan of the Riverside County General Plan and has a land use designation of Mixed-Use Area (MUA). This land use designation encourages combinations of business, office, retail, and other commercial uses. Furthermore, the Project site is located with the Winchester/Silverhawk Specific Plan. The Specific Plan designates the Project site as Planning Area 9 or Town Center Commercial. This designation allows for, but is not limited to, churches, public servicing agencies, professional medical offices, a library, a recreational facility, commercial recreation, community commercial and business park land uses (the specific allowed uses are located within Ordinance No. 348.4096). The Specific Plan does not identify a target density, density range, or Floor Area Ratio (FAR) for the Town Center Commercial areas. The Project proposes the construction of a 360,022 square-foot commercial and warehousing building to be occupied by Mor Furniture Company. The uses proposed by the Project are consistent with the County's land use designations. Therefore, the development density of the proposed Project would also be consistent with the assumptions in the AQMP and would not conflict with SCAQMD's attainment plans.

In addition, emissions generated by construction and operation of the Project would not exceed thresholds as described in the analysis below, which are based on the AQMP and are designed to bring the Basin into attainment for the criteria pollutants for which it is in nonattainment. Therefore, because the Project does not exceed any of the thresholds it would not conflict with SCAQMD's goal of bringing the Basin into attainment for all criteria pollutants and, as such, is consistent with the AQMP. As a result,

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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impacts related to conflict with the AQMP from the Project would be less than significant. Therefore, no new impacts would occur.

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?

No New Impact. The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, could cumulatively contribute to these pollutant violations. The methodologies from the SCAQMD CEQA Air Quality Handbook are used in evaluating project impacts. SCAQMD has established daily mass thresholds for regional pollutant emissions, which are shown in Table AQ-1. Should construction or operation of the proposed Project exceed these thresholds a significant impact could occur; however, if estimated emissions are less than the thresholds, impacts would be considered less than significant.

Table AQ-1: SCAQMD Regional Daily Emissions Thresholds¹

Pollutant	Construction (lbs/day)	Operations (lbs/day)
NOx	100	55
VOC	75	55
PM ₁₀	150	150
PM _{2.5}	55	55
SOx	150	150
CO	550	550
Lead	3	3

Construction

Construction activities associated with the proposed Project would generate pollutant emissions from the following: (1) grading and excavation; (2) construction workers traveling to and from Project site; (3) delivery and hauling of construction supplies to, and debris from, the Project site; (4) fuel combustion by onsite construction equipment; (5) building construction; application of architectural coatings; and paving. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring.

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM₁₀, and PM_{2.5} emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the proposed Project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches, and maintaining effective cover over exposed areas. Compliance with Rule 403 was accounted for in the construction emissions modeling. In addition, implementation of SCAQMD Rule 1113 that governs the VOC content in architectural coating, paint, thinners, and solvents, was accounted for in the construction emissions modeling.

¹ Regional Thresholds presented in this table are based on the SCAQMD Air Quality Significance Thresholds, March 2015.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Table AQ-2: Construction Emissions Summary

Year	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
2019	5.42	82.57	46.84	0.21	11.14	5.30
2020	49.20	46.33	49.84	0.13	7.68	3.30
Maximum Daily Emissions	49.20	82.57	49.84	0.21	11.14	5.30
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Source: Urban Crossroads, 2019

As shown in Table AQ-2, CalEEMod results indicate that construction emissions generated by the proposed Project would not exceed SCAQMD regional thresholds. Therefore, emissions from construction activities would not result in a new or increased impact.

Operations

Implementation of the proposed furniture warehousing and associated showroom would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products. However, operational vehicular emissions would generate a majority of the emissions generated from the Project.

Operational emissions associated with the proposed Project were modeled using CalEEMod and are presented in Table AQ-3. As shown, the proposed Project would result in long-term regional emissions of the criteria pollutants that would be below the SCAQMD's applicable thresholds. Therefore, the Project's operational emissions would not exceed the NAAQS and CAAQS, would not result in a cumulatively considerable net increase of any criteria pollutant impacts, and would not result in a new or increased impact.

Table AQ-3: Summary of Peak Operational Emissions

	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Operational Activities – Summer Scenario						
Area Source	8.28	1.00E-03	0.11	1.00E-05	3.90E-04	3.90E-04
Energy Source	0.02	0.20	0.17	1.19E-03	0.02	0.02
Mobile (Passenger Cars)	0.87	3.01	14.12	0.05	5.40	1.46
Mobile (Trucks)	0.45	16.67	3.12	0.05	1.69	0.54
On-Site Equipment	0.29	3.57	1.56	0.01	0.12	0.11
Total Maximum Daily Emissions	9.92	23.45	19.08	0.11	7.22	2.12
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No
Operational Activities – Winter Scenario						
Area Source	8.28	1.00E-03	0.11	1.00E-05	3.90E-04	3.90E-04
Energy Source	0.02	0.20	0.17	1.19E-03	0.02	0.02
Mobile (Passenger Cars)	0.70	3.01	11.59	0.05	5.40	1.46
Mobile (Trucks)	0.47	16.91	3.43	0.05	1.69	0.54
On-Site Equipment	0.29	3.57	1.56	0.01	0.12	0.11
Total Maximum Daily Emissions	9.77	23.69	16.86	0.11	7.22	2.12
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Source: Urban Crossroads, 2019

c) Expose sensitive receptors, which are located within one mile of the project site, to substantial pollutant concentrations?

No New Impact. The SCAQMD recommends the evaluation of localized NO₂, CO, PM₁₀, and PM_{2.5} construction-related impacts to sensitive receptors in the immediate vicinity of the Project site. Such an evaluation is referred to as a localized significance threshold (LST) analysis. The impacts were analyzed pursuant to the SCAQMD's *Final Localized Significance Threshold Methodology* (SCAQMD 2008). According to the LST Methodology, "off-site mobile emissions from the project should not be included in the emissions compared to the LSTs" (SCAQMD 2008). SCAQMD has developed LSTs that 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 standards, and thus would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NO_x, CO, PM₁₀, and PM_{2.5} pollutants for each of the 38 source receptor areas (SRAs) in the SCAB. The Project site is located in SRA 26, Temecula Valley.

Sensitive receptors can include uses such as long-term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, child care centers, and athletic facilities can also be considered sensitive receptors. The nearest sensitive receptor from the Project site is an existing residence located approximately 125 feet south of the Project site across Murrieta Hot Springs Road (Urban 2019a).

Construction

The localized thresholds from the mass rate look-up tables in SCAQMD's Final Localized Significance Threshold Methodology document, were developed for use on projects that are less than or equal to 5-acres in size or have a disturbance of less than or equal to 5 acres daily. The Air Quality Impact Analysis (Appendix A) determined that the proposed Project would disturb a maximum of 2 acres per day.

Table AQ-4 identifies the localized impacts at the nearest receptor location in the vicinity of the Project. As shown, Project construction-source emissions would not exceed the applicable SCAQMD LSTs for emissions of any criteria pollutant. Thus, implementation of the Project would not result in a new or increased localized air quality impact.

Table AQ-4: Localized Significance Summary of Construction

	Emissions (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Onsite Grading Emissions				
Maximum Daily Emissions	28.62	33.14	7.01	4.04
SCAQMD Localized Threshold	225	1,347	14	5
Threshold Exceeded?	No	No	No	No

Source: Urban Crossroads, 2019

Operations

For operational LSTs, on-site passenger car and truck travel emissions were modeled. The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the federal and/or state Ambient Air Quality Standards. As shown on Table

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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AQ-5, operational emissions would not exceed the SCAQMD's localized significance thresholds for any criteria pollutant at the nearest sensitive receptor. Therefore, the Project would not result in a new or increased localized air quality impact from operational activities.

Table AQ-5: Localized Significance Summary of Operations

Operational Activity	Emissions (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	4.59	2.60	0.44	0.21
SCAQMD Localized Thresholds	395	2,357	7	3
Threshold Exceeded?	No	No	No	No

Source: Urban Crossroads, 2019

CO “Hot Spot” Analysis

Regarding potential “hot spots” of CO that could result from the project, the Air Quality Impact Analysis describes that a daily traffic volume of 400,000 vehicles per day would not exceed the most stringent 1-hour CO standard (20 ppm).

With implementation of the Project, the highest average daily trips on a segment of road would be 760 peak volumes, which much less than the volume of traffic required to generate a CO hot spot (Urban 2019a). Thus, no new impacts related to a CO hot spot would result from implementation of the proposed Project.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

No New Impact. The proposed Project would not generate other emissions, not described previously. The Project site does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of construction; no new impact would occur.

It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 (included as a County condition of approval) to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant not result in a new impact.

Conditions of Approval

Rule 403: The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in the mid-morning, afternoon, and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less.

Rule 1113: The Project is required to comply with the provisions of South Coast Air Quality Management District Rule (SCAQMD) Rule 1113. Only “Low-Volatile Organic Compounds” paints (no more than 50 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications shall be used.

Rule 402: The Project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 402. The Project 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.

Mitigation Measures

EIR No. 404 Mitigation Measures:

MM AQ-1: The Project will implement dust control measures during construction mandated by the SCAQMD. The Project will use dust control measures during clearing, grading, and construction. If fresh-water resources are too precious to waste on dust control, availability of brackish or reclaimed water sources should be investigated. Soil disturbance should be terminated when high winds (>25 mph) make dust control extremely difficult. (See: EIR No. 404, Chapter II, Section E, *SEIR Summary Matrix/Mitigation Monitoring Program*, Page II-20, Section V.B.7, Air Quality, Mitigation Measure 51) **(Implemented through Condition of Approval, SCAQMD Rule 403)**

MM AQ-2: Minimization of construction interference with regional non-project traffic movement. Measures recommended for inclusion are:

- Schedule receipt of construction materials to non-peak travel periods.
 - Route construction traffic through areas of least impact sensitivity.
 - Limit lane closures and detours to off-peak travel periods.
 - Provide ride-share incentives for contractor and subcontractor personnel.
- (Applicable to the Project)**

MM AQ-3: "Spill-over" effects will be reduced by preventing soil erosion, washing vehicles entering public roadways from dirt off-road Project areas, and washing/sweeping Project access to public roadways on an adequate schedule. **(Implemented through Condition of Approval, SCAQMD Rule 403)**

MM AQ-4: Emissions control will be required from on-site equipment through a routine mandatory program of low-emissions tune-ups. **(Applicable to the Project)**

MM AQ-5: Mitigation strategies will be incorporated into a construction activity impact reduction plan, with clearly defined responsibilities for plan implementation and supervision. **(Applicable to the Project)**

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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MM AQ-6: Simultaneous grading/soil disturbance will be limited to no more than 25 acres on any one day, provided that the total Project acreage under construction at one time may exceed this acreage limitation. **(Implemented through Condition of Approval, SCAQMD Rule 403)**

MM AQ-7: The application of architectural surface treatments (e.g., paint, etc.) will be limited to no more than 730 homes or equivalent non-residential development per year. **(Applicable to the Project)**

MM AQ-8: Limiting the application of architectural surface treatments (i.e., paint, etc.) to less than 37.5 gallons per average day. **(Applicable to the Project)**

Proposed Project Mitigation Measures:

The mitigation measures from EIR No. 404, as listed above, would be applied to the proposed Project.

No new impacts nor substantially more severe air quality related impacts would result from the proposed Project; therefore, no new mitigation measures are required for air quality.

Conclusion for Air Quality

Air Quality emission that would result from the Project would not exceed SCAQMD thresholds. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding air quality. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

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

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

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New 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): Biological Resources Report, prepared by Blackhawk Environmental, Inc. (Blackhawk 2019) (Appendix C);

Summary of Impacts with the Approved Project:

EIR No. 404 determined that implementation of the Specific Plan would result in less than significant impacts to sensitive plant communities and communities, open space linkages, and cumulative impacts. Mitigation was incorporated to reduce impacts to the California gnatcatcher habitat with a provision to preserve onsite habitat; reduce impacts to Stephens' Kangaroo rat and the Quino checkerspot butterfly; and to reduce impacts to wetlands to below a level of significance.

Summary of Impacts with the proposed Project:

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

No New Impact. The Project site is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The Project site does not overlap or occur adjacent to any area conserved or targeted for conservation by the MSHCP; however, the Project is located within a designated area requiring surveys for burrowing owl, but not required of additional surveys for criteria area species, mammals, amphibians, narrow endemic plant species and/or special linkage areas (Blackhawk 2019). In addition, the Project is located within the Southwest Area Development Impact Fee Area and Stephen's Kangaroo Rat Fee Area and is subject to payment of those fees as compliance. The required habitat assessments have been completed, as detailed in the Habitat Assessment Report (Appendix C) and payment of fees as verified through conditions of approval, assures that the applicable MSHCP Development Impact Fee would be paid. Thus, the proposed Project would not conflict with provisions of the MSHCP and no new impact would occur.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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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.

No New Impact. The Project site and areas to the west and north of the site have been previously mass graded, and areas to the east and south are developed with residences. In addition, the project is completely surrounded by roadways.

Wildlife Species

The literature review prepared for the Habitat Assessment Report identified 15 special-status wildlife species with the potential to occur on the Project site (Blackhawk 2019). Two of the wildlife species, the California horned lark (*Eremophila alpestris actia*) and Cooper's hawk (*Accipiter cooperii*), were observed on the Project site during the biological survey. Additionally, suitable nesting habitat and suitable foraging habitat for birds exists within the Project site and adjacent areas. Therefore, as a condition of approval for the Project, if vegetation is required to be removed during bird nesting season, an avoidance survey is required to be conducted within 100-feet of areas proposed for vegetation removal. With this measure, impacts related to nesting birds would be reduce to a less than significant level, and no new impact would occur.

In addition, the presence of suitable burrowing owl habitat, in conjunction with numerous burrowing owl records within five miles of the Project site, gives burrowing owl a moderate potential to occur on the Project site (Blackhawk 2019). Due to the presence of suitable habitat, focused surveys for burrowing owl are required as conditions of approval, which would reduce the potential impacts to a less than significant level, and no new impact would occur.

The remainder of the wildlife species identified on the site are functionally covered under the MSHCP. No additional special-status species not included for coverage under the MSHCP were observed or are expected to occur within the Project site.

Plant Species

The biological survey identified that 5 special status plant species were found to have a low to moderate potential to occur within the Project site (Blackhawk 2019). These special-status plant species are covered under the MSCHP and would be mitigated through the payment of MSCHP development fees that are required as a condition of approval. These conditions are a requirement for any project located within the MSHCP and therefore is not considered specific mitigation for the Project. Therefore, impacts related to endangered, or threatened plant species would be less than significant.

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?

No New Impact. As described in the previous response, as a condition of approval for the Project, if vegetation is required to be removed during bird nesting season, an avoidance survey is required to be conducted within 100-feet of areas proposed for vegetation removal. With this measure, impacts related to nesting birds would be reduced to a less than significant level. This condition is a requirement for any project located within the MSHCP and therefore is not considered specific mitigation for the Project or a particular impact. The remainder of the special status wildlife species identified on the site are covered under the MSHCP. In addition, the special status plant species with a potential to occur onsite are

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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covered by the MSHCP. No additional special-status species not included for coverage under the MSHCP were observed or are expected to occur within the Project site. Therefore, the Project would not result in a new impact related to candidate, sensitive, or special status species in local or regional plans, or state or federal regulations.

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?

No New Impact. Wildlife corridors are linear features that connect areas of open space and provide avenues for the migration of animals and access to additional areas of foraging. The Project site does not contain, or is not adjacent to, any wildlife corridors. The Project site is surrounded by roadways. Areas of residential and undeveloped graded land are located beyond the roadways adjacent to the site. Development of the site would not result in impacts related to established native resident or migratory wildlife corridor.

Also, as described above, the Project site contains potentially suitable habitat for nesting birds. As a condition of approval for the Project, if vegetation is required to be removed during nesting bird season, a nesting bird survey is required to be conducted within 100-feet of areas proposed for vegetation removal. With the implementation of the Project conditions of approval, impacts related to nesting birds would be reduced to a less than significant level, and no new impact would occur.

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?

No New Impact. As defined in the MSHCP, riparian/riverine areas are lands that contain habitat dominated by trees, shrubs, persistent emergent or emergent mosses and lichens that occur close to or depend on a nearby freshwater source or areas that contain a freshwater flow during all or a portion of the year. Vernal pools are seasonal wetlands that occur in depressions, typically have wetland indicators that represent all three parameters (soils, vegetation, and hydrology), and are defined based on vernal pool indicator plant species during the wetter portion of the growing season but normally lack wetland indicators associated with vegetation and/or hydrology during the drier portion of the growing season.

The Project site does not include any riparian/riverine, vernal pools, or fairy shrimp habitat. The Project site does not harbor any MSHCP Riparian/Riverine features (i.e. riparian vegetation, hydric soils, vernal pools, blue line streams, upland swales, un-/vegetated channels or drainage areas containing upland vegetation that drains directly into an area that is described for conservation under the MSHCP [or areas already conserved]); however, it does contain two constructed bioretention basins, situated entirely within an upland, that receive sheet-flow drainage from the graded parcels in short durations following rain events, perhaps up to 24 hours at a time. These bioretention basins have been unmaintained for several years, are overrun with weedy and ruderal plant species and only contain remnants of the originally planted container stock plants, which are now severely drought stricken and unlikely to survive. Concrete spillways connect both bio retention basins to the City storm sewer system along Murrieta Hot Springs Road and may only contribute flow to the system during large rain events. These bioretention basins do not meet the criteria of riparian/riverine habitat as defined by the Plan, nor do they meet jurisdictional criteria stipulated by CDFW RWQCB and/or USACE (Blackhawk 2019).

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Therefore, the proposed Project would not result in a substantial adverse effect on any riparian habitat or other sensitive natural community.

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?

No New Impact. As described in the previous response, the Project site consists of upland habitats and does not contain any natural drainage features and is absent of federally protected wetlands as defined by Section 404 of the Clean Water Act. Thus, the Project site does not include or is adjacent to any jurisdictional wetland areas. Therefore, the proposed Project would not result in any impacts to State or federally protected wetlands.

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No New Impact. The proposed Project would not conflict with any local policies or ordinances protecting biological resources. See prior discussions regarding compliance with the MSHCP. The County of Riverside has two tree management ordinances; one which manages the removal of oak trees, and the other that manages the removal of trees above 5,000 feet in elevation. The only on-site trees include several red iron bark eucalyptus trees (*Eucalyptus sideroxylon*) (Blackhawk 2019). The proposed Project site does not contain any oak trees and elevations of the Project site range from 1,148 feet msl to 1,204 feet msl (Blackhawk 2019). Thus, the proposed Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and no new impacts would not occur.

Conditions of Approval

MSHCP Fees. Prior to issuance of a grading or building permit, the Project applicant will pay relevant MSHCP fees to the County of Riverside. As of 2019, the MSHCP fee is \$7,164 per acre for commercial uses, and the Stephen’s Kangaroo Rat (SKR) Habitat Fee is \$500 per gross acre of “all others” use for commercial facilities.

Burrowing Owl Surveys. The MSHCP query specified that burrowing owl (BUOW) surveys are required for the Project site. A total of four focused BUOW surveys shall be conducted on separate days, preferably during the BUOW breeding season (March 1 through August 31), for a total of four survey days (not including the initial habitat assessment and burrow survey) per guidelines specified in the Western Riverside County Regional Conservation Authority (RCA) Burrowing Owl Survey Instructions for the Plan Area (2006).

Burrowing Owl Pre-Construction. Within 30 days of construction, conduct burrowing owl (BUOW) take avoidance surveys within the Project site and the 150-meter survey area surrounding the Project site for BUOW presence/absence, per guidelines specified in the Western Riverside County Regional Conservation Authority Burrowing Owl Survey Instructions for the Plan Area (2006).

If BUOW are observed to occupy the Project site and/or adjacent areas during take avoidance surveys or incidentally during construction, the Riverside County Planning Department will be notified, and avoidance measures may be implemented during the breeding season (March 1 through August 31). If

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burrowing owls are present during the non-breeding season (September 1 through February 28), burrowing owl exclusion measures may be implemented in accordance with the MSHCP.

Nesting Bird Survey. To the extent feasible, conduct vegetation removal outside of the nesting bird season (generally between February 15 and August 31). If vegetation removal is required during the nesting bird season, conduct take avoidance surveys for nesting birds within 100-feet of areas proposed for vegetation removal. Surveys should be conducted by a qualified biologist(s) within three days of vegetation removal. If active nests are observed, a qualified biologist will determine appropriate minimum disturbance buffers or other adaptive mitigation techniques (e.g., biological monitoring of active nests during construction-related activities, staggered schedules, etc.) to ensure that impacts to nesting birds are avoided until the nest is no longer active.

Mitigation Measures

EIR No. 404 Mitigation Measures:

- MM BIO-1:** California Gnatcatcher: Written authorization to take this species shall be obtained through a Section 7 consultation with the USFWS and/or Section 10(a) permit. **(Previously implemented by the Specific Plan as part of preliminary grading; not applicable to Project site)**
- MM BIO-2:** Quino checkerspot butterfly: Written authorization to take this species shall be obtained through a Section 7 consultation with the USFWS and/or Section 10(a) permit. To ensure the 300-foot buffer is not impacted, existing habitat would be identified, staked and construction would not occur within 300 feet of the occupied habitat. In order to mitigate for the temporary impacts related to the construction of the water pipes to the water tank the applicant proposes to construct this pipeline outside of the flight season, 50 feet from all host plant populations, with pre-construction surveys for host plant and larva by a qualified biologist familiar with the different developmental stages of the butterfly, and with construction monitoring to insure no impacts to individual Quino checkerspot butterflies. Inclusion of these specific measures in the Section 7 permit would insure no direct impacts to the butterfly. **(Not applicable to the proposed Project, no Quino checkerspot butterfly habitat exists on the site)**
- MM BIO-3:** The Project applicant shall be responsible for compensatory mitigation of impacts to 2.18 acres of wetlands, 'waters of the United States' and streambed habitat subject to the regulatory jurisdiction of the US Army Corps of Engineers and CDFG. Mitigation shall be provided in accordance with the provisions of Section 404 of the Clean Water Act, Section 1603 of the California Fish and Game Code (Streambed Alteration), and their implementing regulations, following consultation with the respective agencies. Mitigation may include a combination of restoration of a portion of Tualota Creek and offsite restoration of ephemeral washes in the region impacted by the invasive giant reed (*Arundo donax*). For the purposes of obtaining a Stream bed Alteration Agreement, the Department of Fish and Game will be designated as a Responsible Agency. **(Not Required for the proposed Project, no wetlands exist on the site)**
- MM BIO-4:** Stephens' kangaroo rat mitigation shall be provided in accordance with the County's approved Section 10(a) permit authorizing take of this species. **(Applicable to the Project; Implemented through Condition of Approval, MSHCP Fees)**
- MM BIO-5:** On-site preservation of 200 acres of undisturbed habitat and retention of the 30 acres of Riparian habitat. Also, mitigation credit from implementation of Regional Conservation

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Banking program would mitigate impacts to coastal California gnatcatcher. A total of 130 acres of on-site coastal sage scrub habitat is to be preserved. **(Previously implemented by the Specific Plan and not applicable to the Project site which has been rough graded)**

- MM BIO-6:** Payment of mitigation fees and receipt of allocation of take. **(Applicable to the Project; Implemented through Condition of Approval, MSHCP Fees)**
- MM BIO-7:** A conservation easement over the Tualota Creek area and a 250-foot wide native habitat linkage corridor to the open space knoll located on the eastern boundary will be granted in favor of a mutually-agreed-to party. **(Previously implemented by the Specific Plan and not applicable to the Project site which has been rough graded)**
- MM BIO-8:** Temporary construction fencing shall be provided between construction zones and areas of occupied gnatcatcher and Quino habitat. **(Not Required for the proposed Project, no occupied gnatcatcher or Quino checkerspot butterfly habitat exists on the site)**
- MM BIO-9:** An endowment shall be established for long-term management of the conservation easement open space and written proof of said endowment with endowment funds will be placed in an escrow account until the conservation easement is in place. **(Previously implemented by the Specific Plan and not related to the Project site)**
- MM BIO-10:** Contractor pets and smoking will be prohibited in and adjacent to the construction areas. **(Applicable to the Project)**
- MM BIO-11:** All movement of construction contractors, including ingress and egress of equipment and personnel will be limited to designated construction zones in areas of occupied habitat. **(Applicable to the Project; Implemented through Condition of Approval, Nesting Bird Survey)**
- MM BIO-12:** Active construction areas will be watered regularly to control dust, in order to minimize impacts to nearby habitats, especially sensitive species habitat adjacent to construction. **(Applicable to the Project; Implemented through Condition of Approval, SCAQMD Rule 403)**
- MM BIO-13:** Equipment to extinguish small brush fires (e.g., from trucks or vehicles) will be present on the site during all phases of the Project construction activities, along with personnel trained in the use of such equipment. **(Applicable to the Project)**
- MM BIO-14:** During and after Project construction, the proper use and disposal of oil, gasoline, diesel fuel, antifreeze and other toxic substances will be enforced. **(Applicable to the Project)**
- MM BIO-15:** A qualified biologist/monitor will be present on-site just prior to and during, initial grading, to delineate access roads and limits of grading, to minimize take and harassment of gnatcatchers. The biological monitor will have authority to halt Project actions to allow any gnatcatcher or Quino checkerspot threatened by construction activities to escape direct harm. **(Not Required for the proposed Project, no gnatcatcher or Quino checkerspot butterfly habitat exists on the site)**
- MM BIO-16:** In order to avoid potential impacts to gnatcatchers and other sensitive migratory species, clearing of vegetation shall not be conducted between February 15 and July 15, in areas with moderate to high quality vegetation within and adjacent to historically occupied habitat. **(Applicable to the Project; Implemented through Condition of Approval, Nesting Bird Survey)**

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- MM BIO-17:** The Project has been so designed that no additional take of gnatcatcher use areas will be necessary for fuel modification purposes. **(Not Required for the proposed Project, no gnatcatcher habitat exists on the site)**
- MM BIO-18:** No construction access, parking, or storage of equipment or materials will be permitted within natural open space. All native habitat areas to be avoided shall be clearly, noted on the plans. Waste dirt, rubble or trash will not be deposited on the preserved native habitats. **(Not Required for the proposed Project, no native habitat exists on the site)**
- MM BIO-19:** If nesting gnatcatchers are found in any of the ten preserved gnatcatcher use areas on the subject property, a temporary construction buffer of 250 feet shall be provided around the nest. The nest and buffer will be marked by flagging, and the buffer area will be temporarily fenced with construction fencing where ground disturbance is to occur. Following the departure of fledglings, grading can resume within the restricted areas as determined by the qualified biological monitor. **(Applicable to the Project; Implemented through Condition of Approval, Nesting Bird Survey)**
- MM BIO-20:** Documentation of the easement provided by the Project for 30 acres of on-site conservation open space. **(Previously implemented by the Specific Plan and not related to the Project site)**
- MM BIO-21:** Night lighting shall not be used during the course of construction, unless absolutely necessary. If necessary, the lights shall be shielded to minimize lighting, of the surrounding habitat. **(Applicable to the Project)**
- MM BIO-22:** The U.S. Fish and Wildlife Service Carlsbad office must be notified within three working days should any listed species be found dead or injured in or adjacent to the construction areas. **(Applicable to the Project)**
- MM BIO-23:** A cowbird trapping program shall be established and maintained in perpetuity on the preserved native habitat. **(Previously implemented by the Specific Plan and not related to the Project site)**
- MM BIO-24:** An exotic plant eradication plan shall be implemented as part of the on-going endowment program in the open space conservation areas. **(Previously implemented by the Specific Plan and not related to the Project site)**
- MM BIO-25:** Signs will be posted at potential access points into the on-site preserved areas informing residents of the wildlife habitat value and to minimize intrusions. **(Not Required for the proposed Project, no preserved habitat areas exist on the site)**
- MM BIO-26:** Installation and maintenance of security fences/walls for the purpose of controlling human and pet access into the preserved habitat areas will be provided where residential development abuts natural open space. **(Not Required for the proposed Project, no preserved habitat areas exist adjacent to the site)**
- MM BIO-27:** A sage scrub revegetation plan will be developed and implemented. A monitoring plan demonstrating the survivability of the sage scrub shall be submitted every six months for three years. Revegetation shall be accomplished through the use of the "duff reapplication" method. **(Not Required for the proposed Project, no sage scrub exists on the site)**

Proposed Project Mitigation Measures:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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The applicable mitigation measures from EIR No. 404, as listed above, would be applied to the proposed Project.

No new impacts nor substantially more severe biological resource related impacts would result from the proposed Project; therefore, no new mitigation measures are required for biological resources.

Conclusion for Biological Resources

Consistent with the determination of EIR No. 404, impacts related to biological resources from implementation of the proposed Project would be less than significant with implementation of standard conditions of approval and the applicable mitigation measures, listed previously. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding biological resources. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

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): Cultural Resources Assessment, Prepared by Material Culture Consulting. 2019. (MCC 2019a) (Appendix D)

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 described that two historic buildings previously existed within the Specific Plan area. However, because both buildings were removed, implementation of Amendment No. 3 of the Specific Plan project would not result in impacts to historic resources. No mitigation was required.

Summary of Impacts with the proposed Project:

a) Alter or destroy a historic site?

No New Impact. The Project site is vacant and undeveloped. The site was previously used for agriculture, and has not been developed (MCC 2019a). Due to the existing vacant and disturbed conditions, no historical resources exist on the Project site. Thus, implementation of the proposed

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Project would not result in impacts related to destruction of a historic site or historical resource, and no new impact would occur.

b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?

No New Impact. As described in the previous response, the Project site is vacant and undeveloped. The site was previously used for agriculture and has not been developed (MCC 2019a). Due to the existing vacant and disturbed conditions, no historical resources exist on the Project site. Thus, implementation of the proposed Project would not result in impacts to a historic resource, and no new impact would occur.

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): Cultural Resources Assessment, Prepared by Material Culture Consulting. 2019. (MCC 2019a) (Appendix D)

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 describes that potential impacts to archaeological resources would be mitigated by having a certified archaeologist present during grading. In addition, the EIR included a condition of approval, which states that prior to approval of a development permit, the developer shall execute a pre-excavation agreement with the Pechanga Band of Luiseno Mission Indians which addresses the requirement for Native American monitors during grading, protocols for treatment of Native American human remains, and the repatriation of Native American sacred items and artifacts to the Pechanga band.

Summary of Impacts with the proposed Project:

a) Alter or destroy an archaeological site?

No New Impact. The Project site is an undeveloped and previously graded site. The Cultural Resources Assessment prepared for the Project did not identify any previously recorded resources within the Project Area and the field survey yielded negative results for newly discovered resources. A total of 16 cultural resources are located within a 1-mile radius, the majority of which are isolated finds (MCC 2019a). A review of historic-era aerial photographs revealed that the Project Area has undergone extensive ground disturbance. As a result, the probability of encountering prehistoric or historical archaeological resources within the Project area is very low. Further, standard County conditions of approval require contractors to halt work within 50 feet in the event of uncovering a potential archaeological resource and to have the find evaluated by a qualified archaeologist. Therefore, impacts due to inadvertent discoveries of archaeological resources would be reduced to a less than significant level, and no new impacts would occur.

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b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?

No New Impact. As described in the previous response, the Project site has undergone extensive ground disturbance. As a result, the probability of encountering prehistoric or historical archaeological resources within the Project area is very low. Further, standard County conditions of approval require contractors to halt work within 50 feet in the event of uncovering a potential archaeological resource and to have the find evaluated by a qualified archaeologist. Therefore, impacts due to inadvertent discoveries of archaeological resources would be reduced to a less than significant level, and no new impacts would result.

c) Disturb any human remains, including those interred outside of formal cemeteries?

No New Impact. The Project site has been previously disturbed, as described above, and has not been previously used as a cemetery. Thus, human remains are not anticipated to be uncovered during Project construction. However, California Health and Safety Code Section 7050.5, CEQA Section 15064.5, and Public Resources Code Section 5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains. Specifically, California Health and Safety Code Section 7050.5 requires that if human remains are discovered, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of death, and made recommendations concerning the treatment and disposition of the human remains to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Although soil-disturbing activities associated with the proposed Project could result in the discovery of human remains, compliance with existing law would ensure that significant impacts to human remains would not occur.

Conditions of Approval

Inadvertent Discoveries. Prior to the issuance of the first grading permit, the Applicant shall provide a letter to the County Planning Department, or designee, from a qualified professional archeologist meeting the Secretary of Interior’s Professional Qualifications for Archaeology as defined at 36 CFR Part 61, Appendix A stating that the archeologists have been retained will be present at pre-grade meetings and on-site grading operations in native soils. In addition, the developer shall provide an executed pre-excavation agreement with the Pechanga Band of Luiseno Mission Indians which addresses the requirement for Native American monitors during grading, protocols for treatment of Native American human remains, and the repatriation of Native American sacred items and artifacts to the Pechanga band.

In the event a previously unrecorded archaeological deposit is encountered during construction, all activity within 50 feet of the area of discovery shall cease and the County shall be immediately notified. The archeologist shall be contacted to flag the area in the field and shall determine if the archaeological deposits meet the CEQA definition of historical (State CEQA Guidelines 15064.5(a)) and/or unique archaeological resource (Public Resources Code 21083.2(g)).

If the find is considered a “resource” the archaeologist in coordination with the Native American monitor shall pursue either protection in place or recovery, salvage and treatment of the deposits. Recovery, salvage and treatment protocols shall be developed in accordance with applicable provisions of Public

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Resource Code Section 21083.2 and State CEQA Guidelines 15064.5 and 15126.4 in consultation with the County. Per CEQA Guidelines Section 15126.4(b)(3), preservation in place shall be the preferred means to avoid impacts to archaeological resources qualifying as historical resources. Consistent with CEQA Guidelines Section 15126.4(b)(3)(C). If unique archaeological resources cannot be preserved in place or left in an undisturbed state, recovery, salvage and treatment shall be required at the developer/applicant's expense.

Human Remains. Should human remains be discovered during Project construction, the Project would be required to comply with State Health and Safety Code Section 7050.5, which states that no further disturbance may occur in the vicinity of the body until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine the identity of and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD must complete the inspection within 48 hours of notification by the NAHC.

Mitigation Measures

EIR No. 404 Mitigation Measures:

MM CUL-1: An archaeologist will be present at pre-grade meetings and on-site grading operations. this person will have the authority to temporarily halt or redirect grading should fossils be uncovered. If resources are found, the Pechanga Band of Luiseno Mission Indians will be notified and included in the mitigation of said resources. **(Previously implemented by the Specific Plan for the previous mass grading of the site and not related to the Project site)**

Proposed Project Mitigation Measures:

The applicable mitigation measures from EIR No. 404, as are listed above, would be applied to the proposed Project.

No new impacts nor substantially more severe cultural resource related impacts would result from the proposed Project; therefore, no new mitigation measures are required for cultural resources.

Conclusion for Cultural Resources

Consistent with the determination of EIR No. 404, impacts related to cultural resources from implementation of the proposed Project would be less than significant with implementation of mitigation and the applicable conditions of approval. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding cultural resources. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified

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effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

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 Climate Action Plan (“CAP”), Energy Analysis, prepared by Urban Crossroads (Urban 2019b) (Appendix E)

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 described that the proposed land uses are not energy intensive and would not use an inordinate amount of energy. EIR No. 404 also described that energy resources would be consumed by construction activities and throughout operation of the Project. Energy consumption levels would not be expected to exceed typical requirements for similar urban development, and service providers have indicated an ability to serve the Project without significantly affecting the provision of energy resources. The EIR states that the Project encourages passive use of solar energy through site design, building orientation and landscaping. Additionally, the Project would be required to adhere to State codes regarding energy conservation. Impacts were found to be less than significant. No mitigation was required.

Summary of Impacts with the proposed Project:

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

No New Impact

Construction

During construction of the proposed Project, energy would be consumed in three general forms:

1. Petroleum-based fuels used to power off-road construction vehicles and equipment on the Project site, construction worker travel to and from the Project site, as well as delivery truck trips;
2. Electricity associated with providing temporary power for lighting and electric equipment; and
3. Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Construction activities related to the proposed building and the associated infrastructure would not be expected to result in demand for fuel greater on a per-unit-of-development basis than other development projects in Southern California. In addition, the extent of construction activities that would

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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occur is limited to a 11-month period, and the demand for construction-related electricity and fuels would be limited to that time frame.

In addition, construction contractors are required to demonstrate compliance with applicable California Air Resources Board (CARB) regulations governing the accelerated retrofitting, repowering, or replacement of heavy-duty diesel on- and off-road equipment. In addition, compliance with existing CARB idling restrictions and the use of newer engines and equipment would reduce fuel combustion and energy consumption. Overall, construction activities would require limited energy consumption, would comply with all existing regulations, and would therefore not be expected to use large amounts of energy or fuel in a wasteful, inefficient, and unnecessary manner. Thus, no new impacts related to construction energy usage would occur.

Operation

Once operational, the Project would generate demand for electricity, natural gas, as well as gasoline for motor vehicle trips. Operational use of energy includes the heating, cooling, and lighting of the building, water heating, operation of electrical systems and plug-in appliances, parking lot and outdoor lighting, and the transport of electricity, natural gas, and water to the areas where they would be consumed. This use of energy is typical for urban development, and no operational activities would occur that would result in extraordinary energy consumption.

The proposed Project would be required to meet the current Title 24 energy efficiency standards. The County’s administration of the Title 24 requirements and the County’s Climate Action Plan (CAP) includes review of design components and energy conservation measures that occurs during the permitting process, which ensures that all requirements are met. Typical Title 24 measures include insulation; use of energy-efficient heating, ventilation and air conditioning equipment (HVAC); solar-reflective roofing materials; energy-efficient indoor and outdoor lighting systems; reclamation of heat rejection from refrigeration equipment to generate hot water; and incorporation of skylights, etc. In complying with the Title 24 standards, impacts to peak energy usage periods would be minimized, and impacts on statewide and regional energy needs would be reduced. All development is required to comply with the adopted California Energy Code (Code of Regulations, Title 24 Part 6) and the California Green (CalGreen) Building Standards (included as a condition approval and is a standard requirement of any development project in the County). Thus, operation of the Project would not use large amounts of energy or fuel in a wasteful manner, and no new operational energy impacts would occur.

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

No New Impact. The State of California has established a comprehensive framework for the use of efficient energy. This occurs through the implementation of the Clean Energy and Pollution Reduction Act of 2015 (SB 350), Title 24 Energy Efficiency Standards, and the California Green (CalGreen) Building Standards. The proposed Project would comply with existing regulations as ensured through the County’s permitting process. Thus, construction and operation of the proposed Project would not conflict with or obstruct State or local plans for energy efficiency or renewable energy, and no new impacts would occur.

Conditions of Approval Mitigation Measures

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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CalGreen Compliance: The Project is required to comply with the CalGreen Building Code as included in the County's Municipal Code to ensure efficient use of energy. CalGreen specifications are required to be incorporated into building plans as a condition of building permit approval.

Mitigation Measures

EIR No. 404 Mitigation Measures

No mitigation measures related to energy were included in EIR No. 404.

Proposed Project Mitigation Measures

No new impacts nor substantially more severe energy related impacts would result from the proposed Project; therefore, no new mitigation measures are required for energy.

Conclusion for Energy:

Consistent with the determination of EIR No. 404, impacts related to energy consumption from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding energy consumption. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

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): Geotechnical Update Report, prepared by Leighton and Associates, Inc. (Leighton 2019) (Appendix F), California Geological Survey Earthquake Zones of Required Investigation, Accessed: <https://maps.conservation.ca.gov/cgs/EQZApp/App/>

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 determined that the Specific Plan area does not include or adjacent to an Alquist-Priolo earthquake fault zone. However, an active fault is located in Planning Areas 6, 7, and 8, which includes

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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a restricted use zone. EIR No. 404 did not identify any faults within Planning Area 9. In response to the fault hazards in the Specific Plan, EIR No. 404 included mitigation that requires geotechnical reports for development projects to provide for seismic safety and mitigation that requires only non-habitable structures near faults. EIR No. 404 determined that with implementation of mitigation measures, impacts related to fault hazards would be less than significant.

Summary of Impacts with the proposed Project:

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?

No New Impact. The Project site is not located within an Alquist-Priolo Earthquake Fault zone (Leighton 2019). The closest Alquist-Priolo Earthquake Fault zone is the Murrieta Fault zone that is located approximately 3 miles of the Project site (GPI 2018). In addition, as described by EIR No. 404 no identified faults are located within Planning Area 9. As a result, no impacts related to a rupture of a known earthquake fault would not occur from implementation of the proposed Project.

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,” Geotechnical Update Report, prepared by Leighton and Associates, Inc. (Leighton 2019) (Appendix F)

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 described that the most southern and northwestern portion of the Specific Plan area is are identified as liquefaction hazard areas. However, due to the re-fill and compaction techniques proposed, the likelihood of liquefaction was determined to be low. However, the EIR included mitigation to require the submission of a geologic report to assess liquefaction hazards.

Summary of Impacts with the proposed Project:

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

No New Impact. Liquefaction occurs when vibrations or water pressure causes soil particles to lose its friction properties. As a result, soil behaves like a liquid, has an inability to support weight, and can flow down very gentle slopes. This condition is usually temporary and is most often caused by an earthquake vibrating water-saturated fill or unconsolidated soil. However, effects of liquefaction can include sand boils, settlement, and structural foundation failures. Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands in areas where the groundwater table is within approximately 50 feet below ground surface.

The Geotechnical Update Report determined that there is a low liquefaction susceptibility potential at the Project site due to the presence of dense/stiff subsurface soils and the lack of shallow groundwater (Leighton 2019). The report also determined that, based on groundwater data of a nearby well, groundwater is in excess of 100 feet below current ground surface elevations (Leighton 2019).

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Additionally, all structures built in the County are required to be developed in compliance with the CBC (California Code of Regulations, Title 24, Part 2), which is adopted as Chapter 16.08 of the County's Municipal Code. Compliance with the CBC would require proper construction of building footings and foundations so that it would withstand the effects of potential ground movement, including liquefaction.

The Riverside County Department of Building and Safety reviews structural plans and geotechnical data prior to issuance of a grading permit and conducts inspections during construction, which would ensure that all required CBC measures are incorporated. Compliance with the CBC as verified by the County's review process would ensure that impacts related to liquefaction are less than significant. Therefore, no new impacts would occur

13. Ground-shaking Zone

- a. Be subject to strong seismic ground shaking?

Source(s): Geotechnical Update Report, prepared by Leighton and Associates, Inc. (Leighton 2019) (Appendix F)

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 described that the potentially active fault zones are located throughout the region and ground shaking as a result of movement along the active fault zones could result in damage to proposed structures. EIR No. 404 determined that construction in accordance with the building code, which requires sufficient calculated factors of safety to resist seismically induced failure, would minimize potential damage from seismic activity to a less than significant level. Therefore, EIR No. 404 included mitigation that requires seismic measures as recommended by the detailed geological investigation be identified on grading plans and implemented to the satisfaction of the County Geologist.

Summary of Impacts with the proposed Project:

a) Be subject to strong seismic ground shaking?

No New Impact. The Project area, like most of southern California, could be subject to seismically related strong ground shaking. Ground shaking is a major cause of structural damage from earthquakes. The amount of motion expected at a building site can vary from none to forceful depending upon the distance to the fault, the magnitude of the earthquake, and the local geology.

The Project site is located approximately 3 miles from the Murrieta Fault zone. A major earthquake along this fault or another regional fault could cause substantial seismic ground shaking at the site. However, structures built in the County are required to be built in compliance with the CBC (California Code of Regulations, Title 24, Part 2) that provides provisions for earthquake safety based on factors including building occupancy type, the types of soils onsite, and the probable strength of ground motion. Compliance with the CBC would require the incorporation of: 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structure so that it would withstand the effects of strong ground shaking.

The Riverside County Department of Building and Safety permitting process would ensure that all required CBC seismic safety measures are incorporated into the building. Compliance with the CBC as verified by the County's review process, would reduce impacts related to strong seismic ground shaking

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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to a less than significant level. Overall, impacts related to strong seismic ground shaking would be less than significant with implementation of CBC requirements, and no new impacts would occur.

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): Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope”; Southwest Area Plan Figure 14, Steep Slopes; Geotechnical Update Report, prepared by Leighton and Associates, Inc. (Leighton 2019) (Appendix F)

Summary of Impacts with the Specific Plan:

EIR No. 404 described that no landslides are known to exist on the site, and according to the geotechnical reconnaissance, the potential for landslides is remote due to the crystalline nature of the bedrock complex onsite. Therefore, impacts were determined to be less than significant.

Impacts Associated with the proposed Project:

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?

No New Impact. Landslides are the downhill movement of masses of earth and rock, and are often associated with earthquakes; but other factors, such as the slope, moisture content of the soil, composition of the subsurface geology, heavy rains, and improper grading can influence the occurrence of landslides. The Geotechnical Update Report determined there is no indication of landslides, slumps, rock fall hazard, debris flow or slope instability of the slopes surrounding the Project site (Leighton 2019). In addition, the report found the adjacent slopes are weathered and locally eroded. The stability of the surrounding cut and fill slopes have been determined to be stable (Leighton 2019). Furthermore, the Project area is identified as an area having a low to locally moderate susceptibility to seismically induced landslides and rockfalls on the Southwest Area Plan Figure 14, Slope Instability. Therefore, no new impacts related to landslides would occur from implementation of the proposed Project.

15. Ground Subsidence

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

Source(s): Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” Geotechnical Update Report, prepared by Leighton and Associates, Inc. (Leighton 2019) (Appendix F)

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 analyzed potential of the Specific Plan to result in impacts related to ground rupture and shallow ground cracking related to subsidence, and determined that impacts would be less than significant.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Summary of Impacts with the proposed Project:

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?

No New Impact. Subsidence is a general lowering of the ground surface over a large area that is generally attributed to lowering of the ground water levels within a groundwater basin. Localized or focal subsidence or settlement of the ground can occur as a result of earthquake motion in an area where groundwater in a basin is lowered. The Project site is located within a susceptible subsidence hazard zone as shown on Riverside County Hazard Maps. However, due to the shallow bedrock underlying the site, the geotechnical report determined the potential for differential subsidence and ground fissuring on this site to be very low (Leighton 2019). Furthermore, groundwater extraction is managed by groundwater management plans, which limits the allowable withdrawal of water. Therefore, no new impacts related to subsidence would occur.

In addition, compliance with the California Building Code is a standard practice and would be required by the Riverside County Department of Building and Safety, as implemented as a condition of approval. Therefore, compliance with the requirements of the CBC as part of the building plan check and development review process, would ensure that no new impacts would occur.

16. Other Geologic Hazards

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

Source(s): Geotechnical Update Report, prepared by Leighton and Associates, Inc. (Leighton 2019) (Appendix F)

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 determined that seiche hazards related to Lake Skinner Reservoir are unlikely because it is located 3 miles from the Specific Plan Area. EIR No. 404 did not identify any other geologic hazards, such as mudflow or volcanic hazard.

Summary of Impacts with the proposed Project:

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

No New Impact. A seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. As described in EIR No. 404, Lake Skinner is 3 miles from the Project area; thus, inundation is unlikely, and no new impacts related to seiche would occur from the Project.

A mudflow is an earthflow consisting of material that is wet enough to flow rapidly and typically occurs in small, steep stream channels. The Project site and the adjacent parcels are flat. The site does not contain steep slopes and is not adjacent to any steep slopes that could be subject to a mudflow. Therefore, the proposed Project would not be subject to a mudflow, and no new impacts would occur.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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In addition, there are no known volcanoes in the Project region. Thus, impacts related to volcanic hazards would not occur. Overall, the proposed Project would not result in impacts related to seiche, mudflow, or volcanic hazards, and no new impacts would occur.

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): Geotechnical Update Report, prepared by Leighton and Associates, Inc. (Leighton 2019) (Appendix F)

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 determined that the proposed Specific Plan was designed to locate development in the areas with elevations of 1,380 or less, while preserving significant topographic features in open space. Grading would encroach into isolated, small slopes with a gradient greater than 25 percent throughout the Specific Plan area, however, this encroachment is limited and would not be regarded as significant.

The EIR also described that the Project would result in the creation of manufactured slopes throughout the development area. Manufactured slopes are generally less than 30 feet but can range up to approximately 50 feet in height. Recontouring and landscaping of manufactured slopes would be required to mitigate the potential for impacts to landform and topography. EIR No 404 included mitigation related to slope stability and height of manufactured slopes, listed below, which were determined to reduce impacts to a less than significant level.

Summary of Impacts with the proposed Project:

a) Change topography or ground surface relief features?

No New Impact. According to the Geotechnical Update Report, the Project site is generally flat and the stability of the surrounding cut and fill slopes are stable under both static and pseudo static conditions (Leighton 2019). The proposed Project would include cut and fill grading activities that involve cuts up to 6 feet on the eastern side of the site and fills up to 24 feet in height on the western portion of the site (Leighton 2019). As required by the County, the Geotechnical Update Report provides recommendations to ensure stability of graded areas pursuant to the CBC, which would reduce potential impacts to a less than significant level. In addition, the EIR No. 404 mitigation measures related to slope stability and height of manufactured slopes, as listed below, would also reduce potential impacts. Therefore, the proposed Project would not result in a new impact related to the change of topography or ground surface relief features.

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

No New Impact. As described in the previous response, the proposed Project would include cut and fill grading activities that involve cuts up to 6 feet on the eastern side of the site and fills up to 24 feet in height on the western portion of the site (Leighton 2019). These would not create cut or fill slopes greater than 2:1. As required by the County, the Project would be implemented in compliance with the

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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CBC, which would be ensured through the County permitting process and would reduce potential impacts to a less than significant level. In addition, the EIR No. 404 mitigation measures related to slope stability and height of manufactured slopes, as listed below, would also reduce potential impacts. Thus, no new impact related to cut or fill slopes greater than 2:1 or higher than 10 feet would occur from the proposed Project

c) Result in grading that affects or negates subsurface sewage disposal systems?

No New Impact. The Project site is vacant and undeveloped. The Project includes installation of a sewer system that would connect to the existing system in the surrounding roadways. The installation and grading of the site would be completed pursuant to the County’s required specifications for sewer installation such that the Project would not negate the use of the sewage disposal systems. Therefore, no new impacts would occur.

18. Soils

a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report; Geotechnical Update Report, prepared by Leighton and Associates, Inc. (Leighton 2019) (Appendix F)

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 identified that soils within the Specific Plan area have very low to medium erosion susceptibility and mitigation measures were included to reduce impacts related to soil erosion and the loss of topsoil to a less than significant level.

EIR No. 404 also describes that soils with shrink-swell potential are limited within the Specific Plan area; but that there may be some areas that will be affected after periods of extended rainfall. Therefore, in developing these areas, high shrink/swell potential soils shall be excavated prior to building, then recompacted in conformance with standard grading and building practices. No significant impacts were anticipated as a result of high shrink/swell potential soils on-site.

Summary of Impacts with the proposed Project:

a) Result in substantial soil erosion or the loss of topsoil?

No New Impact. Construction of the proposed Project has the potential to contribute to soil erosion and the loss of topsoil. Grading activities that would be required for the Project would expose and loosen topsoil, which could be eroded by wind or water. However, the County’s Municipal Code Chapter 13.12, Article 2 Stormwater Management and Discharge Controls implement the requirements of the California

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Regional Water Quality Control Board, Riverside County (RWQCB) National Pollutant Discharge Elimination System (NPDES) Storm Water Permit Order No. R8-2010-0033 (MS4 Permit) establishes minimum stormwater management requirements and controls that are required to be implemented for the Project.

To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by these County and RWQCB regulations to be developed by a QSD (Qualified SWPPP Developer), which would be implemented by conditions of approval. The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and the loss of topsoil, and provide erosion control BMPs to reduce or eliminate the erosion and loss of topsoil. Erosion control BMPs include use of: silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. With compliance with the County's Municipal Code stormwater management requirements, RWQCB SWPPP requirements, and installation of BMPs, which would be implemented by the County's project review by the Department of Building and Safety, construction impacts related to erosion and loss of topsoil would be less than significant.

The proposed Project includes installation of landscaping adjacent to the proposed building, roadways, and throughout the parking areas. With this landscaping, areas of loose topsoil that could erode by wind or water, would not exist upon operation of the proposed Project. In addition, as described in Section 25, Hydrology and Water Quality, the hydrologic features of the proposed Project have been designed to slow, filter, and retain stormwater within landscaping and the two biofiltration basins on the site, which would also reduce the potential for stormwater to erode topsoil. Furthermore, implementation of the Project requires County approval of a Water Quality Management Plan (WQMP), which would ensure that RWQCB requirements and appropriate operational BMPs would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur. As a result, with implementation of existing requirements, no new impacts related to substantial soil erosion or loss of topsoil would occur.

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?

No New Impact. Expansive soils contain significant amounts of clay particles that swell when wet and shrink when dry. Foundations constructed on expansive soils are subjected to forces caused by the swelling and shrinkage of the soils. Without proper measures taken, heaving and cracking of both building foundations and slabs-on-grade could result.

The Geotechnical Update Report prepared for the Project conducted soils testing, which determined that onsite soils have a low to very low expansion index (Leighton 2019). In addition, as described above, compliance with the CBC is a standard County practice and is included as a condition of approval. Therefore, compliance with the requirements of the CBC as part of the building plan check and development review process, would ensure that expansive soil related impacts would be less than significant, and no new impact would occur.

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?

No New Impact. The proposed Project would install new onsite sewer laterals that would connect to existing off-site sewers, and would not use septic tanks or alternative wastewater disposal systems. As a result, no new impacts related to septic tanks or alternative waste water disposal systems would not occur from implementation of the proposed Project.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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19. Wind Erosion and Blowsand from project either on or off site.

a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source(s): Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484; Geotechnical Update Report, prepared by Leighton and Associates, Inc. (Leighton 2019) (Appendix F)

Summary of Impacts with the Approved Specific Plan

EIR No. 404 determined the Specific Plan area was not located in an area subject to high levels of wind erosion or blowsand and impacts related to blowsand were determined to be less than significant. Mitigation was not required.

Summary of Impacts with the proposed Project:

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

No New Impact. Like the majority of the County, the Project site is identified by the General Plan Safety Element Figure S-8 as having a moderate wind erosion susceptibility. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads that are covered by the CBC. In addition, as described above, the proposed Project includes installation of landscaping adjacent to the proposed building, roadways, and throughout the parking areas. With this landscaping, areas of loose topsoil that could erode by wind, would not exist upon operation of the proposed Project. As described previously, the proposed Project would be developed in compliance with CBC regulations (included as condition of approval), which would be verified by the County Department of Building and Safety prior to approval of building permits. Therefore, the Project would not result in an increase in wind erosion and blow sand, either on or off site, and impacts would not occur.

Conditions of Approval

CBC Compliance. The Project is required to comply with the California Building Standards Code as included in the County's Municipal Code Chapter 16.08 to preclude significant adverse effects associated with seismic and soils hazards. CBC related and geologist and/or civil engineer specifications for the proposed Project are required to be incorporated into grading plans and building specifications as a condition of construction permit approval.

Comply with NPDES. Since this Project is one acre or more, the permit holder shall comply with all of the applicable requirements of the National Pollutant Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

NPDES/SWPPP. Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of submitting a Notice of Intent (NOI), develop and implement a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Mitigation Measures

EIR No. 404 Mitigation Measures:

- MM GEO-1:** Detailed geologist's reports shall be submitted in compliance with the requirements of Riverside County Ordinances and will be conducted prior to tract map approval. The report(s) will evaluate: (a) underlying soil conditions; (b) liquefaction potentials; (c) fault verification; and (d) site specific seismic parameters and building requirements. **(Implemented through preparation of the Geotechnical Update Report, included as Appendix F)**
- MM GEO-2:** Required measures as recommended by the detailed geological investigation shall be identified on grading plans and implemented to the satisfaction of the County Geologist. **(Applicable to the Project)**
- MM GEO-3:** All final subdivision maps will indicate that the proposed Project lies within the potential dam inundation area of Lake Skinner. Because a portion of the Project is located in a dam inundation area, coordination between the applicant and the County Disaster Preparedness Office shall be required to establish emergency evacuation routes, as necessary. This coordination and establishment of evacuation routes shall occur prior to tentative tract map approval. Prospective home buyers or land purchasers within affected planning areas shall receive written notice of the potential dam inundation and respective evacuation routes within these planning areas. **(Not applicable to the Project, which is not within the Lake Skinner inundation area)**
- MM GEO-4:** No structures designed for human occupancy (2,000 person hours per year) are allowed within the building setback zones designated for the active fault located in the vicinity of Planning Areas 6, 7, and 8. **(Not applicable to the Project, which is located in Planning Area 9)**
- MM GEO-5:** Due to the large number of non-active faults and faultlets within the property, it is recommended that all cut pads exposing these features be over-excavated approximately four feet to provide a compacted fill blanket under the proposed foundations. **(Implemented as included by the Geotechnical Update Report, provided as Appendix F)**
- MM GEO-6:** Where cut and fill slopes are created higher than three feet, detailed Landscaping and Irrigation Plans shall be submitted to the Planning Department prior to Grading Plan approval. The plans shall be reviewed for type and density of ground cover, shrubs, and trees. **(Applicable to the Project)**
- MM GEO-7:** All streets shall have a gradient not to exceed 15-percent. **(Applicable to the Project)**
- MM GEO-8:** Slopes steeper than 2:1 or higher than ten feet are allowed provided they are recommended to be safe in the slope stability report prepared by the soils engineer or engineering geologist. All slopes shall be landscaped per County Ordinance 457. The slope stability report shall also contain recommendations for landscaping and erosion control. The Uniform Building Code, County Ordinance No. 457, and all other relevant laws, rules and regulations governing grading in Riverside County shall be observed. **(Applicable to the Project)**
- MM GEO-9:** Prior to development within any planning area of the Specific Plan, an overall Conceptual Grading Plan for the planning area in process shall be submitted for Planning

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Department approval. The Grading Plan for each planning area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that planning area, and shall include: 1) techniques employed to prevent erosion and sedimentation during and after the grading process; 2) approximate time frames for grading; 3) identification of areas which may be graded during high probability rain months (January through March); and 4) preliminary pad and roadway elevations. Grading on the Project site shall conform to County regulations first, then to the Conceptual Grading Plan. **(Applicable to the Project)**

- MM GEO-10:** All grading procedures shall be in compliance with the Riverside County Grading Standards including requirements for erosion control during rainy months. **(Applicable to the Project)**
- MM GEO-11:** Prior to any grading activities, a soils report and geotechnical study will be performed to further analyze on-site soil conditions and slope stability and will include the appropriate measures to control erosion and dust as mentioned in Mitigation Measure GEO-1. **(Applicable to the Project)**
- MM GEO-12:** Potential brow ditches, terrace drains or other minor swales, determined necessary by the County of Riverside at future stages of Project review, shall be lined with natural erosion control materials or concrete. **(Applicable to the Project)**
- MM GEO-13:** Graded, but undeveloped land shall be maintained weed-free and planted with interim landscaping within 90 days of completion of grading, unless building permits are obtained. **(Applicable to the Project)**
- MM GEO-14:** On-site water wells shall be further investigated as a source of deep aquifer groundwater.
- MM GEO-15:** Planting of developed land shall comply with the National Pollutant Discharge Elimination System (NPDES) Best Management Practices Construction Handbook Section 6.2. **(Applicable to the Project)**

Proposed Project Mitigation Measures:

The applicable mitigation measures from EIR No. 404, as listed above, would be applied to the proposed Project.

No new impacts nor substantially more severe geology and soils related impacts would result from the proposed Project; therefore, no new mitigation measures are required for geology and soils.

Conclusion for Geology and Soils

Consistent with the determination of EIR No. 404, impacts related to geology and soils from implementation of the proposed Project would be less than significant with implementation of the same mitigation measures and compliance with existing regulations. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding geology and soils. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

GREENHOUSE GAS EMISSIONS Would the project:

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

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials; Greenhouse Gas Analysis, prepared by Urban Crossroads, 2019 (Urban 2019c) (Appendix G)

Summary of Impacts with the Approved Specific Plan

Greenhouse gas emissions impacts were not analyzed in EIR No. 404 because CEQA criteria and thresholds for analyzing greenhouse gas emissions did not exist in 2000 at the time the EIR was prepared.

Summary of Impacts with the proposed Project:

Although thresholds for greenhouse gas emission (GHG) impacts were not developed, GHGs were a known potential impact. Development of the approved commercial land used in Planning Area 9 of the Specific Plan would have resulted in GHG emissions even if it was not specifically analyzed. The following analysis conservatively compares the proposed Project’s potential GHG impacts to existing conditions.

Thresholds

The analysis methodologies from SCAQMD are used in evaluating potential impacts related to GHG from implementation of the proposed Project. SCAQMD does not have approved thresholds; however, does have draft thresholds that provides a tiered approach to evaluate GHG impacts. The current interim thresholds consist of the following:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the project is consistent with a GHG reduction plan. If a project is consistent with a qualifying local GHG reduction plan, it does not have significant GHG emissions.
- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project’s construction emissions are averaged over 30 years and are added to the project’s operational emissions. If a project’s emissions are below

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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one of the following screening thresholds, then the project is less than significant:

- o Residential and Commercial land use: 3,000 MTCO₂e per year
- o Industrial land use: 10,000 MTCO₂e per year
- o Based on land use type: residential: 3,500 MTCO₂e per year; commercial: 1,400 MTCO₂e per year; or mixed use: 3,000 MTCO₂e per year
- o Tier 4 has the following options:
 - o Option 1: Reduce BAU emissions by a certain percentage; this percentage is currently undefined.
 - o Option 2: Early implementation of applicable AB 32 Scoping Plan measures
 - o Option 3, 2020 target for service populations (SP), which includes residents and employee: 4.8 MTCO₂e/SP/year for projects and 6.6 MTCO₂e/SP/year for plans;
 - o Option 3, 2035 target: 3.0 MTCO₂e/SP/year for projects and 4.1 MTCO₂e/SP/year
- o Tier 5 involves mitigation offsets to achieve target significance threshold.

In addition, SCAQMD methodology for project’s construction are to average them over 30-years and then add them to the project’s operational emissions to determine if the project would exceed the screening values listed above (Urban 2019c).

Climate Action Plan

The County of Riverside adopted the CAP in December 8, 2015. The CAP was designed under the premise that Riverside County’s emission reduction efforts should coordinate with the state strategies of reducing emissions in order to accomplish these reductions in an efficient and cost-effective manner. Additionally, the Project is required to comply with CAP Measure R2-E10 which would require the Project to offset its energy demands by 20 percent. To determine whether the Project is significant, the County of Riverside uses the conservative SCAQMD Tier 3 threshold of 3,000 MTCO₂e per year (Urban 2019c).

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

No New Impact. Construction activities produce combustion emissions from various sources, such as site excavation, grading, utility engines, heavy-duty construction vehicles onsite, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew. Exhaust emissions from onsite construction activities would vary daily as construction activity levels change.

In addition, operation of the proposed furniture warehouse would result in area and indirect sources of operational GHG emissions that would primarily result from vehicle trips, electricity and natural gas consumption, water transport (the energy used to pump water), and solid waste generation. GHG emissions from electricity consumed by the building would be generated off-site by fuel combustion at the electricity provider. GHG emissions from water transport are also indirect emissions resulting from the energy required to transport water from its source.

The estimated operational GHG emissions that would be generated from implementation of the proposed Project are shown in Table GHG-1. Additionally, in accordance with SCAQMD recommendation, the Project’s amortized construction related GHG emissions are added to the operational emissions estimate in order to determine the Project’s total annual GHG emissions.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Table GHG-1: Greenhouse Gas Emissions

Emission Source	Emissions (metric tons per year)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ e
Annual construction-related emissions amortized over 30 years	50.87	0.01	0.00	51.03
Area	0.03	7.00E-05	0.00	0.03
Energy	347.30	0.01	3.35E-03	348.64
Mobile Sources (Passenger Cars)	777.50	0.02	0.00	778.07
Mobile Sources (Trucks)	940.13	0.05	0.00	941.37
On-site Equipment	101.67	0.03	0.00	102.49
Waste	88.51	5.23	0.00	219.27
Water Usage	356.10	2.58	0.06	439.43
Total CO₂e (All Sources)	2,880.33			
Screening Threshold (CO₂e)	3,000			
Threshold Exceeded?	No			

Source: Urban Crossroads, 2019.

As shown on Table GHG-1, the Project would result in approximately 1,160.88 MTCO₂e per year from construction, area, energy, waste, and water usage. In addition, the Project has the potential to result in an additional 1,719.45 MTCO₂e per year from mobile sources if the assumption is made that all of the vehicle trips to and from the Project are “new” trips resulting from the development of the Project. Overall, the Project has the potential to generate a total of approximately 2,880.33 MTCO₂e per year. The proposed Project would not exceed the County’s screening threshold of 3,000 MTCO₂e per year (Urban 2019c). Since the Project is proposing development that is consistent with the Specific Plan and EIR No. 404, GHG emissions would not increase from those of the land uses analyzed in EIR No. 404. Therefore, impacts related to greenhouse gas emissions would be less than significant, and no new impact would occur.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No New Impact. The proposed Project would result in development of a furniture store warehouse. The design of the building would comply with state and federal programs that are designed to be energy efficient. The proposed Project would comply with all mandatory measures under the California Title 24, California Energy Code, and the CALGreen Code, which would provide efficient energy and water consumption.

In addition, the CARB Scoping Plan provides strategies to reduce GHG emissions that are applicable to the proposed Project. Emissions from vehicles, which are the main source of operational GHG emissions associated with the Project (as shown in Table GHG-1), would be reduced through implementation of the state and federal fuel and vehicle emission standards. In addition, the Project would be consistent with the County’s CAP, and would not exceed the screening threshold, as shown in Table GHG-1. Since the Project is proposing development that is consistent with the Specific Plan and EIR No. 404, GHG emissions would not increase from those of the land uses analyzed in EIR No. 404. Additionally, the Project is required to comply with CAP Measure R2-E10, which requires that if any tentative tract map, plot plan, or conditional use permit that proposes to add more than 75 new dwelling units of residential development or one or more new building totaling more than 100,000 gross square feet of commercial, office, industrial or manufacturing development the project would be required

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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to offset its energy demands by 20 percent. This could be accomplished through the provision of onsite renewable energy. As further discussed in Section 22, Project site is identified as within Zone C in the French Valley Airport Land Use Compatibility Plan (ALUCP). The ALUCP restricts hazards to flight (such as tall objects, visual hazards, and electronic forms of interference with the safety of aircraft operations). In addition, an airspace review is required for any objects exceeding 1,382 feet above mean sea level in height. The Project building's roof elevation would be 1,228 feet (more than 100 feet below the elevation required for airspace review). In April 2019, the Project was reviewed for consistency with the ALUCP by the Riverside County Airport Land Use Commission (ALUC). ALUC determined the Project would be consistent with the ALUCP, subject to conditions of approval, which are listed below in Section 22. The placement and feasibility of solar panels cannot be determined until final building design and engineering, including whether rooftop solar panels are feasible. Per ALUCP conditions of approval, if the Project were to propose solar rooftop panels, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by ALUC and Riverside County Economic Development Agency as owner and operator of French Valley Airport.

Pursuant to CAP Measure R2-E6, a 20 percent offset of energy demand could also be accomplished through the purchased energy offset program through the South Coast Air Quality Management District (SCAQMD), Southern California Edison (SCE) or others that will allow for the purchase of electricity generated from renewable energy resources offsite. Purchased energy offsets (or a combination of incorporated renewables and purchased offsets) should equal 20% of the total projected energy consumption. Through the incorporation of energy reducing measures and implemented through conditions of approval, the proposed Project would be in compliance with CAP Measure R2-E10. Overall, implementation of the proposed Project would not conflict with existing plans, policies, and regulations adopted for the purpose of reducing the emissions of greenhouse gas, and no new impact would occur.

Conditions of Approval

CALGreen Code: Listed previously in Section 10.
Climate Action Plan: Comply with CAP Measure R2-E10.

Mitigation Measures

EIR No. 404 Mitigation Measures:

No mitigation measures related to greenhouse gas emissions were included in EIR No. 404.

Proposed Project Mitigation Measures:

No new impacts nor substantially more severe greenhouses gas related impacts would result from the proposed Project; therefore, no new mitigation measures are required for greenhouse gas emissions.

Conclusion for Greenhouse Gas Emissions

Impacts related to greenhouse gas emissions from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding greenhouse gas emissions. There have

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (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): California Department of Toxic Substances Control, EnviroStor, Accessed April 2019 (EnviroStor2019), Accessed: <https://www.envirostor.dtsc.ca.gov/public/>

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 analyzed the potential impacts related to toxic substances and disaster preparedness and described that it is not anticipated that future tenants of the Specific Plan area would generate substantial amounts of toxic substances. Mitigation was incorporated, as listed below, to reduce potential impacts to a less than significant level.

Summary of Impacts with the proposed Project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No New Impact. A hazardous material is typically defined as any material that due to its quantity, concentration, or physical or chemical characteristics, poses a significant potential hazard to human health and safety or the environment if released. Hazardous materials may include, but are not limited to hazardous substances, hazardous wastes, and any material that would be harmful if released.

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There are multiple state and local laws that regulate the storage, use, and disposal of hazardous materials. The Riverside County Department of Environmental Health Hazardous Materials Branch is the local administrative agency that coordinates regulatory programs that regulate use, storage, and handling of hazardous materials.

Construction

Construction activities for the proposed Project would involve transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking. In addition, hazardous materials would be used for fueling and serving construction equipment onsite. These types of hazardous materials used during construction are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by existing state and federal laws that the Project is required to strictly adhere to. As a result, the routine transport, use or disposal of hazardous materials during construction activities for the proposed Project would be less than significant, and no new impact would occur.

Operation

The proposed Project would operate a furniture warehouse and showroom, which generally use limited hazardous materials, such as: cleaning agents, paints, pesticides, batteries, and aerosol cans. Normal routine use of these products would not result in a significant hazard to residents or workers in the vicinity of the Project.

In addition, should any future business that occupies the proposed building handle acutely hazardous materials (as defined in Section 25500 of California Health and Safety Code, Division 20, Chapter 6.95) the business would require a permit from the Riverside County Department of Environmental Health Hazardous Materials Branch. Such businesses are also required to comply with California's Hazardous Materials Release Response Plans and Inventory Law, which requires immediate reporting to the County Hazardous Materials Branch and the State Office of Emergency Services regarding any release or threatened release of a hazardous material, regardless of the amount handled by the business. In addition, any business handling at any one time, greater than 500 pounds of solid, 55 gallons of liquid, or 200 cubic feet of gaseous hazardous material, is required, under Assembly Bill 2185 (AB 2185), to file a Hazardous Materials Business Emergency Plan with the County. A Hazardous Materials Business Emergency Plan is a written set of procedures and information created to help minimize the effects and extent of a release or threatened release of a hazardous material. The intent of the Hazardous Materials Business Emergency Plan is to satisfy federal and state right-to-know laws and to provide detailed information for use by emergency responders.

Therefore, if future businesses that use or store hazardous materials occupy the proposed building, the business owners and operators would be required to comply with all applicable federal, state, and local regulations, as permitted by the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage, and disposal of hazardous substances. Overall, operation of the proposed Project would not result in a new impact related to the routine transport, use, or disposal of hazardous materials.

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?

No New Impact.

Construction

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As described above, construction of the proposed Project would involve the limited use and disposal of hazardous materials. Equipment that would be used in construction of the Project has the potential to release gas, oils, greases, solvents; and spills of paint and other finishing substances. However, the amount of hazardous materials onsite would be limited, and construction activities would be required to adhere to all applicable regulations regarding hazardous materials storage and handling, as well as to implement construction BMPs (through implementation of a required SWPPP implemented by County conditions of approval) to prevent a hazardous materials release and to promptly contain and clean up any spills, which would minimize the potential for harmful exposures. With compliance to existing laws and regulations, which is mandated by the County through construction permitting, the Project's construction-related impacts would be less than significant, and no new impact would occur.

Operation

The proposed furniture warehouse and showroom uses would utilize and store small quantities of hazardous materials such as household cleaners, solvents, paints, and pesticides. These types of hazardous materials are not acutely hazardous and regulated by existing laws that have been implemented to reduce risks related to the use of these substances. Similarly, should any future business that occupies the approved or proposed building handle acutely hazardous materials, it would be required to file a Hazardous Materials Business Plan and receive a permit from the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage, and disposal of hazardous substances. As a result, operation of the proposed Project would not create a reasonably foreseeable upset and accident condition involving the release of hazardous materials into the environment, and no new impact would occur.

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

No New Impact. The County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan (2012) that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters. The proposed Project would operate a furniture warehouse and showroom that would be permitted and approved in compliance with existing safety regulations, such as the CBC and California Fire Code to ensure that it would not conflict with implementation of the Multi-Jurisdictional Local Hazard Mitigation Plan.

Construction

The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site and would not restrict access of emergency vehicles to the Project site or adjacent areas. During construction of the Project driveways along Calistoga Drive and Commerce Court, the roadways would remain open to ensure adequate emergency access to the Project area and vicinity, and new impacts related to interference with an adopted emergency response of evacuation plan during construction activities would not occur.

Operation

Operation of the proposed Project would also not result in a physical interference with an emergency response evacuation. Direct access to the Project site would be provided from Calistoga Drive and Commerce Court which are adjacent to the Project site. The Project is also required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the County Municipal Code and the Riverside County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in the International Fire Code and Section 503 of the California Fire Code (Title 24,

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California Code of Regulations, Part 9. As a result, the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and no new impacts would occur.

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

No New Impact. The closest schools to the Project site include the Nicolas Valley Elementary School that is located 0.29 mile from the Project site. As described previously, the use of hazardous materials related to the proposed furniture warehouse and related furniture showroom uses would be limited and used and disposed of in compliance with federal, state, and local regulations, which would reduce the potential of accidental release into the environment.

Furthermore, the emissions that would be generated from construction and operation of the proposed Project were evaluated in the air quality analysis presented in Section 3, and the emissions generated from the proposed Project would not cause or contribute to an exceedance of the federal or state air quality standards. Thus, the proposed Project would not emit hazardous or handle acutely hazardous materials, substances, or waste within one-quarter mile of school, and no new impacts would occur.

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?

No New Impact. The California Department of Toxic Substances Control's EnviroStor is the Department's data management system for tracking cleanup, permitting, enforcement, and investigation efforts for hazardous waste facilities and sites with known contamination or sites where there may be reasons to investigate further. A search of Project area was conducted to determine if the Project site or any nearby properties are identified as having hazardous materials. The search determined that the Project site is not located on or near by a site which is included on a list of hazardous materials sites (EnviroStor 2019). As a result, impacts related to hazards from being located on or adjacent to a hazardous materials site would not occur from implementation of the proposed Project, and no new impacts would occur.

22. Airports				
a. Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two (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 type="checkbox"/>	<input checked="" type="checkbox"/>
d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Source(s): Riverside County General Plan Figure S-20 “Airport Locations”; Southwest Area Plan Figure 4 Southwest Area Plan Proposed Overlays and Policy Areas; Riverside County Airport Land Use Compatibility Plan Policy Document, French Valley Airport, January 2012, Available at: <http://www.rcaluc.org/Plans/New-Compatibility-Plan>; County of Riverside Airport Land Use Commission Review, Case Number ZAP1088FV19.

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 describes that the French Valley Airport is located slightly more than one-half mile north of the Specific Plan area and that the Specific Plan area is located within the Airport Influence area of the 1996 French Valley Airport Comprehensive Land Use Plan. In addition, the EIR describes that all implementing projects within the Specific Plan will be required to grant the County of Riverside aviation easements prior to final development approval.

Summary of Impacts with the proposed Project:

a) Result in an inconsistency with an Airport Master Plan?

No New Impact. The Project site is identified as within Zone C in the French Valley Airport Land Use Compatibility Plan (ALUCP). The ALUCP restricts the number of people within Zone C to an average of 80 people per acre; with no more than 1 person per 200 square feet of office space, 1 person per 170 square feet of showroom area, and 1 person per 500 square feet of warehouse space. In addition, highly noise-sensitive outdoor nonresidential uses and hazards to flight (such as tall objects, visual hazards, and electronic forms of interference with the safety of aircraft operations). In addition, an airspace review is required for any objects exceeding 1,382 feet above mean sea level in height. The Project building’s roof elevation would be 1,228 feet (more than 100 feet below the elevation required for airspace review).

In April 2019, the Project was reviewed for consistency with the ALUCP by the Riverside County Airport Land Use Commission (ALUC). ALUC determined the Project would be consistent with the ALUCP, subject to conditions of approval, which are listed below. With implementation of these conditions, no new impacts related to an inconsistency with an Airport Master Plan would occur.

b) Require review by the Airport Land Use Commission?

No New Impact. As described in the previous response, the Project has been reviewed for consistency with the ALUCP by the Riverside County ALUC. ALUC determined the Project would be consistent with the ALUCP, subject to the conditions of approval included below. These conditions would apply to any similar project located within Zone C and therefore are not deemed to be project-specific mitigation under CEQA. With implementation of these conditions, no new impacts related review by the airport land use commission would occur.

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?

No New Impact. The French Valley Airport is less than one mile to the northwest of the Project site. As described above, the Project site is identified as within zone C. The Project has been reviewed by the Riverside County ALUC, which determined the Project would be consistent with the ALUCP, subject to conditions of approval that are listed below. These conditions include actions that would minimize the

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/ No New Impact
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potential for harm to workers at the Project site. With implementation of the conditions of approval, no new impacts related to a safety hazard for people residing or working in the Project area would 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 New Impact. The Project site is located 11.86 miles northwest of the Tenaja Valley Airport, a privately-owned airport. Additionally, the Project site is not located within the vicinity of the airstrip and would not result in a safety hazard for people residing or working in the Project area. Thus, no new impacts would occur.

Conditions of Approval

NPDES/SWPPP. Listed previously in Section 7.

ALUC Conditions. Project plans and specifications shall include the following conditions issued by the Airport Land Use Commission on April 11, 2019:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky and shall comply with the requirements of Riverside County Ordinance No. 655, as applicable. Outdoor lighting shall be downward facing.
2. The review of this Plot Plan is based on the proposed uses and activities noted in the Project description. The following uses/activities are not included in the proposed Project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Southwest Area Plan.
 - a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - d. Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. A notice shall be provided to all prospective purchasers of the property and future tenants of the proposed building and shall be recorded as a deed notice.
4. 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; construction and demolition debris facilities; wastewater management facilities; incinerators; children's schools; day care centers; libraries; hospitals; nursing homes and other skilled nursing and care facilities; critical community infrastructure facilities; noise-sensitive outdoor nonresidential uses; and hazards to flight.

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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. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.
6. Any subsequent Conditional Use Permit, Plot Plan, or other permitting that would alter the use and occupancy of the currently proposed Project shall require ALUC review. Any proposal to adjust the locations of the showroom and/or office areas shall be submitted to the ALUC Director for review. The ALUC Director shall evaluate the proposal to verify that the adjustment does not result in a single-acre intensity exceeding applicable criteria.
7. Noise attenuation measures shall be incorporated into the design of the building, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
8. At least 4.2 acres of ALUC-eligible open areas (at least 75 feet in width and 300 feet in length), as depicted on the Open Space exhibit, a copy of which is attached, shall be kept obstacle and obstruction free per ALUC open area definition (no objects greater than four feet in height with a diameter of four inches or greater).
9. The Project does not propose rooftop solar panels at this time. However, if the Project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and Riverside County Economic Development Agency as owner and operator of French Valley Airport. In the event of any reasonable complaint about glare related to aircraft operations, the applicant shall agree to such specific mitigation measures as determined or requested by Riverside County Economic Development Agency.

Mitigation Measures

EIR No. 404 Mitigation Measures

- MM HAZ-1:** Proposed new industries in the Project area should only be permitted if a management plan for hazardous wastes is prepared and approved. **(Not applicable to the Project, which is not an industrial use that would generate hazardous materials)**
- MM HAZ-1:** New industries within the Project area should incorporate on-site waste management facilities for recycling, treating and detoxifying their wastes on-site whenever possible. **(Applicable to the Project)**
- MM HAZ-1:** Site developers shall participate in the Waste Exchange Program of the California Waste Management Board, a program which match industries producing chemicals as waste with those companies utilizing the same chemicals for other operations. **(Not applicable to the Project, which would not generate or use chemicals)**
- MM HAZ-1:** If construction related toxic waste is produced, such as cans of paint that are not completely emptied, then it is considered hazardous waste and must be picked up by a hazardous waste hauler. The waste shall be transported to a licensed Hazardous Materials facility for proper disposal. **(Applicable to the Project)**

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Proposed Project Mitigation Measures:

The applicable mitigation measures from EIR No. 404, as listed above, would be applied to the proposed Project.

No new impacts nor substantially more severe hazards and hazardous materials related impacts would result from the proposed Project; therefore, no new mitigation measures are required for hazards and hazardous materials.

Conclusion for Hazards and Hazardous Materials

Consistent with the determination of EIR No. 404, impacts related to hazards and hazardous materials from implementation of the proposed Project would be less than significant with implementation of mitigation. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding hazards and hazardous materials. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
drainage systems or provide substantial additional sources of polluted runoff?				
g. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-9 “Special Flood Hazard Areas,” Figure S-10 “Dam Failure Inundation Zone,” Riverside County Flood Control District Flood Hazard Report/Condition; Preliminary Water Quality Management Plan, prepared by REC Consultants, Inc., 2019 (REC 2019) (Appendix H)

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 determined that flooding of portions of the site could occur during a 100-year storm. However, impacts were determined to not be significant due to appropriate compliance with standards and regulations. Furthermore, the potential impacts related to erosion and sedimentation of local drainage courses, such as the Tualota Creek were identified during short-term construction activities. Implementation of the Specific Plan would have the potential to produce runoff that would result in the incremental degradation of water quality downstream and would generate a demand for the treatment of sewage. The EIR found that the incorporation and compliance of standards and regulations, included as mitigation (listed below), would reduce impacts to a less than significant level.

Summary of Impacts with the proposed Project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

No New Impact. The Project site is within the Santa Margarita Watershed and under the jurisdiction of the San Diego RWQCB, which sets water quality standards for all ground and surface waters within its region. Water quality standards are defined under the Clean Water Act (CWA) to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). Water quality standards for all ground and surface waters overseen by the San Diego RWQCB are documented in its Basin Plan, and the regulatory program of the San Diego RWQCB is designed to minimize and control discharges to surface and groundwater, largely through permitting, such that water quality standards are effectively attained.

The Project site is undeveloped and the soil surface is pervious. The site generally drains from northeast to southwest, where two existing bioretention basins have been installed to connect to the storm sewer system via concrete spillways (Blackhawk 2019).

Construction

Construction of the proposed Project would require excavation of soils, which would loosen sediment, and then have the potential to mix with surface water runoff and degrade water quality. Additionally, construction would require the use of heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents and paints. These

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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potentially harmful materials could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff could wash into and pollute waters.

These types of water quality impacts during construction of the Project would be prevented through implementation of a grading and erosion control plan that is required by the Construction Activities General Permit (State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002), which requires preparation of a SWPPP by a Qualified SWPPP Developer, as discussed previously in Section 18. The SWPPP is required for plan check and approval by the County’s Building and Safety Division, prior to provision of permits for the Project, and would include construction BMPs such as:

- Silt fencing, fiber rolls, or gravel bags
- Street sweeping and vacuuming
- Storm drain inlet protection
- Stabilized construction entrance/exit
- Vehicle and equipment maintenance, cleaning, and fueling
- Hydroseeding
- Material delivery and storage
- Stockpile management
- Spill prevention and control
- Solid waste management
- Concrete waste management

Adherence to the existing requirements and implementation of the appropriate BMPs per the permitting process would ensure that activities associated with construction would not violate any water quality standards. The Project would be required to have an approved grading and erosion control plan and approval of a SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution, per County conditions of approval, which would be implemented during construction to protect water quality. As a result, no new impacts related to the degradation of water quality during construction of the proposed Project would occur.

Operation

The proposed Project would operate a furniture warehouse and associated showroom uses, which would introduce the potential for pollutants such as, chemicals from cleaners, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles. These pollutants could potentially discharge into surface waters and result in degradation of water quality. However, in accordance with State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002 the proposed Project would be required to incorporate a WQMP with post-construction (or permanent) Low Impact Development (LID) site design, source control, and treatment control BMPs. The LID site design would to minimize impervious surfaces and provide infiltration of runoff into landscaped areas.

The source control BMPs would minimize the introduction of pollutants that may result in water quality impacts; and treatment control BMPs that would treat stormwater runoff. The proposed Project would install an onsite infiltration basin to treat stormwater, which remove coarse sediment, trash, and pollutants (i.e., sediments, nutrients, heavy metals, oxygen demanding substances, oil and grease, bacteria, and pesticides). The additional types of BMPs that would be implemented as part of the proposed Project are listed in Table HWQ-1.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Table HWQ-1: Types of BMPs Incorporated into the Project Design

Type of BMP	Description of BMPs
LID Site Design	<u>Optimize the site layout:</u> The site has been designed so that runoff from impervious surfaces would flow over pervious surfaces or to the infiltration basin. Runoff would be directed to the onsite infiltration basin that would slow and retain runoff.
	<u>Use pervious surfaces:</u> Landscaping and an onsite infiltration basin is incorporated into the Project design to increase the amount of pervious area and on-site retention of stormflows.
Source Control	<u>Storm Drain Stenciling:</u> All inlets/catch basins would be stenciled with the words "Only Rain Down the Storm Drain," or equivalent message.
	<u>Need for future indoor & structural pest control:</u> The building would be designed to avoid openings that would encourage entry of pests.
	<u>Landscape/outdoor pesticide use:</u> Final landscape plans would accomplish all of the following: <ul style="list-style-type: none"> • Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to storm water pollution. • Consider using pest-resistant plants, especially adjacent to hardscape. • To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions
	<u>Roofing, gutters and trim:</u> The architectural design would avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.
	<u>Plazas, sidewalks and parking lots:</u> Plazas, sidewalks, and parking lots shall be swept regularly to prevent the accumulation of litter and debris. Debris from pressure washing would be collected to prevent entry into the storm drain system. Wash water containing any cleaning agent or degreaser would be collected and discharged to the sanitary sewer and not discharged to a storm drain.
Treatment Control	<u>Biofiltration Systems:</u> The infiltration basin proposed for the Project would detain runoff, filter it prior to discharge.

With implementation of the operational source and treatment control BMPs that would be outlined in a WQMP and required by the County during the Project permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed Project would not substantially degrade water quality. Therefore, no new impacts would occur.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

No New Impact. The proposed Project would not deplete groundwater supplies. The Eastern Municipal Water District provides water services to the Project area, which receives a large portion of water from imported sources (UWMP 2015). The Project area overlies the Upper Santa Margarita Watershed and within the Temecula Valley Groundwater Basin. Upper Santa Margarita Watershed Integrated Regional Water Management Plan manages groundwater extraction, supply, and quality. Because the

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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groundwater basin is managed through this plan, which limits the allowable withdrawal of water from the basin by water purveyors, and the Project would not pump water from the Project area (as water supplies would be provided by EMWD), the proposed Project would not result in a substantial depletion of groundwater supplies.

In addition, development of the proposed Project would result in a large area of impervious surface on the Project site. However, the Project design includes two biofiltration basins that would capture and filter runoff. In addition, the Project includes installation of landscaping that would infiltrate stormwater onsite. As a result, the proposed Project would not decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin. The proposed Project would have a less than significant impact and no new impacts would occur.

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?

No New Impact. The Project site does not include any river or stream, the closest river or stream is the Tocalota Creek, approximately 0.30 miles northwest of the Project site. Implementation of the proposed Project would not result in alteration of the Tocalota Creek, thus impacts related to alteration of the course of a stream or river would not occur.

The stormwater runoff from the addition of impervious surfaces from development of the Project would be conveyed to biofiltration basins that would be developed on the northwestern and southwestern portions of the Project site, which would filter, retain, and slowly discharge drainage into a storm drain, such that drainage would be controlled and would not result in substantial erosion or siltation on- or off-site. In addition, a WQMP is required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting process and through conditions of approval. Therefore, the proposed Project would have a less than significant impact and no new impacts would occur.

d) Result in substantial erosion or siltation on-site or off-site?

No New Impact. The Project site does not include, nor is adjacent to, a river, stream, creek, or bed of a lake. As described previously, existing RQWCB and County regulations require the Project to implement a project specific SWPPP during construction activities, that would implement erosion control BMPs, such as silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. to reduce the potential for siltation or erosion. In addition, the Project is required to implement a WQMP that would implement operational BMPs to ensure that operation of the furniture warehouse use would not result in erosion or siltation. With implementation of these regulations, no new impacts related to erosion or siltation on-site or off-site would occur.

e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?

No New Impact. As detailed previously, runoff generated by the proposed Project would be conveyed to two biofiltration basins that would be developed in the northwestern and southwestern portions of the Project site, which would filter, retain, and slowly discharge drainage into a storm drain, such that drainage would be controlled and would not result in an increase in runoff that could result in on or off-site flooding. In addition, a WQMP is required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Safety Division through the County's permitting process to ensure that the proposed Project would meet the stormwater needs. Therefore, the proposed Project would not increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site, and no new impacts would occur.

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?

No New Impact. As described previously, the runoff generated by the proposed Project would be conveyed to two biofiltration basins that would be developed in the northwestern and southwestern portions of the Project site, which would filter, retain, and slowly discharge drainage into a storm drain. The basin has been sized to accommodate the anticipated flows, and would control drainage, such that it would not exceed the capacity of the existing and planned stormwater drainage system. In addition, a WQMP is required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting process to ensure that the proposed Project would not provide additional sources of polluted runoff. As listed previously in Section 18, implementation of a WQMP during the County's standard review and permitting process would provide that no new impacts related to polluted runoff would occur.

g) Impede or redirect flood flows?

No New Impact. The Project would develop a currently vacant site into a furniture warehouse facility and install two biofiltration basins onsite. According to the FEMA FIRM map (06065C2720G) and the Southwest Area Plan Figure 10, Special Flood Hazard Zones, the Project site is not located within a flood zone. Thus, the proposed Project would impede or redirect flood flows, and no new impacts would occur.

h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?

No New Impact. As described above, the Project is not located within a flood zone. Therefore, the Project would not potentially risk the release of pollutants due to Project inundation. The Project site is located approximately 26 miles northeast of the Pacific Ocean and separated by the Santa Ana Mountains. Therefore, the Project is not located within a tsunami zone and no impacts would occur. Similarly, a seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. There are no water bodies near enough to the Project area to pose a flood hazard to the site resulting from a seiche; the closest being Skinner Reservoir 3 miles to the northeast. Therefore, no seiche impacts would occur.

i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No New Impact. As described previously, the Project would be required to have an approved SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution. For operations, the proposed Project would be required to implement source control BMPs to minimize the introduction of pollutants; and treatment control BMPs to treat runoff. With implementation of the operational source and treatment control BMPs that would be required by the County during the Project permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed Project would not obstruct

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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implementation of a water quality control plan.

Also as described previously, the Project area overlies the Upper Santa Margarita Watershed and within the Temecula Valley Groundwater Basin. Upper Santa Margarita Watershed Integrated Regional Water Management Plan manages groundwater extraction, supply, and quality. The plan limits the allowable withdrawal of water from the basin by water purveyors. The Project would not pump water and water supplies would be provided by EMWD. Thus, the proposed Project would not conflict with or obstruct a groundwater management plan, and no new impacts would occur.

Conditions of Approval

WQMP/NPDES/SWPPP. Listed previously in Section 7.

Mitigation Measures

EIR No. 404 Mitigation Measures

MM HYD-1: Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District (RCFCWCD) requirements. **(Applicable to the Project)**

MM HYD-2: It is anticipated that portions of Tualota Creek and its tributaries will remain natural with the exception of two road crossings. Additional portions of Tualota Creek will be channelized in an improved channel. The creek and its tributaries would be maintained by one of the following: a) A nature conservancy or other public or quasi-public agency responsible for overseeing and protecting sensitive habitats; b) A Community Service Area (CSA); c) A landscape and lighting district; or d) A Master Homeowners' Association. Facilities to be constructed in road rights-of-way and drainage easements will be maintained by the Riverside County Flood Control and Water Conservation District or the Riverside County Transportation Department. Local drainage devices and channels will be maintained by a similar public/private entity. **(Not applicable to the Project, since the Project does not contain, nor adjacent to, Tualota Creek)**

MM HYD-3: Pursuant to requirements of the State Water Resources Control Board, a state-wide general National Pollution Discharge Elimination System (NPDES) construction permit will apply to all construction activities. Construction activity includes: cleaning, grading, or excavation that results in the disturbance of at least five acres of total land area, or activity which is part of a larger common plan of development of five acres or greater. Therefore, as a mitigation for this specific plan, the developer or builder shall obtain the appropriate NPDES construction permit prior to commencing grading activities. All development within the specific plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. **(Implemented by Conditions of Approval)**

MM HYD-4: All final subdivision maps will indicate that the proposed Project lies within the potential dam inundation area of Lake Skinner. Because a portion of the Project is located in a dam inundation area, coordination between the applicant and the County Disaster Preparedness Office shall be required to establish emergency evacuation routes, as necessary. This coordination and establishment of evacuation routes shall occur prior to tentative tract map approval. Prospective home buyers or land purchasers within affected planning areas shall receive written notice of the potential dam inundation and

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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respective evacuation routes within these planning areas. **(Not applicable to the Project, as the Project is not within the Lake Skinner inundation area)**

MM HYD-5: Proposed grading and drainage improvements shall conform to Section 2907 and 7012 of the Uniform Building Code (UBC) and shall incorporate the minimum standards for the FEMA which ensures that 100-year flood protection is provided to all habitable dwellings located within a floodplain. **(Not applicable to the Project, as the Project is not located within a 100-year flood zone and does not include habitable dwellings. However, the Project would comply with all CBC requirements)**

Proposed Project Mitigation Measures:

The applicable mitigation measures from EIR No. 404, as listed above, would be applied to the proposed Project.

No new impacts nor substantially more severe hydrology and water quality related impacts would result from the proposed Project; therefore, no new mitigation measures are required for hydrology and water quality.

Conclusion for Hydrology and Water Quality

Consistent with the determination of EIR No. 404, impacts related to hydrology and water quality from implementation of the proposed Project would be less than significant with implementation of mitigation. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding hydrology and water quality. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

LAND USE/PLANNING Would the project:

24. Land Use

a. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

b. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Summary of Impacts with the Approved Specific Plan:

EIR No. 404 analyzed the potential impacts of Amendment No. 3, which altered the Specific Plan in Planning Areas 6, 7, and 8 from Business Park to Medium Density Residential uses as well as adds a four-acre neighborhood park (Planning Area 5). The EIR described that the Specific Plan is within the Southwest Area Plan of Riverside County and that the proposed development is consistent with the Area Plan. Impacts were determined to be less than significant and no mitigation was required.

Summary of Impacts with the proposed Project:

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?

No New Impact. The Project site is currently vacant and has been previously graded. The proposed Project would develop a furniture warehousing and showroom on the site. The Riverside County General Plan designates the land use as Mixed-Use Area (MUA) and SP-213 identifies the site as Planning Area 9 that is designated for Town Center/Commercial (TC-C) uses. The Town Center/Commercial designation allows the following uses: library, church, community service, community recreation, commercial/office, community commercial, and business/industrial park land uses.

The proposed furniture warehousing and showroom would be compatible with the allowable commercial and industrial/business park land uses allowed within a TC-C designated area. Overall, the proposed Project would be consistent with the site's General Plan and Specific Plan land use designations. Conflict with a land use plan or policy would not occur from implementation of the Project, and no new impact would occur.

b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

No New Impact. The Project site is vacant and has been previously graded. The site is surrounded by roadways. Land uses across the roadways to the east and south consist of residential land uses, and land uses on the north and west are vacant and undeveloped. As described in the previous response, the Project site is designated for TC-C uses and the proposed Project is consistent with the planned land uses for the site. Therefore, the proposed Project would result in development that would not disrupt or divide the physical arrangement of an established community, and no new impact would occur.

Conditions of Approval

No conditions of approval related to land use and planning are required.

Mitigation Measures

EIR No. 404 Mitigation Measures:

No mitigation measures related to land use and planning were included in EIR No. 404.

Proposed Project Mitigation Measures:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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No new impacts nor substantially more severe land use and planning related impacts would result from the proposed Project; therefore, no new mitigation measures are required for land use and planning.

Conclusion for Land Use and Planning

Consistent with the determination of EIR No. 404, impacts related to land use and planning from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding land use and planning. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

MINERAL RESOURCES Would the project:

25. Mineral Resources

a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-6 “Mineral Resources Area”

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 describes that no mineral resources were identified within the Specific Plan area and determined that no would occur and no mitigation was required.

Summary of Impacts with the proposed Project:

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?

No New Impact. The Riverside County General Plan Figure OS-5 “Mineral Resources Area” identifies the Project area as within MRZ-3 Mineral Resource Zone, which indicates that information related to mineral deposits is unknown. Thus, impacts related to the loss of availability of a known mineral

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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resource that would be of value to the region or the residents of the state would not occur from implementation of the proposed Project.

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?

No New Impact. The Riverside County General Plan Figure OS-5 “Mineral Resources Area” identifies the Project area as within MRZ-3 Mineral Resource Zone, which indicates that information related to mineral deposits is unknown. Thus, impacts related to the loss of availability of a mineral resource recovery site delineated on a land use plan would not occur from implementation of the proposed Project.

c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?

No New Impact. There are no existing surface mines in the vicinity of the Project site. Thus, impacts related to incompatible land uses in mine areas, and impacts related to exposure to hazards from quarries or mines would not occur from implementation of the proposed Project.

Conditions of Approval

No conditions of approval related to mineral resources are required.

Mitigation Measures

EIR No. 404 Mitigation Measures:

No mitigation measures related to mineral resources were included in EIR No. 404.

Proposed Project Mitigation Measures:

No new impacts nor substantially more severe mineral resource related impacts would result from the proposed Project; therefore, no new mitigation measures are required for mineral resources.

Conclusion for Mineral Resources

Consistent with the determination of EIR No. 404, impacts related to mineral resources from implementation of the proposed Project would not occur. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding mineral resources. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

NOISE Would the project result in:

26. Airport Noise

a. For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

b. For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Source(s): Riverside County Airport Land Use Commission, Current Compatibility Plans, Accessed at: <http://www.rcaluc.org/Plans/New-Compatibility-Plan>; Riverside County General Plan Figure S-20 "Airport Locations", County of Riverside Airport Facilities Map; Noise Impact Analysis, prepared by Urban Crossroads, 2019 (Urban 2019d) (Appendix I).

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 determined that the Specific Plan area is not subject to noise exposures from the French Valley Airport of 60 CNEL or higher; and only the westernmost portion of the Specific Plan area is within the 55 dBA CNEL noise contour. In addition, the EIR determined that all of the proposed land uses were compatible with the noise contours for the French Valley Airport. The EIR determined commercial and business-related activities can be exposed to noise levels up to 70 dBA CNEL; and therefore, noise produced by the airport activities are not significant.

Summary of Impacts with the proposed Project:

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 New Impact. The Project site is outside of the French Valley Airport 55 dBA CNEL contour, as shown on the Riverside County Airport ALUCP. Based on Table 2B of the ALUCP, the Project's land use is considered clearly acceptable when located beyond the 55 dBA CNEL contour boundary of an airport, and therefore, excessive noise related to the French Valley Airport would not occur at the Project site and no new impact would occur.

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 New Impact. The Project site is located 11.86 miles northwest of the Tenaja Valley Airport, a privately-owned airport. As a result, the Project would not be subject to excessive noise related to airstrip, and no new impact would occur.

27. Noise Effects by the Project

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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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; Noise Impact Analysis, prepared by Urban Crossroads, 2019 (Urban 2019d) (Appendix I).

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 determined that temporary noise during construction would occur and included mitigation measures, listed below, to ensure compliance with standards, which was determined to reduce potential noise impacts to a less than significant level. In addition, EIR No. 404 determined that Project related traffic would result in an incremental increase in noise that would be less than significant; but would cumulatively combine with increases in traffic noise from other development projects.

County Noise and Vibration Standards

General Plan Noise Element Policy N 4.1: The exterior noise limit not to be exceeded for a cumulative period of more than ten minutes in any hour of 65 dBA Leq for daytime hours of 7:00 a.m. to 10:00 p.m., and 45 dBA Leq during the noise-sensitive nighttime hours of 10:00 p.m. to 7:00 a.m.

General Plan Noise Element Policy N 16.3: Prohibit exposure of residential dwellings to perceptible ground vibration. Perceptible motion shall be presumed to be a motion velocity of 0.01 inches/second over a range of 1 to 100 Hz.

Municipal Code Section 9.52.020, Construction Noise: Noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is considered exempt between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May.

Summary of Impacts with the proposed 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?

No New Impact.

Construction

As described above, Ordinance No. 847 exempts construction noise between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. The Project would comply with the County’s construction hours regulations (Urban 2019d). A construction-related noise level threshold is applied from the Criteria for Recommended Standard: Occupational Noise Exposure prepared by the National Institute for Occupational Safety and Health (NIOSH). A division of the U.S. Department of Health and Human Services, NIOSH identifies a noise level threshold based on the duration of exposure to the source. To

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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evaluate whether the Project will generate potentially significant short-term noise levels at off-site sensitive receiver locations a construction-related the NIOSH noise level threshold of 85 dBA Leq is used as acceptable thresholds for construction noise at the nearby sensitive receiver locations. The highest construction noise levels at the potentially impacted receiver locations are expected to approach 60.3 dBA Leq and below the NIOSH 85 dBA Leq significance threshold during temporary project construction activities (Urban 2019d). The noise impact due to unmitigated Project construction noise levels is, therefore, considered a less than significant impact at all nearby sensitive receiver locations. As a result, construction noise would not result in a new impact related to the exposure of persons to or generation of noise levels in excess of regulations.

Operation

The General Plan Noise Element establishes a noise standard for sensitive uses of 45 dBA 10-minute Leq between 10:00 p.m. and 7:00 a.m. and 65 dBA 10-minute Leq between 7:00 a.m. and 10:00 p.m. The Noise Impact Analysis prepared for the Project evaluated potential long-term impacts to ambient noise levels at the nearest sensitive receptors resulting from the proposed on-site noise sources such as idling trucks, delivery truck activities, backup alarms, loading and unloading of furniture, and roof-top air conditioning units (Urban 2019d). As shown in Table N-1, the noise levels generated by the Project would be less than the 65 dBA daytime maximum noise level and the 45 dBA nighttime maximum noise level at the closest sensitive receptors. Therefore, noise generated from operation of the proposed Project would not exceed noise standards and no new impacts would occur.

Table N-1: Project Operational Noise Levels

Receiver Location	Noise at Receivers (dBA Leq)	Threshold Exceeded?	
		Daytime (65 dBA Leq)	Nighttime (45 dBA Leq)
R1	39.0	No	No
R2	42.7	No	No
R3	41.9	No	No
R4	37.1	No	No
R5	36.9	No	No
R6	35.0	No	No
R7	39.1	No	No

Source: Urban Crossroads, 2019.

Compared to the approved Specific Plan, the Project would generate 5,259 fewer daily trips, with 85 fewer a.m. peak hour trips, and 521 fewer p.m. peak hour trips. Therefore, the proposed Project would result in less traffic compared to what would occur under the approved Specific Plan. Typically, a doubling of existing traffic volumes would be required to generate a 3 dBA CNEL increase, which is considered a barely perceptible noise level. The proposed Project would generate approximately 42 trips during the a.m. peak hour and 58 during the p.m. peak hour, and 790 daily trips. As such, the minor traffic volumes generated by the Project do not have the potential to double the traffic volumes and would not generate increase of 3 dBA CNEL at nearby sensitive land uses, which are well below the 65 dBA daytime maximum noise level and the 45 dBA nighttime maximum noise level. Therefore, ambient noise generated from operation of the proposed Project would not exceed noise standards and no new impacts would occur.

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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No New Impact.

Construction

Construction activity can cause varying degrees of ground vibration, depending on the equipment and methods used, the distance to receptors, and soil type. Construction vibrations are intermittent, localized intrusions. The use of heavy construction equipment, particularly large bulldozers, and large loaded trucks hauling materials to or from the site generate construction-period vibration impacts.

The Noise Impact Analysis prepared for the Project evaluated construction equipment vibration levels at the closest sensitive receptors. As shown in Table N-2, at the closest sensitive receptor, which is 158 feet from Project site construction activities, vibration levels are expected to be 0.001 in/sec RMS and would not exceed the County’s threshold of 0.01 in/sec RMS. Therefore, no new construction-related vibration impacts would occur.

Table N-2: Construction Equipment Vibration Levels

Receiver	Distance to Const. Activity (Feet)	Receiver PPV Levels (in/sec)					RMS Velocity Levels (in/sec)	Threshold (in/sec RMS)	Threshold Exceeded?
		Small Bulldozer	Jack-hammer	Loaded Trucks	Large Bulldozer	Peak Vibration			
R1	315	0.000	0.001	0.002	0.002	0.002	0.001	0.01	No
R2	158	0.000	0.002	0.005	0.006	0.006	0.004	0.01	No
R3	185	0.000	0.002	0.004	0.004	0.004	0.003	0.01	No
R4	211	0.000	0.001	0.003	0.004	0.004	0.003	0.01	No
R5	227	0.000	0.001	0.003	0.003	0.003	0.002	0.01	No
R6	168	0.000	0.002	0.004	0.005	0.005	0.004	0.01	No
R7	165	0.000	0.002	0.004	0.005	0.005	0.004	0.01	No

Source: Urban Crossroads, 2019.

Operation

Operation of the proposed furniture and associated warehouse would include heavy trucks transiting on site to and from the loading dock areas. The potential vibration impacts from truck movements are dependent on vehicle characteristics, load, speed, and pavement conditions. The Noise Study describes that typical vibration levels for Project operational truck activity at normal traffic speeds would be 0.003 in/sec RMS at 25 feet (Urban 2019d), which would not exceed the County’s threshold of 0.01 in/sec RMS. Trucks transiting on site would be travelling at very low speeds so it is expected that truck vibration would not exceed the County of Riverside vibration threshold. Therefore, no new impact would occur.

Conditions of Approval

Noise: Comply with Ordinance No. 847

Mitigation Measures

EIR No. 404 Mitigation Measures:

MM NOI-1: All construction and general maintenance activities, except in an emergency, should be limited to the hours of 7:00 a.m. to 7:00 p.m. and prohibited on Sundays and all legally proclaimed holidays. **(Applicable to the Project)**

MM NOI-2: All construction equipment should use properly operating mufflers, and no combustion equipment such as pumps or generators shall be allowed to operate within 500 feet of

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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any occupied residence from 7:00 p.m. to 7:00 a.m. unless the equipment is surrounded by a noise protection barrier. **(Applicable to the Project)**

MM NOI-3: All construction staging should be performed as far as possible from occupied dwellings. **(Applicable to the Project)**

MM NOI-4: A noise mitigation analysis should be performed for all future Project noise-sensitive uses potentially exposed to noise levels in excess of 60 dB CNEL and all commercial sites exposed to exterior noise exceeding 70 dB CNEL to verify that planned noise protection will meet Riverside County standards:

- Exterior residential areas shall be protected to achieve noise levels of less than 65 dB CNEL.
- Exterior recreational areas shall be protected to achieve noise levels of less than 65 dB CNEL.
- Interior living areas shall be protected to achieve noise levels of less than 45 dB CNEL.

(Implemented as included by the Noise Impact Analysis, provided as Appendix I)

Proposed Project Mitigation Measures:

The applicable mitigation measures from EIR No. 404, as listed above, would be applied to the proposed Project.

No new impacts nor substantially more severe noise related impacts would result from the proposed Project; therefore, no new mitigation measures are required for noise.

Conclusion for Noise

Impacts related to noise from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding noise. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

a. Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"; Paleontological Resources Assessment, prepared by Material Culture Consulting, 2019 (MCC 2019b) (Appendix J).

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 analyzed the potential impacts related to paleontological resources and did not identify any paleontological resources on the Project site and in the vicinity. However, the EIR included a condition of approval, which states that prior to the issuance of grading permits, the Project applicant shall enter into an agreement with a qualified paleontologist that shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. With implementation of the condition of approval, impacts were determined to be less than significant.

Summary of Impacts with the proposed Project:

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

No New Impact. The Project site's uppermost layers of soil consist shallow younger Quaternary alluvium that, along with the exposures of the plutonic igneous rock in the northernmost portion of the Project Area, are unlikely to contain significant fossil vertebrates (MCC 2019b). No significant paleontological resources were identified within the Project site during the locality search or field survey. However, the surrounding area has known significant paleontological resources within similar sedimentary deposits as those mapped within the Project site. The exposures of the Pauba Formation and any potential older, underlying sedimentary deposits have the potential to contain significant fossil vertebrate remains. In addition, the Project site is mapped in Riverside County Land Information System as High A, which identify geologic formations or mapped rock units that are known to contain (or have the correct age and depositional conditions to contain) significant paleontological resources.

Although the Project site has been disturbed from previous agricultural activities and grading activities, very old alluvial fan deposits that contain paleontological resources may be located at 5 feet below the ground surface. Thus, construction excavation could impact paleontologically sensitive deposits. Therefore, a Paleontological Resource Management Plan is required to be prepared and approved by the County Division of Building and Safety prior to excavation to reduce any potential impacts to paleontological resources. With implementation of the Paleontological Resource Management Plan, required as a standard County condition of approval, and tracked no new impacts related to paleontological resources would occur.

Conditions of Approval

Paleontological Resource Management Plan. A Riverside County Qualified Paleontologist shall be hired to oversee monitoring and the preparation of a Paleontological Resource Impact Mitigation Program (PRIMP). At a minimum, the PRIMP shall include the following items:

- A trained and qualified paleontological monitor should perform full-time monitoring of any excavations on the Project that have the potential to impact paleontological resources in exposures of the Pauba Formation and undisturbed native sediments below 5 feet in depth. The monitor will have the ability to redirect construction activities to ensure avoidance of adverse impacts to paleontological resources.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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- The Project paleontologist may re-evaluate the necessity for paleontological monitoring after examination of the affected sediments during excavation, with approval from County and Client representatives.
- Any potentially significant fossils observed shall be collected and recorded in conjunction with best management practices and SVP professional standards.
- Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.
- A report documenting the results of the monitoring, including any salvage activities and the significance of any fossils, will be prepared and submitted to the appropriate County personnel.

Mitigation Measures

EIR No. 404 Mitigation Measures:

No mitigation measures related to paleontological resources were included in EIR No. 404.

Proposed Project Mitigation Measures:

No new impacts nor substantially more severe paleontological resource related impacts would result from the proposed Project; therefore, no new mitigation measures are required for paleontological resources.

Conclusion for Paleontological Resources

Consistent with the determination of EIR No. 404, impacts related to paleontological resources from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding paleontological resources. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

POPULATION AND HOUSING Would the project:

29. Housing

a. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/ No New Impact
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Housing Element, California Employment Development Department Labor Market info (EDD, 2019), U.S. Census Factfinder (Census Factfinder 2015).

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 analyzed the potential impacts related to population and housing. Amendment No. 3 to the Specific Plan proposes to construct a maximum of 2,782 dwelling units. The analysis determined an estimated 7,099 persons at build-out, which accounted for 8.5 percent of the population growth forecasted for the Southwest Territory Land Use Planning Area between the years 1995 and 2010. Therefore, implementation of the Specific Plan, in conjunction with other developments in the area, anticipated an increment to regional population growth as forecasted for the Land Use Planning Area. Projections would be consistent, and impacts would be less than significant. No mitigation was required.

Summary of Impacts with the proposed Project:

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No New Impact. The Project site is vacant and undeveloped. The site does not contain any housing, and has not been historically used for housing. The Project site has a General Plan land use designation of Mixed-Use Area, and is designated by Specific Plan 213 for Town Center/Commercial (TC-C) uses that does not include residential. Thus, the Project would not displace any housing and would not necessitate the construction of replacement housing. As a result, no new impacts would occur.

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income

No New Impact. The proposed Project would develop a furniture warehouse and showroom. The Project would generate the need for employees, which are anticipated to come from the region, as the unemployment rate was 4.7 percent in March 2019 (State Employment Development Department, April 2019). Similarly, the unemployment rates for the Cities of Temecula and Murrieta were at 3.6 percent and 3.9 percent, respectively (State Employment Development Department, April 2019). Thus, it is anticipated that new employees at the Project site would be within commuting distance and would not generate needs for any housing.

In addition, should Project employees relocate to work at the proposed Project, sufficient vacant housing is available within the region to fill the Project's need. The County of Riverside had a vacancy rate of 14.9 percent in 2018 (State Department of Finance, April 2019). The vacancy rate for the Cities of Temecula and Murrieta, the closest cities to the Project site, were 5.4 percent and 5.8 percent, respectively, in January 2018 (State Department of Finance, April 2019). Thus, the proposed Project would not create a demand for any housing, including housing affordable to households earning 80 percent or less of the County's median income; impacts would be less than significant and no new impacts would occur.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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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)?

No New Impact. As described above, employees that would work at the proposed Project are anticipated to come from the region, due to the steady unemployment rate. Any new employees to the region that would work at the proposed Project would be accommodated by the existing vacant housing in the region. Furthermore, the Project site has been planned for Town Center/Commercial (TC-C) uses. As a result, growth related to development of the Project site for employment generating uses is included in County General Plan planning projections. Thus, direct impacts related to population growth in an area would be less than significant. In addition, the proposed Project does not include the extension of roads or other infrastructure. The Project would be served by the existing adjacent roadway system, and utilities would be provided by the existing infrastructure that is located in adjacent roadways. Therefore, the proposed Project would not extend roads or other infrastructure that could indirectly induce population growth. Overall, direct and indirect impacts related to population growth would be less than significant. Therefore, no new impacts would occur.

Conditions of Approval

No conditions of approval related to population and housing are required.

Mitigation Measures

EIR No. 404 Mitigation Measures that are applicable to the proposed Project include:

No mitigation measures related to population and housing were included in EIR No. 404.

Proposed Project Mitigation Measures:

No new impacts nor substantially more severe population and housing related impacts would result from the proposed Project; therefore, no new mitigation measures are required for population and housing.

Conclusion for Population and Housing

Consistent with the determination of EIR No. 404, impacts related to population and housing from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding population and housing. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

30. Fire Services

Source(s): Riverside County General Plan Safety Element, Riverside County Fire Department website (rvcfire.org).

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 described that fire services in the Specific Plan area would be provided by three existing Riverside County Fire Stations that are within 5 miles of the Specific Plan area. EIR No. 404 determined that the existing fire stations could serve the Specific Plan, but buildout of the Specific Plan would have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. As a result, mitigation was incorporated, as listed below, to reduce potential impacts to fire protection services to a less than significant level.

Summary of Impacts with the proposed Project:

No New Impact. The Project site is located within 2 miles of two Riverside County Fire Stations, listed below:

- Riverside County Station 95, located at 32131 South Loop Ranch, Temecula, 1.74 miles from the Project site
- Riverside County Station 83, located at 37500 Sky Canyon Dr. # 401, Murrieta, 1.60 miles from the Project site

Implementation of the proposed Project would be required to adhere to the California Fire Code, as included in the County's Municipal Code Section 8.32 and would be reviewed by the County's Department of Building and Safety to ensure that the Project plans meet the fire protection requirements.

The new structure and increase in employees that would occur from implementation of the proposed Project on the currently vacant site would result in an incremental increase in demand for fire protection and emergency medical services. However, as there are two existing fire stations within 2 miles of the Project site that currently serve the Project vicinity, the increase in fire service demands from the Project would not require construction of a new or physically altered fire station that could cause environmental impacts. Therefore, no new impacts related to fire protection services would result from the proposed Project.

In addition, Riverside County Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for fire facilities for every acre of new commercial and industrial use. Overall, no new impacts related to fire services would result from implementation of the proposed Project and impacts would remain less than significant.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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31. Sheriff Services

Source(s): Riverside County General Plan, Riverside County Sheriff Department website (www.riversidesheriff.org).

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 described that sheriff services in the Project area are provided by the Riverside County Sheriff's Department Southwest Station that is located at 30755-A Auld Road. The EIR determined that Amendment No. 3 would result in a population increase to the Specific Plan area, which would result in an incremental increase in criminal activity such as burglaries, thefts, auto thefts, and vandalism. The Specific Plan would result in an increase in the demand for services that could generate a need for seven additional deputies to provide adequate protection. Therefore, EIR No. 404 included mitigation measures, listed below, that reduced impacts to a less than significant level.

Summary of Impacts with the proposed Project:

No New Impact. The Project site is located within 2 miles from the Riverside County Sherriff Station located at 30755 Auld Road, which currently serves the Project region. The proposed Project would result in additional onsite employees and goods that could create the need for sheriff services. Crime and safety issues during Project construction may include: theft of building materials and construction equipment, malicious mischief, graffiti, and vandalism. Operation of the furniture warehouse and showroom is anticipated to generate a typical range of sheriff service calls, such as burglaries, thefts, and employee disturbances.

However, to reduce the need for law enforcement services, security concerns are addressed in the Project design by providing low-intensity security lighting, security cameras, and access gates. Pursuant to the County's existing permitting process, the Sheriff's Department would review and approve the site plans to ensure that crime prevention and emergency access measures are incorporated appropriately to provide a safe environment.

Although an incremental increase could occur from implementation of the Project, the need for law enforcement services from the Project would not result in the need for, new or physically altered sheriff facilities, and is included in the demand for sheriff services that were identified in EIR No. 404. Thus, impacts would be less than significant and no new impacts would occur.

In addition, Riverside County Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for sheriff facilities per every acre of new commercial and industrial use. Overall, impacts would be less than significant and no new impacts related to Sheriff services would result from implementation of the proposed Project.

32. Schools

Summary of Impacts with the Approved Specific Plan:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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EIR No. 404 determined that implementation of the Specific Plan would generate a student population and increase demand on existing educational facilities and services to the Temecula Valley Unified School District; however, the Specific Plan includes two school facilities. The EIR determined that the Project applicant shall mitigate impacts to schools through the payment of state mandated fees when building permits are issued, which would reduce impacts to a less than significant level.

Summary of Impacts with the proposed Project:

No New Impact. The Project would develop and operate a furniture warehouse and showroom that would not directly generate students. As described previously, the proposed Project is not anticipated to generate a new population, as the employees needed to operate the Project are anticipated to come from within the Project region due to the steady unemployment rate; and substantial in migration of employees that could generate new students is not anticipated to occur. As required by all projects within the County, the proposed Project is required to pay School Mitigation Impact fees. Impacts would be less than significant. Therefore, no new impacts related to schools would occur.

33. Libraries

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 determined that implementation of the Specific Plan would generate an increase in population and increase demand on existing library facilities and services. The incorporation of the County's required mitigation fee payments would reduce impacts to a less than significant level.

Summary of Impacts with the proposed Project:

No New Impact. The Project would develop and operate a furniture store warehouse and showroom that would not directly generate a substantial new population that would utilize libraries. As described previously, the employees needed to operate the proposed Project are anticipated to come from the project region and commute to the Project site, due to the steady unemployment rate; and substantial in migration of employees that could generate substantial usage of library facilities is not anticipated to occur. Therefore, impacts would be less than significant, and no new impacts related to libraries would occur from implementation of the proposed Project.

Additionally, Riverside County Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for library facilities per every acre of new commercial and industrial use.

34. Health Services

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 analyzed the potential impacts to health services. The EIR determined adverse impacts to health services are not anticipated as a result of implementation of the Specific Plan. The presence of the medical community generally increases commensurate with the increase in population associated with new development. In addition, the EIR determined health care service is a regional issue which generally responds to the current demand. Therefore, the EIR found no significant impact would occur. Mitigation was not required.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Summary of Impacts with the proposed Project:

No New Impact. The Project would develop and operate a furniture warehouse and showroom that would not directly generate a substantial new population that would need health services. As described previously, the employees needed to operate the proposed Project are anticipated to come from the Project region and commute to the Project site, due to the steady unemployment rate; and substantial in migration of employees that could generate substantial need for health services is not anticipated to occur; impacts would be less than significant. Therefore, no new impacts related to health services would occur from implementation of the proposed Project.

Conditions of Approval

Ordinance No. 659. 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.

Schools. Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall provide payment of the appropriate fees set forth by the Temecula Valley Unified School District related to the funding of school facilities pursuant to Government Code Section 65995 et seq.

Mitigation Measures

EIR No. 404 Mitigation Measures:

MM PS-1: The applicant will participate in an existing Fire Protection Impact Mitigation Program (\$400.00 per dwelling unit and \$0.25 per square foot for commercial/industrial) that provides funds for the purchase of land to build new fire stations, remodel existing fire stations or for the purchase of equipment when necessary as development occurs. **(Applicable to the Project)**

MM PS-2: All structures on-site shall be constructed with fire retardant roofing material as described in Section 3203 of the Uniform Building Code. Wood shingles shall not be allowed for use within the Specific Plan area. **(Applicable to the Project)**

MM PS-3: A 4.0 million gallon water storage tank exists on the Project site. This reservoir would accommodate adequate water supply for 3,000 gpm/four-hour duration fire flow rate. **(Not applicable to the Project and not related to the Project site)**

MM PS-4: Fuel modification shall be achieved by establishing a minimum 100-foot zone consisting of four zones with a range of 50- to 100-percent vegetation removal. This will allow for a graduated transition from native vegetation into the irrigated landscaped building areas of the Project. Maintenance of the fuel modification zone shall be the responsibility of a homeowners association or maintenance district to include CSA 143. Prior to approval of any development plans for lands adjacent to open space areas, a Fire Protection / Vegetation Management Plan shall be submitted to the County Fire Department for

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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review and approval. **(Not applicable to the Project, which is not adjacent to native open space and does not include a homeowners association)**

- MM PS-5:** All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 546, subject to the approval by Riverside County Fire Department. Fire flows over 3000 gpm shall be for three hours duration. **(Applicable to the Project)**
- MM PS-6:** The applicant will pay fees in accordance with the provisions of Ordinance No. 659 to offset the cost of acquisition and construction of Sheriff Department facilities as the need arises due to the rapid population growth in the region. **(Applicable to the Project)**
- MM PS-7:** The Project applicant will inform the Crime Prevention Unit of the Sheriff's Department of all new Homeowners Associations. These associations can be used as the foundation for establishing Neighborhood Watch Programs. **(Not applicable to the Project, which does not include a new Homeowners Association)**
- MM PS-8:** Specific Plan Land Use Development Standard No. 21 includes a number of design concepts and crime prevention measures which shall be incorporated or considered during site and building layout designs. **(Applicable to the Project)**

Proposed Project Mitigation Measures:

The applicable mitigation measures from EIR No. 404, as listed above, would be applied to the proposed Project.

No new impacts nor substantially more severe public service related impacts would result from the proposed Project; therefore, no new mitigation measures are required for public services.

Conclusion for Public Services

Impacts related to public services from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding public services. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

RECREATION Would the project:

35. 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?

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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): 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, Riverside County Community & Cultural Services Division, County Service Areas, Mead Valley, <https://rivcoccsd.org/csa/>

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 determined that the Specific Plan would generate a population and an increase demand on existing recreational facilities in the area. The Specific Plan includes a variety of recreational amenities to serve residents and surrounding communities and would meet the County requirements for parkland per population. Therefore, impacts were determined to be less than significant and no mitigation was required.

Summary of Impacts with the proposed Project:

a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No New Impact. The proposed Project would develop and operate a furniture warehouse and showroom, and the Project does not include development of recreational facilities. In addition, as described previously, the proposed Project is not anticipated to result in an influx of new residents, as the employees needed to operate the Project are anticipated to come from the unemployed labor force in the region. Thus, the proposed Project would not generate a substantial population that would require construction or expansion of recreational facilities, and impacts would be less than significant.

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?

No New Impact. As described previously, the proposed Project would develop and operate a furniture warehouse and showroom, which would not result in an influx of new residents, as the employees needed to operate the Project are anticipated to come from the unemployed labor force in the region. Thus, the proposed Project would not generate a substantial population that would generate significant use of existing neighborhood or regional parks and recreation facilities, such that substantial physical deterioration would occur or be accelerated, and impacts would be less than significant.

In addition, as described above, Riverside County Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for park and recreation facilities per every acre of new commercial and industrial use.

c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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No New Impact. The Project site is located within Community Service Area (CSA) 143 - Murrieta. CSA 143 provides recreational facilities for areas including the Project area. As described previously, the Project would develop a furniture warehouse and showroom, and substantial increases in the need for recreation would not result from the Project. Thus, no new impacts related to a park district or recreation plan would occur from implementation of the proposed Project.

36. Recreational Trails

a. Include the construction or expansion of a trail system?

Source(s): Southwest Area Plan Figure 8 Trails and Bikeway System

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 determined that the Specific Plan would generate a population that would increase demand on existing recreational trails in the area. However, the Specific Plan includes a variety of recreational trails to serve residents. Therefore, impacts were determined to be less than significant, and no mitigation was required.

Summary of Impacts with the proposed Project:

a) Include the construction or expansion of a trail system?

No New Impact. The proposed Project would develop and operate a furniture warehouse and showroom and does not include the construction or expansion of a trail system. The Project site is surrounded by roadways, developed lands, and undeveloped parcels. According to the Southwest Area Plan there are no trails within the Project area. As described previously, the proposed Project is not anticipated to result in an influx of new residents, as the employees needed to operate the proposed furniture warehouse is anticipated to come from the unemployed labor force in the region. Thus, the proposed Project would not generate a substantial population that would use or require recreational trails, and impacts would be less than significant.

In addition, Riverside County Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for open space and recreational trail facilities per every acre of new commercial and industrial use.

Conditions of Approval

Ordinance No. 659: Listed previously in 34.

Mitigation Measures

EIR No. 404 Mitigation Measures:

No mitigation measures related to recreation were included in EIR No. 404.

Proposed Project Mitigation Measures:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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No new impacts nor substantially more severe recreation related impacts would result from the proposed Project; therefore, no new mitigation measures are required for recreation.

Conclusion for Recreation

Consistent with the determination of EIR No. 404, impacts related to recreation from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding recreation. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

TRANSPORTATION Would the project:

37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Circulation Element; Southwest Area Plan; Trip Generation Analysis, prepared by EPD Solutions, 2019 (EPD 2019) (Appendix K).

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 analyzed the potential transportation impacts as a result of implementation of the Specific Plan. The EIR determined the Specific Plan would result in 78,465 vehicle trips per day at build-out with

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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5,324 trips during morning peak hour and 7,740 during the evening peak hour. Amendment No. 3 to the Specific Plan represented a decrease of 7,735 daily trips in comparison to the original Specific Plan. Planning Area 9 or Traffic Analysis Zone 9 was analyzed as a commercial retail land use. Under this land use determination, a total of 18,087 daily trips were assumed for the Project site.

Implementation of the Specific Plan would contribute traffic in areas where congestion is anticipated and improvements would be necessary. The Specific Plan would add an increment of traffic resulting in a potential for cumulatively significant impacts if improvements are not made, especially for unsignalized intersections. Mitigation was incorporated, as listed below, to install traffic signals, pay traffic signal mitigation fees, and incorporate traffic demand management programs to reduce impacts to a less than significant level.

Summary of Impacts with the proposed Project:

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

No New Impact.

Construction

Construction activities associated with the Project would generate vehicular trips from construction workers traveling to and from Project site, delivery of construction supplies and import materials to, and export of debris from the Project site. However, these activities would only occur for a period of 11 months. The increase of trips during construction activities would be limited and are not anticipated to exceed the number of operational trips described below. The short-term vehicle trips from construction of the Project would not result in a new traffic related impact.

Operation

Table T-1 identifies the number of trips that would be generated by the Project site if it were built out under the approved Specific Plan as a commercial retail land use. Table T-1 also provides a comparison of the trips associated with the approved Specific and the proposed Project. As shown, the proposed Project would generate 5,259 fewer daily trips than the current entitlements, with 85 fewer a.m. peak hour trips, and 521 fewer p.m. peak hour trips.

Table T-1: Estimated Project Trip Generation

	Units	Daily	AM Peak Hour			PM Peak Hour			
			In	Out	Total	In	Out	Total	
TRIPS GENERATED BY PROPOSED PROJECT									
Trip Rates									
High-Cube Warehouse/Distribution Center ¹	TSF	1.400	0.062	0.018	0.080	0.028	0.072	0.100	
Furniture Store ²	TSF	6.300	0.185	0.075	0.260	0.244	0.276	0.520	
Total Vehicle Trip Generation									
Warehouse Space	330.98 TSF	463	20	6	26	9	24	33	
Showroom Space	29.04 TSF	183	5	2	7	7	8	15	
Total Vehicle Trip Generation		646	25	8	33	16	32	48	
Passenger Car Equivalent (PCE) Trip Generation for Warehouse Space									
Vehicle Mix³	Percent								
Passenger Vehicles	79.57%	369	16	5	21	7	19	26	

					Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
2-Axle Trucks		3.46%	16	1	0	1	0	1
3-Axle Trucks		4.64%	22	1	0	1	0	2
4+-Axle Trucks		12.33%	57	3	1	3	1	4
		100%	463	20	6	26	9	33
PCE Trip Generation⁴		PCE Factor						
Passenger Vehicles		1.0	369	16	5	21	7	26
2-Axle Trucks		1.5	24	1	0	1	0	2
3-Axle Trucks		2.0	43	2	1	2	1	3
4+-Axle Trucks		3.0	171	8	2	10	3	12
Total PCE Trip Generation			607	27	8	35	12	43
Total Project PCE Trip Generation			790	32	10	42	19	58
TRIPS GENERATED BY APPROVED SPECIFIC PLAN⁵								
Planning Area 9 Trip Generation (61.0 acres)			18,087	232	146	378	830	903
Project Site Trip Generation (20.4 acres)			6,049	78	49	126	278	302
COMPARISON								
Proposed Project minus Approved Allocation for Project Site			-5,259	-46	-39	-85	-258	-263

TSF = Thousand Square Feet

PCE = Passenger Car Equivalent

¹ Trip rates from the Institute of Transportation Engineers, Trip Generation, 10th Edition, 2017. Land Use Code 154 - High-Cube Transload and Short-Term Storage Warehouse.

² Trip rates from the Institute of Transportation Engineers, Trip Generation, 10th Edition, 2017. Land Use Code 890 - Furniture Store.

³ Vehicle Mix from the City of Fontana, Truck Trip Generation Study, August 2003. Classification: Heavy Warehouse.

⁴ Passenger Car Equivalent (PCE) factors from San Bernardino County CMP, Appendix B - Guidelines for CMP Traffic Impact Analysis Reports in San Bernardino County, 2016

⁵ Winchester Property (Silverhawk) SPA Buildout Traffic Study Report (Revised), RKJK & Associates, Inc., May 26, 1998.

Source: EPD Solutions, 2019

Therefore, the proposed Project would result in less traffic compared to what would occur under the approved Specific Plan. Table T-1 shows that the proposed Project would generate approximately 42 trips during the a.m. peak hour, 58 during the p.m. peak hour, and 790 daily trips. The Riverside County traffic guidelines require traffic studies for projects that generate 100 trips or more during either the a.m. or p.m. peak hour. Operation of the Project would not generate over 100 a.m. or p.m. peak hour trips. Therefore, the Project would not result in a conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, and impacts would be less than significant.

The Project area is currently served by the Riverside Transit Authority (RTA). The RTA provides both local and regional services throughout the region with 38 fixed routes, 9 commuter link routes, and Dial-A-Ride services. Existing RTA bus stop for Route 79, located at the intersection of Sky Canyon Drive and Murrieta Hot Springs Road, approximately 0.40 mile from the Project site, is the closest existing route to the Project. Operation of the Project would not affect the operation of the bus route. Thus, no impacts would occur. In addition, sidewalks are located adjacent to the Project site on Murrieta Hot Springs Road, Calistoga Drive, and Commerce Court. There are no existing bicycle lanes surrounding the Project site. The proposed Project would not alter any of the existing bicycle or sidewalk facilities. Thus, no new impacts related to bicycle or pedestrian circulation would occur from implementation of the Project.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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No New Impact. Every county in California is required to develop a CMP that looks at the links between land use, transportation, and air quality. The Riverside County Transportation Commission (RCTC) prepares and periodically updates the Riverside County CMP to meet federal Congestion Management System guidelines as well as state CMP legislation. The Riverside County CMP does not require traffic impact assessments for development projects with less than 100 peak hour vehicle trips, such as the proposed Project (EPD 2019). Therefore, the Project would not result in a conflict with an applicable congestion management program, and no new impacts would occur.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

No New Impact. The proposed Project includes only a furniture warehouse and showroom. There are no proposed uses that would be incompatible. The Project would also not increase any hazards related to a design feature. Operation of the proposed Project would involve trucks entering and exiting the Project site from Commerce Court via a driveway designed to accommodate trucks. Passenger vehicles would enter and exit the site using the driveway on Calistoga Drive. The onsite circulation design prepared for the Project provides fire truck accessibility and turning ability throughout the site. Thus, no new impacts related to vehicular circulation design features would occur from the proposed Project.

d) Cause an effect upon, or a need for new or altered maintenance of roads?

No New Impact. The proposed Project would not result in the altered need for road maintenance; however, as described above, the proposed Project would generate 760 daily trips, which would contribute to the need for regular maintenance of roads. To provide for public facility maintenance needs, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for road improvements and maintenance, which are levied per every acre of new commercial and industrial use. In addition, the taxes generated from the proposed uses on the Project site would support regular road maintenance. Thus, the Project would provide funding for future roadway maintenance needs, and no new impacts related to roadway maintenance needs would occur.

e) Cause an effect upon circulation during the project's construction?

No New Impact. As described above, implementation of the proposed Project would not generate significant traffic impacts. Construction of the Project is anticipated to last approximately 11 months and would include transportation of equipment, materials, and workers to the Project site, and import of soils. The short-term construction related vehicular trips would result in fewer daily and peak hour trips than were evaluated in response 37.a) above. Therefore, no new traffic impacts related to construction activities would occur.

f) Result in inadequate emergency access or access to nearby uses?

No New Impact. The proposed construction activities, including equipment and supply staging and storage, would largely occur within the Project site and would not restrict access of emergency vehicles to the Project site or adjacent areas. During construction of the driveways to Commerce Court and Calistoga Drive, a minimum of one lane would remain open to ensure adequate emergency access to the Project area and vicinity, and impacts related to interference with an adopted emergency response of evacuation plan during construction activities would be less than significant.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Operation of the proposed Project would also not result in inadequate emergency access. Direct access to the Project site would be provided from Commerce Court and Calistoga Drive, which are adjacent to the Project site. The Project would also be required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the County Municipal Code. The Riverside County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in the Uniform Fire Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9). As such, the proposed Project would not result in inadequate emergency access, and no new impacts would occur.

38. Bike Trails

a. Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 describes that SR-79 and Murrieta Hot Springs Road (west of Winchester Road) are proposed for Class II facilities. The eight-foot shoulders to be provided on-site on Murrieta Hot Springs Road can be utilized as bikeways. EIR No. 404 determined that the Specific Plan would generate a population increase that would increase demand for bike trails. The Specific Plan includes a variety of bike trails to serve residents. Impacts were determined to be less than significant and no mitigation was required.

Summary of Impacts with the proposed Project:

a) Include the construction or expansion of a bike system or bike lanes?

No New Impact. The Project site is surrounded by roadways, developed lands, and undeveloped parcels. According to the Southwest Area Plan there are no trails within the Project area. The proposed Project consists of a furniture warehouse and showroom operations and does not include construction or expansion of a bike system or bike lanes. Additionally, the Project would not result in an influx of new residents, as the employees needed to operate the Project are anticipated to come from the unemployed labor force in the region. Thus, the proposed Project would not generate a substantial population that would use or require a bike system or additional bike lanes, and no new impacts would occur.

Conditions of Approval

Ordinance No. 659. Listed previously in 34.

Mitigation Measures

EIR No. 404 Mitigation Measures:

MM TR-1: Traffic signals were projected to be warranted along seven different roadways including Calistoga Drive at Murrieta Hot Springs Road. **(Not applicable to the Project. The Project does not require a signal warrant.)**

MM TR-2: Improvements required to achieve the minimum level of service, as required by the Riverside County General Plan and Southwest Area Community Plan, shall be

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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evaluated at each phase of Project development. The improvements for each parcel map, tract map, plot plan, conditional use permit, and/or public use permit shall be determined at the time these development projects are proposed, based upon current traffic impact studies that consider the cumulative effects of previously approved projects. **(Implemented as included by the Trip Generation Analysis, provided as Appendix K)**

MM TR-3: The project shall incorporate such traffic demand management programs as may be appropriate to comply with the goals of the Regional Mobility and Air Quality Management Plan. Prior to the issuance of any building permits, the Project applicant shall consult with and obtain clearance from the following agencies to assure compliance and coordinate with the Regional Mobility and Air Quality Management Plans:

- Caltrans, District 8;
- The South Coast Air Quality Management District (SCAQMD);
- The Riverside Transit Agency (RTA); and
- The Riverside County Transportation Commission (RCTC).

Confirmation of such contact and coordination shall be provided to the Riverside County Transportation Department. **(Previously implemented by the Specific Plan and not related to the Project)**

Proposed Project Mitigation Measures:

The applicable mitigation measures from EIR No. 404, as listed above, would be applied to the proposed Project.

No new impacts nor substantially more severe transportation related impacts would result from the proposed Project; therefore, no new mitigation measures are required for transportation.

Conclusion for Transportation

Impacts related to transportation from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding transportation. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

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): Cultural Resources Assessment, Prepared by Material Culture Consulting. 2019. (MCC 2019a) (Appendix D)

Summary of Impacts with the Approved Specific Plan:

Tribal cultural resources were not analyzed in EIR No. 404 because the CEQA criteria and thresholds related to analyzing tribal cultural resources did not exist at the time EIR No. 404 was prepared. However, the EIR included a condition of approval, which states that prior to approval of a development permit, the applicant shall execute a pre-excavation agreement with the Pechanga Band of Luiseno Mission Indians which addresses the requirement for Native American monitors during grading, protocols for treatment of Native American human remains, and the repatriation of Native American sacred items and artifacts to the Pechanga band.

Summary of Impacts with the proposed Project:

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)

No New Impact. The Project site is vacant and undeveloped. The site was previously used for agriculture and has been graded (MCC 2019a). Due to the existing vacant and disturbed conditions, no listed or eligible historical resources exist on the Project site. Thus, implementation of the Project would not result in new impacts related to historical resources.

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.)

No New Impact. As described previously, the Project site has undergone extensive ground disturbance. In addition, the Project site is not in an area known for having, or suspected of having, tribal cultural resources or human remains. In the unlikely event that human remains are encountered during earth

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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removal or disturbance activities, the California Health and Safety Code Section 7050.5 requires that disturbance of the site shall halt until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation or to his or her authorized representative (included as a County condition of approval). The Coroner would also be contacted pursuant to Sections 5097.98 and 5097.99 of the Public Resources Code relative to Native American remains. Should the Coroner determine the human remains to be of Native American descent, the coroner must notify the Native American Heritage Commission (NAHC) within 24 hours. The NAHC would then be required to contact the most likely descendant of the deceased Native American, who would then serve as a consultant on how to proceed with treatment of the remains. Compliance with the established regulatory framework (i.e., California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98) would provide that any potential impacts to human remains would be less than significant. No new impact would occur.

Assembly Bill (AB) 52 (Chapter 532, Statutes of 2014) establishes a formal consultation process for California tribes as part of the CEQA process and equates significant impacts on “tribal cultural resources” with significant environmental impacts (Public Resources Code [PRC] § 21084.2). AB 52 requires that lead agencies undertaking CEQA review evaluate, just as they do for other historical and archeological resources, a project’s potential impact to a tribal cultural resource. As described previously, the site has been highly disturbed and the potential for the Project to impact tribal cultural resources is less than significant. In addition, AB 52 requires that lead agencies, upon request of a California Native American tribe, begin consultation prior to the release of a negative declaration, mitigated negative declaration, or EIR for a project. AB 52 does not apply to a Notice of Exemption or Addendum. As this CEQA document is an Addendum, the AB 52 requirements are not applicable.

Conditions of Approval

Inadvertent Discoveries. Listed previously in Section 9

Human Remains. Listed previously in Section 9

Mitigation Measures

EIR No. 404 Mitigation Measures:

No mitigation measures related to tribal cultural resources were included in EIR No. 404.

Proposed Project Mitigation Measures

No new impacts nor substantially more severe tribal cultural resources related impacts would result from the proposed Project; therefore, no new mitigation measures are required for tribal cultural resources.

Conclusion for Tribal Cultural Resources

Impacts related to tribal cultural resources from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding tribal cultural resources. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source(s): Eastern Municipal Water District 2015 Urban Water Management Plan (UWMP 2015). Temecula Valley Regional Water Reclamation Facility Fact Sheet. Accessed: <https://www.emwd.org/sites/main/files/file-attachments/tvrwrffactsheet.pdf>
 Eastern Municipal Water District Sanitary Sewer System Planning & Design Guide (EMWD 2006) Accessed: https://www.emwd.org/sites/main/files/file-attachments/emwdsewer_system_design.pdf
 Eastern Municipal Water District Water System Planning & Design Principal Guidelines Criteria (EMWD 2007) Accessed: https://www.emwd.org/sites/main/files/file-attachments/emwdwater_system_design.pdf

Summary of Impacts with the Approved Specific Plan:

Water: EIR No. 404 analyzed the potential impacts to water services and supplies and determined that EMWD has the ability to serve the Specific plan at buildout, and that the existing 4-million-gallon water tank would provide the water storage necessary for the Project. EIR No. 404 projected an average domestic water demand flow of 122,000 gallons per day (gpd), based on the Town Center Commercial land use generation duty factor of 2,000 gpd and 61 planned acres for Planning Area 9. EIR No. 404 also evaluated extension of the water system to serve the Specific Plan area and determined that the proposed extensions would adequately serve buildout of the Project. Therefore, impacts related to water infrastructure and supply from implementation of the Specific Plan was determined to be less than significant.

Wastewater: EIR No. 404 described that the proposed sewer collection system would deliver sewage flows to the EMWD 21-inch trunk sewer in Murrieta Hot Springs Road, just east of Calistoga Drive that would convey sewage flows to the Temecula Valley Regional Water Reclamation Facility (RWRF) for treatment. The Town Center Commercial land use designation was estimated to produce an average

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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flow of 103,700 gallons per day (gpd), based on the planned 61 acres and a generation duty factor of 1,700 gpd per acre EIR No. 404 determined that buildout of the Specific Plan would provide the necessary wastewater facilities necessary to serve the Project and that the regional conveyance and treatment facility have capacity to accommodate the anticipated flows. No mitigation was required.

Drainage: EIR No. 404 described that the Specific Plan is located within the boundaries of the Riverside County Flood Control and Water Conservation District's Murrieta Creek Area Master Drainage Plan. The entire site lies within the Riverside County Murrieta Creek Area Drainage Plan/Santa Gertrudis Valley Sub-Watershed and is subject to a required drainage fee. In addition, EIR No. 404 determined that Tualota Creek and Santa Gertrudis Creek have adequate capacity to handle drainage flows generated from buildout of the Specific Plan. Impacts were determined to be less than significant, and no mitigation other than payment of the required drainage fees was required.

Summary of Impacts with the proposed Project:

- 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?**

No New Impact

Water Infrastructure

The proposed Project would develop the vacant parcel for a new furniture warehouse and showroom. Existing 4-inch and 12-inch water lines are located within Commerce Court; a 12-inch and 8-inch water line is located within Calistoga Drive; and a 24-inch water line within Murrieta Hot Springs Road. The proposed Project would connect to the existing water infrastructure, and existing offsite water infrastructure would not be required to serve the proposed Project. Installation of the onsite water infrastructure and connection to the existing water supply lines as part of the proposed Project would not result in any physical environmental effects beyond those described throughout this Addendum.

The Eastern Municipal Water District (EMWD) provides water supplies to the Project area. In addition to treated water that is delivered by to EMWD by the Metropolitan Water District, EMWD operates two microfiltration plants that filter raw imported water to achieve potable water standards. The two treatment plants, the Perris Water Filtration Plant and the Hemet Water Filtration Plant, are located in Perris and Hemet, respectively. These two water treatment plants provide a portion of the water supplied by EMWD (UWMP 2015). As further described below, the proposed Project would not require new or expanded water entitlements. Likewise, the planned capacity of the regional water treatment facilities that supplies the water is adequate, and new or expanded water treatment facilities would not be required as a result of the proposed Project. Therefore, no new impacts related to water infrastructure would occur from the proposed Project.

Wastewater Treatment

The proposed Project would develop and operate a furniture warehouse and showroom on the currently vacant Project site. The Project site is adjacent to existing sewer lines that include a 10-inch sewer line in Calistoga Drive, a 6-inch sewer line in Commerce Court, and a 21-inch sewer line in Murrieta Hot Springs Road. The Project would connect to the existing sewer infrastructure and would not require relocation or construction of new or expanded offsite sewers to serve the proposed Project.

Wastewater from the Project would be disposed of at the Temecula Valley wastewater treatment plant, which has a treatment capacity of 20,200 acre feet per year (UWMP 2015) or 18 million gallons per day

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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(EMWD 2019). The facility has a typical daily flow rate of 14 million gallons per day; and a proposed expansion capacity of 23 million gallons per day reaching an ultimate capacity of 28 million gallons per day. The non-residential wastewater flow generation factor continues to be 1,700 gpd per acre (EMWD 2006). The 20.4-acre proposed Project site would generate approximately 34,680 gpd or 38 acre-feet per year of wastewater for both the Approved land uses and the proposed Project. The wastewater treatment plant has ample capacity and would not require expansion to serve the proposed Project. Therefore, no new impacts would occur.

Stormwater Drainage

The Project includes an onsite drainage system that would route storm water runoff to two proposed biofiltration basins located on the north and southwest portion of the Project site, which would slowly discharge into existing storm drainage infrastructure that is located adjacent to the site. Three existing drains (an 18-inch, a 36-inch, and 24-inch) are located within Commerce Court. Additionally, a 72-inch storm drain is located within Murrieta Hot Springs Road. The existing offsite drainage systems would be able to accommodate the proposed Project. Thus, the Project would not require or result in the relocation or construction of new or expanded offsite drainage systems. The proposed onsite stormwater drainage infrastructure is included as part of the proposed Project and would not result in any physical environmental effects beyond those identified in other sections of this Addendum. Therefore, no new impacts related to stormwater drainage would occur from the proposed Project.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

No New Impact. Water supplies to the Project area are provided by EMWD, which serves 555 square miles of western Riverside County and includes the Project area (UWMP 2015). In 2015, EMWD had a water demand of 146,090 acre feet (AF), and projects a demand of 197,901 AF in 2020, which is a 35 percent increase over 2015 demands (an increase of 51,811 AF) (UWMP 2015). The UWMP identified increases in imported water to meet this increase in demand. The UWMP details the District’s reliable and drought-resilient water supply capable of meeting projected demands over the next 25 years and beyond (UWMP 2015). The UWMP describes that the District has a projected supply of 197,901 AFY in 2020, and a predicted supply of 268,200 AFY in 2040. To ensure that planning efforts for future growth are comprehensive, the Urban Water Management Planning Act requires water purveyors to incorporate regional projections and land uses in UWMPs.

The Project site is designated as a Mixed-Use Area and for Town Center Commercial designations in the General Plan and the Specific Plan. EIR No. 404 projected an average domestic water demand 2,000 gpd per acre. EMWD continues to use the same 2,000 gpd generation rate for non-residential land uses (EMWD 2007). The proposed Project would develop 20.4 acres of Planning Area 9 and would generate a demand of 40,800 gpd (45.7 acre-feet per year). The Project site’s water demands are consistent with those analyzed in EIR No. 404. The 2015 UWMP identifies water supply and demands through 2040 (268,200 AFY) and indicates it would be able to meet all of the anticipated water supply needs. The proposed Project is consistent with the land use designations for the site and therefore the existing growth projections included in the UWMP. In addition, County Ordinance No. 859 requires compliance with the County’s Water Efficient Landscape Ordinance. Therefore, the proposed Project would not require new or expanded water entitlements, and no new impacts would occur from the proposed Project.

41. Sewer

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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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?

Source(s): Temecula Valley Regional Water Reclamation Facility Fact Sheet. Accessed: <https://www.emwd.org/sites/main/files/file-attachments/tvrwrffactsheet.pdf>

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 described that the proposed sewer collection system would deliver sewage flows to the EMWD 21-inch trunk sewer in Murrieta Hot Springs Road, just east of Calistoga Drive that would convey sewage flows to the Temecula Valley Regional Water Reclamation Facility (RWRf) for treatment. EIR No. 404 determined that buildout of the Specific Plan would provide the necessary wastewater facilities necessary to serve the Project and that the regional conveyance and treatment facility have capacity to accommodate the anticipated flows. No mitigation was required.

Summary of Impacts with the proposed Project:

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?

No New Impact. As described previously, the proposed Project includes installation of an onsite sewer line that would connect to existing sewer lines in the adjacent roadway. The proposed Project would not require expansion of wastewater treatment facilities. Therefore, although construction of the onsite sewer line would be required to support the new development, no extensions or expansions to off-site sewer lines would be required. The necessary installation of the onsite sewer is included as part of the proposed Project and would not result in any physical environmental effects beyond those identified in other sections of this Addendum.

Also, as described previously, the Temecula Valley wastewater treatment plant has a treatment capacity of 18 million gallons per day, and has an average daily flow of 14 million gallons per day (EMWD 2019). In addition, the facility has a planned ultimate capacity of 28 million gallons per day. Thus, the wastewater treatment plant has ample capacity, and would not require expansion to serve the proposed Project. Thus, no new impacts related to wastewater treatment facilities would occur from the Project.

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?

No New Impact. As described in the previous response, the EMWD Temecula Valley wastewater treatment plant would serve the Project, has a treatment capacity of 18 million gallons per day and an average daily flow of 14 million gallons per day (EMWD 2019). In addition, the facility has a planned ultimate capacity of 28 million gallons per day. Thus, the wastewater treatment plant has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments, and no new impacts would occur.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, CalRecycle Facility Database, accessible at: <https://www2.calrecycle.ca.gov/SWFacilities/Directory/>. Lamb Canyon Landfill, accessible at: <https://www2.calrecycle.ca.gov/swfacilities/Directory/33-AA-0007>; El Sobrante Landfill, accessible at: <https://www2.calrecycle.ca.gov/swfacilities/Directory/33-AA-0217>; CalRecycle Estimated Solid Waste Generation Rates, accessible at: <https://www2.calrecycle.ca.gov/wastecharacterization/general/rates>

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 analyzed the potential impacts related to solid waste. The EIR determined solid waste would be generated from the proposed 7,098 dwelling units under Amendment No. 3 of the Specific Plan. Impacts related to solid waste were determined to be less than significant with compliance with state-mandated recycling and waste disposal requirements. Therefore, the EIR included standard conditions to ensure that the existing recycling regulations would be complied with.

Summary of Impacts with the proposed Project:

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?

No New Impact. The closest landfill to the Project site is the Lamb Canyon Landfill, which is located 24 miles away at 16411 State Hwy 79 in Beaumont. The landfill is permitted to accept 5,000 tons per day of solid waste and is permitted to operate through March 2029 (CalRecycle 2019). In December 2018, the Lamb Canyon Landfill disposed an average of 1,864 tons per day; having an average daily additional capacity for 3,136 tons of solid waste.

In addition, the El Sobrante Landfill, which is located at 10910 Dawson Canyon Road, is approximately 25 miles from the Project site. The landfill is permitted to accept 16,054 tons per day of solid waste and is permitted to operate through 2050 (CalRecycle 2019). In February 2019, the El Sobrante Sanitary Landfill disposed an average of 11,190 tons per day; having an average daily additional capacity for 4,864 tons of solid waste.

Based on a solid waste generation of 1.42 pounds per 100 square feet per day, identified in the CalRecycle Solid Waste Information System Database, the 360,022 square-foot building would generate approximately 5,112 pounds per day, or 25,562 pounds (12.78 tons) of solid waste per week (based on a five-day work week).

Based on the current recycling requirements of AB 939, which require diversion of 50 percent of solid waste away from landfills, the proposed Project would result in 6.39 tons of solid waste per week, which

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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is within the existing permitted capacity of both the Lamb Canyon Landfill and the El Sobrante Sanitary Landfill. Therefore, the existing landfills have sufficient permitted capacity to accommodate the Project's solid waste disposal need.

Additionally, in 2020, state regulations per AB 341 will become effective, which will require diversion of 75 percent of solid waste from landfills. Thus, it is anticipated that solid waste landfill disposal from operation of the Project in 2020 would be reduced to approximately 3.20 tons per week. Overall, the solid waste generated by the proposed Project would be within the existing permitted capacity of the landfills, and no new impacts would occur.

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)?

No New Impact. The proposed Project would comply with all regulations related to solid waste. All solid waste-generating activities within the County are subject to the requirements set forth in AB 939, that requires diversion of a minimum of 50 percent of solid waste. In addition, after 2020 all development would be required to divert 75 percent of solid waste pursuant to state regulations. Implementation of the proposed Project would be consistent with all state regulations. All projects in the County undergo development review prior to permit approval, which includes an analysis of project compliance with these programs. Therefore, new impacts related to compliance with solid waste regulations would not occur.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) 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): Riverside County General Plan

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 analyzed the potential impacts related to utilities and determined that buildout of the Specific Plan would increase the demand for electricity, natural gas, telephone, and other services. However, the increased demand would be able to be met by utility service providers. The EIR stated that implementation of the Specific Plan would require developments to comply with applicable utility company guidelines. Impacts were determined to be less than significant. Mitigation was not required.

Summary of Impacts with the proposed Project:

a-f) No New Impact. Because the Project site is vacant and undeveloped and does not currently generate a demand for utilities, implementation of the proposed Project would result in an incremental increase in demand for electricity, natural gas, communication systems, street lighting, maintenance of public facilities, and potentially other governmental services. The proposed Project would connect into

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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the existing utility grid that is available adjacent to the site. The streetlights, curb, gutter, sidewalk, water, electrical, gas, and telecommunication lines all already exist surrounding the site. Therefore, all utilities are existing, and the Project would not result in the construction of new utility facilities that could cause significant environmental effects, and no new impacts would occur.

Conditions of Approval

County Ordinance No. 859. Project plans and specifications shall comply with Riverside County Ordinance No. 859, Water Efficient Landscape Ordinance.

AB 939: This state law requires diversion of a minimum of 50 percent of solid waste.

AB 341: This state law becomes effective in 2020 and will require diversion of 75 percent of solid waste from landfills.

Mitigation Measures

EIR No. 404 Mitigation Measures:

MM UT-1: The Project site lies within the Murrieta Creek Area Drainage Plan/Santa Gertrudis Valley Sub-Watershed and is subject to a required drainage fee. **(Applicable to the Project)**

Proposed Project Mitigation Measures:

The applicable mitigation measures from EIR No. 404, as listed above, would be applied to the proposed Project.

No new impacts nor substantially more severe utilities related impacts would result from the proposed Project; therefore, no new mitigation measures are required for utilities.

Conclusion for Utilities

Impacts related to utilities from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding utilities. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/ No New Impact
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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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-11 “Wildfire Susceptibility”, Southwest Area Plan, Figure 11 “Wildfire Susceptibility”; County of Riverside Multi-Jurisdictional Hazard Mitigation Plan, 2012; CAL Fire, California Fire Hazard Severity Zone Map Update Project, Accessed: <http://egis.fire.ca.gov/FHSZ/>

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 analyzed the potential impacts related to wildfires and determined that the Specific Plan area is not located in a Hazardous Fire Area zone. However, the Specific Plan proposed a fire fuel modification zone to be maintained adjacent to native open space areas, which would reduce potential wildfire impacts. Furthermore, implementation of the Specific Plan would comply with the County’s fire protection standards and conditions to reduce wildfire related impacts to a less than significant level. Mitigation was not required.

Summary of Impacts with the proposed Project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No New Impact. The California Fire Hazard Severity Zone Mapping identifies that the Project site is not within a Very High Fire Severity Zone. To the east, there is land within a Very High Fire Severity Zone, but not adjacent to the Project site. As described previously, the County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters.

Construction

The proposed construction activities, including equipment and supply staging and storage, would occur within the Project site and would not restrict access of emergency vehicles to the Project site or adjacent

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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areas. During construction, Murrieta Hot Springs Road, Calistoga Drive, and Commerce Court would remain open to ensure adequate emergency access to the Project area and vicinity, and no new impacts related to interference with an adopted emergency response of evacuation plan during construction activities would occur.

Operation

The proposed Project would construct and operate a furniture warehouse and showroom that would be permitted and approved in compliance with the California Fire Code and the Riverside County Municipal Code Chapter 8.32, Fire Code, which provides requirements related to emergency access, reduction of fire potential including vegetation management, construction materials and methods, installation of automatic sprinkler systems, assurance of fire flows. These requirements would be checked by the County prior to approving building permits for the Project. In addition, the proposed Project structure would consist of concrete, which is a non-flammable material.

Direct access to the Project site would be provided from Calistoga Drive and Commerce Court, which are adjacent to the Project site. As a result, the proposed Project would not impair an adopted emergency response plan or emergency evacuation plan, and no new impacts would occur.

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?

No New Impact. The Project site and the adjacent parcels are flat and do not contain any hills or steep slopes and is identified by the General Plan Safety Element Figure S-8 as having a moderate wind susceptibility. In addition, the Project would be required to comply with California Fire Code Chapter 47 and the Riverside County Ordinance No. 787, Fire Code, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, fire flows. These requirements would be checked by the County prior to approving building permits for the Project. In addition, the proposed Project structure would consist of concrete, which is a non-flammable material. Overall, the Project would not exacerbate wildfire risks, and no new impacts would occur.

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?

No New Impact. The proposed Project would construct a concrete building, which would be nonflammable and would not exacerbate the fire risk to the environment. The Project does not include installation or maintenance of infrastructure related to roads, fuel breaks, emergency water sources, or power lines that could exacerbate wildfire risk. In addition, the Project would be required to meet the specific standards and regulations outlined by the California Fire Code Chapter 47 and the Riverside County Municipal Code Chapter 8.32, Fire Code, which would be verified during the County’s permitting process. Therefore, no new impacts would occur.

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?

No New Impact. The Project site is it within a Very High Fire Hazard Severity Zone and there is no indication of landslides, slumps, rock fall hazard, debris flow or slope instability surrounding the Project site (Leighton 2019). The stability of the surrounding cut and fill slopes have been determined to be

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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stable under both static and pseudo static conditions (Leighton 2019). Impacts related to wildfire are not anticipated to occur onsite and would not expose people or structures to downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, no new impacts would occur.

e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

No New Impact. The Project site is not located within a Very High Fire Hazard Severity Zone. As described previously, the Project would be required to comply with California Fire Code Chapter 47 and the Riverside County Municipal Code Chapter 8.32, Fire Code, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, fire flows. Compliance with these requirements would be verified during the permitting process. In addition, the proposed Project structure would consist of concrete, which is a non-flammable material. Overall, the design of the proposed Project in addition to compliance with state and County fire regulations, would provide that no new impacts related to wildland fire hazards would occur.

Conditions of Approval

Fire Code: The Project shall comply with the California Fire Code and the Riverside County Ordinance No. 787, Fire Code.

Mitigation Measures

EIR No. 404 Mitigation Measures:

No mitigation measures related to wildfire were included in EIR No. 404.

Proposed Project Mitigation Measures:

No new impacts nor substantially more severe wildfire related impacts would result from the proposed Project; therefore, no new mitigation measures are required for wildfire.

Conclusion for Wildfire

Consistent with the determination of EIR No. 404, impacts related to wildfire from implementation of the proposed Project would be less than significant. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding wildfire. There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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22. MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

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| 45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source(s): Western Riverside MSHCP Habitat Assessment Report, prepared by Blackhawk Environmental, 2019 (Blackhawk 2019) (Appendix C); Cultural Resources Assessment, prepared by Material Culture Consulting, 2019 (MCC 2019a) (Appendix D).

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 analyzed the impacts related to the degradation of the quality of the environment such as to biological resources and cultural resources. The EIR determined that with implementation of mitigation measures impacts related to build out of the Specific Plan would be less than significant. Similarly, the EIR analyzed potential impacts to historical and archaeological resources. Mitigation was included to have a certified archaeologist present during grading operations. With implementation of mitigation EIR No. 404 determined that potential impacts related to biological and cultural resources would be less than significant.

Summary of Impacts with the proposed Project:

No New Impact. As described previously, the Project site is located on a previously graded, undeveloped, and vacant site with no historic resources and limited potential for archaeological resources. Also, due to the disturbed and graded state, no native habitat exists and limited potential for special status species exists on and adjacent to the Project site. As detailed in Section 4, the Project would comply with conditions of approval and the applicable mitigation measures from EIR No. 404 to reduce impacts to a less than significant level. Therefore, no new impacts would result.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

Summary of Impacts with the Approved Project:

EIR No. 404 analyzed the mandatory CEQA topics related to the implementation of the Specific Plan. The EIR determined while the individual projects may contribute marginally to growth in the area, the collective projects would cumulatively create an overall change in the once semi-rural and largely undeveloped nature of the region. The overall increase in units and related demands along neighborhood roads and for local services and utilities would cumulatively impact the area. In addition, the development of these projects in what was once a semi-rural, but steadily developing area, could

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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result in conversion of adjoining lands to similar uses. Therefore, EIR No. 404 determined that the ultimate urbanization of the Specific Plan area and vicinity could potentially indirectly influence expansion throughout the Temecula/Murrieta area.

Summary of Impacts with the proposed Project:

No New Impact. The Project would develop a warehouse and showroom within a partially developed area. As described above, all of the potential impacts related to implementation of the Project would be less than significant or reduced to a less than significant level with implementation of mitigation measures from EIR No.404 and conditions of approval that are imposed by the County of Riverside and effectively reduce environmental impacts.

The cumulative effect of the proposed Project taken into consideration with these other development projects in the area would be limited, because the Project would develop the site in consistency with the Specific Plan, Southwest Area Plan, General Plan, and municipal code, and would not result in substantial effects to any environmental resource topic, as described though out this document. Furthermore, the proposed Project would develop an area that has been previously graded and disturbed and is actually less intensive as to what was previously evaluated for Planning Area 9. Thus, impacts to environmental resources or issue areas would not be cumulatively considerable; and no new cumulative impacts would occur.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Summary of Impacts with the Approved Specific Plan:

EIR No. 404 determined that with implementation of the mitigation measures and conditions of approval buildout of the Specific Plan would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

Summary of Impacts with the proposed Project:

No New Impact. The Project proposes the construction and operation of a furniture warehouse and showroom. The Project would not consist of any use or any activities that would result in a substantial negative affect on persons in the vicinity. All resource topics associated with the proposed Project have been analyzed in accordance with CEQA and the State CEQA Guidelines and were found to pose no impacts or less-than-significant impacts with implementation of previously certified mitigation measures and conditions of that are required by the County. Consequently, the proposed Project would in environmental effects that would cause substantial adverse effects on human beings directly or indirectly, and no new impacts would occur.

Conclusion for Mandatory Findings of Significance

Consistent with the determination of EIR No. 404, impacts related to mandatory findings of significance from implementation of the proposed Project would be less than significant with implementation of mitigation measures and conditions of approval. Thus, no new or substantially greater impacts would occur with implementation of the proposed Project when compared to those identified in EIR No. 404.

Based on the foregoing, none of the conditions identified in CEQA Guidelines Section 15162 that would trigger the need to prepare a subsequent or supplemental EIR or other environmental document to evaluate Project impacts or mitigation measures exist regarding mandatory findings of significance.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Impact/No New Impact
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There have not been 1) changes to the Project that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; 2) substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the previous adopted EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; or 3) the availability of new information of substantial importance relating to significant effects or mitigation measures or alternatives that were not known and could not have been known when the adopted EIR was adopted as completed.

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: County of Riverside, Winchester Properties/Silverhawk Specific Plan Amendment No. 3, EIR No. 404

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.

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



07/17/19, 12:30 pm

PPT190001

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT190001. 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 (PPT190001) 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**

PPT190001 proposes to construct a 360,022 square-foot industrial building for a furniture warehouse and distribution facility, and other necessary and required improvements on the project site and along the adjacent streets on 20.42 acres. The project will provide 243 parking spaces.

Advisory Notification. 3 **AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards
3. Specific Plan Guidelines

Advisory Notification. 4 **AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), dated March 11, 2019

Exhibit B (Elevations), dated March 11, 2019

Exhibit C (Floor Plans), dated March 11, 2019

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated March 11, 2019

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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 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)
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
 - Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 915 (Regulating Outdoor Lighting)
4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

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 PPT190001, 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 PPT190001, 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Hold Harmless (cont.)

applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

E Health

E Health. 1 ECP COMMENTS

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 Water/Sewer

The proposed facility shall obtain potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). Prior to building permit issuance, applicant shall submit an original copy of water and sewer "will-serve" letter(s) to DEH for review and record keeping.

Please note that it is the responsibility of the applicant to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyors, as well as, all other applicable agencies.

Flood

Flood. 1 Gen - Custom

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Gen - Custom (cont.)

Plot Plan (PP) 190001 is a proposal to construct a 360,022sqft industrial building for a furniture warehouse and distribution facility on a 20.42-acre site in Murrieta area. The site is located at the northwest corner of Murrieta Hot Springs Road and Calistoga Drive. The project site is within Silverhawk Specific Plan 213 , and west of Community Facilities District (CFD) 88-4. The project site is within previously reviewed and approved PM35180 and PP22278 that were a proposal to divide 60 acres.

This site has been mass graded, and the street and storm drain improvements have been completed under a previous development PM 23248. The northern 8.4 ac and southern 12 ac of the property were graded to drain to the northwest and southwest corners of the site, respectively. An existing storm drain in Murrieta Hot Springs Road and another in Commerce Court was to serve as outlets for the project site. The project site receives no off-site runoffs, except for nuisance nature local runoff that may traverse portions of the property. Although the project is considered free from ordinary storm flood hazard, a storm of unusual magnitude could cause some damage.

Based on the submitted exhibits, PP190001 proposes two basins, BMP 1 and BMP 2, located at the northwest and southwest corners of the project site to collect onsite flows. These basin are designed to mitigate the water quality impacts due to this development, and provide detention of flows. The basins outlet the treated flow to the existing underground storm drains in Commerce Court and Murrieta Hot Springs Road.

Based on CFD 88-4 hydrology study, a total of 29.6cfs onsite flow from the northern portion of the site are tabled to drain to the County Transportation maintained underground storm facilities in Commerce Ct, Line 1000 (CFD 88-4) through two sumps, Sump 1161 and Sump 1181. The Sump 1161 is located at northwest corner of the project site and was designed to receive 9cfs runoff. The flows from the sumps are conveyed westerly to District's Santa Gertrudis Valley- Tualota Creek (Project # 7-0-00030, Drawing # 7-135). The project proposes to release 15cfs flow from the BMP1 to Line 1000Lateral 1000-G (County Transportation Dwg 875-H) near Sump 1161 by connecting an 18in PVC RCP pipe. An encroachment permit may be required from the County Transportation.

A total of 36cfs (CFD 88-4) of runoff from the southern portion of the site is tabled to drain to the District maintained storm drains in Murrieta Hot Springs Road, Santa Gertrudis Valley - Murrieta Hot Springs Line 600 (Project # 7-0-00031, Drawing # 7-0132) via Sumps 1151 and 1184. Line 600 carries 100-year flow to Tualota Creek at downstream (south) of Murrieta Hot Springs Rd. An existing 18in RCP pipe, Lat. 600F (Sheets 6 & 8, Drawing # 7-132), extends from Line 600 to the project site was constructed to collect 15 cfs flow from the future development. The project proposes to replace the 18in Lat. 600F with a 24in underground connector pipe P2, and release 28.5cfs flow from BMP2 to Line 600 through P2. An encroachment permit will be required for any performed work within Line 600 right-of-way or involving District facilities.

PP190001 is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Gen - Custom (cont.)

Area Drainage Plan (ADP) for which drainage fees and mitigation 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 issuance of grading or building permits for this project whichever occurs first. The current fee for this ADP is \$1,179 per acre. A portion or all of the applicable ADP fees may have been paid previously as part of PM 23248-1 and PM 23248-2.

It should be noted that the project is located within the limits of the Assessment District (AD) 161, and as such, is subjected to special taxes levied by this District. These taxes are in excess of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee obligation. Therefore, pursuant to Section v.d. of the "Rules and Regulations for Administration of Area Drainage Plans", all such properties are fully exempt from payment of the Santa Gertrudis Channel portion of the Murrieta Creek ADP fee. However, to be exempt the applicant shall provide the District with a letter from the CFD AD stating that the project is within the ADCFD boundaries and is exempt from that portion of the ADP fee.

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval should this case be filed. However, if during further review of the site and development proposal, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project can be directed to Han Yang at 951.955.1348 or hyang@rivco.org.

Planning

Planning. 1 90 DAYS TO PROTEST

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

Planning. 2 ALUC CONDITIONS

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky and shall comply with the requirements of Riverside County Ordinance No. 655, as applicable. Outdoor lighting shall be downward facing.

2. The review of this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Southwest Area Plan:

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 ALUC CONDITIONS (cont.)

straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The attached notice shall be provided to all prospective purchasers of the property and future tenants of the proposed building, and shall be recorded as a deed notice.

4. 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; construction and demolition debris facilities; wastewater management facilities; incinerators; children's schools; day care centers; libraries; hospitals; nursing homes and other skilled nursing and care facilities; critical community infrastructure facilities; noise-sensitive outdoor nonresidential uses; and hazards to flight.

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. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

6. Any subsequent Conditional Use Permit, Plot Plan, or other permitting that would alter the use and occupancy of the currently proposed project shall require ALUC review. Any proposal to adjust the locations of the showroom and/or office areas shall be submitted to the ALUC Director for review. The ALUC Director shall evaluate the proposal to verify that the adjustment does not result in a single-acre intensity exceeding applicable criteria.

7. Noise attenuation measures shall be incorporated into the design of the building, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

8. At least 4.2 acres of ALUC-eligible open areas (at least 75 feet in width and 300 feet in length), as depicted on the Open Space exhibit, a copy of which is attached, shall be kept obstacle and obstruction free per ALUC open area definition (no objects greater than four feet in height with a diameter of four inches or greater).

9. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and Riverside County Economic Development Agency as owner and operator of French Valley Airport. In the event of any reasonable complaint about glare related to aircraft operations, the applicant shall agree to such specific mitigation measures as determined or requested by Riverside County Economic Development Agency.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO190004 ACCEPTED (cont.)

GEO No. 190004 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 190004 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 20190207

Transportation

Transportation. 1 Gen - Transportation

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.

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.

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 Signing and Striping

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.

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, batteries, oil, asbestos, and solvents. For further information regarding the

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 Waste General (cont.)

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#mandator
y

* Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

* AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services, and requires at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Plan: PPT190001

Parcel: 957372002

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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

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

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

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

060 - BS-Grade. 3 IMPROVEMENT SECURITIES Not Satisfied

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

Flood

060 - Flood. 1 Mitcharge - Use Not Satisfied

This project is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish 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 ADP 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.

Planning

060 - Planning. 1 FEES FOR REVIEW Not Satisfied

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.

060 - Planning. 2 Mitigation Measure AQ-1 Not Satisfied

The Project will implement dust control measures during construction mandated by the SCAQMD. The Project will use dust control measures during clearing, grading, and construction. If fresh-water resources are too precious to waste on dust control, availability of brackish or reclaimed water

Plan: PPT190001

Parcel: 957372002

60. Prior To Grading Permit Issuance

Planning

- 060 - Planning. 2 Mitigation Measure AQ-1 (cont.) Not Satisfied
sources should be investigated. Soil disturbance should be terminated when high winds (>25 mph) make dust control extremely difficult. (See: EIR No. 404, Chapter II, Section E, SEIR Summary Matrix/Mitigation Monitoring Program, Page II-20, Section V.B.7, Air Quality, Mitigation Measure 51) (Implemented through Condition of Approval, SCAQMD Rule 403)
- 060 - Planning. 3 Mitigation Measure AQ-2 Not Satisfied
Minimization of construction interference with regional non-project traffic movement. Measures recommended for inclusion are:
• Schedule receipt of construction materials to non-peak travel periods.
• Route construction traffic through areas of least impact sensitivity.
• Limit lane closures and detours to off-peak travel periods.
• Provide ride-share incentives for contractor and subcontractor personnel. (Applicable to the Project)
- 060 - Planning. 4 Mitigation Measure AQ-3 Not Satisfied
"Spill-over" effects will be reduced by preventing soil erosion, washing vehicles entering public roadways from dirt off-road Project areas, and washing/sweeping Project access to public roadways on an adequate schedule. (Implemented through Condition of Approval, SCAQMD Rule 403)
- 060 - Planning. 5 Mitigation Measure AQ-4 Not Satisfied
Emissions control will be required from on-site equipment through a routine mandatory program of low-emissions tune-ups. (Applicable to the Project)
- 060 - Planning. 6 Mitigation Measure AQ-5 Not Satisfied
Mitigation strategies will be incorporated into a construction activity impact reduction plan, with clearly defined responsibilities for plan implementation and supervision. (Applicable to the Project)
- 060 - Planning. 7 Mitigation Measure AQ-6 Not Satisfied
Simultaneous grading/soil disturbance will be limited to no more than 25 acres on any one day, provided that the total Project acreage under construction at one time may exceed this acreage limitation. (Implemented through Condition of Approval, SCAQMD Rule 403)
- 060 - Planning. 8 Mitigation Measure AQ-7 Not Satisfied
The application of architectural surface treatments (e.g., paint, etc.) will be limited to no more than 730 homes or equivalent non-residential development per year. (Applicable to the Project)
- 060 - Planning. 9 Mitigation Measure AQ-8 Not Satisfied
Limiting the application of architectural surface treatments (i.e., paint, etc.) to less than 37.5 gallons per average day. (Applicable to the Project)
- 060 - Planning. 10 Mitigation Measure BIO-10 Not Satisfied
Contractor pets and smoking will be prohibited in and adjacent to the construction areas. (Applicable to the Project)

Plan: PPT190001

Parcel: 957372002

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 10 Mitigation Measure BIO-10 (cont.) Not Satisfied

060 - Planning. 11 Mitigation Measure BIO-11 Not Satisfied

All movement of construction contractors, including ingress and egress of equipment and personnel will be limited to designated construction zones in areas of occupied habitat. (Applicable to the Project; Implemented through Condition of Approval, Nesting Bird Survey)

060 - Planning. 12 Mitigation Measure BIO-12 Not Satisfied

Active construction areas will be watered regularly to control dust, in order to minimize impacts to nearby habitats, especially sensitive species habitat adjacent to construction. (Applicable to the Project; Implemented through Condition of Approval, SCAQMD Rule 403)

060 - Planning. 13 Mitigation Measure BIO-13 Not Satisfied

Equipment to extinguish small brush fires (e.g., from trucks or vehicles) will be present on the site during all phases of the Project construction activities, along with personnel trained in the use of such equipment. (Applicable to the Project)

060 - Planning. 14 Mitigation Measure BIO-14 Not Satisfied

During and after Project construction, the proper use and disposal of oil, gasoline, diesel fuel, antifreeze and other toxic substances will be enforced. (Applicable to the Project)

060 - Planning. 15 Mitigation Measure BIO-15 Not Satisfied

A qualified biologist/monitor will be present on-site just prior to and during, initial grading, to delineate access roads and limits of grading, to minimize take and harassment of gnatcatchers. The biological monitor will have authority to halt Project actions to allow any gnatcatcher or Quino checkerspot threatened by construction activities to escape direct harm. (Not Required for the proposed Project, no gnatcatcher or Quino checkerspot butterfly habitat exists on the site)

060 - Planning. 16 Mitigation Measure BIO-16 Not Satisfied

In order to avoid potential impacts to gnatcatchers and other sensitive migratory species, clearing of vegetation shall not be conducted between February 15 and July 15, in areas with moderate to high quality vegetation within and adjacent to historically occupied habitat. (Applicable to the Project; Implemented through Condition of Approval, Nesting Bird Survey)

060 - Planning. 17 Mitigation Measure BIO-17 Not Satisfied

The Project has been so designed that no additional take of gnatcatcher use areas will be necessary for fuel modification purposes. (Not Required for the proposed Project, no gnatcatcher habitat exists on the site)

060 - Planning. 18 Mitigation Measure BIO-1 Not Satisfied

California Gnatcatcher: Written authorization to take this species shall be obtained through a Section 7 consultation with the USFWS and/or Section 10(a) permit. (Previously implemented by the Specific Plan as part of preliminary grading; not applicable to Project site)

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 18 Mitigation Measure BIO-1 (cont.) Not Satisfied

060 - Planning. 19 Mitigation Measure BIO-18 Not Satisfied

No construction access, parking, or storage of equipment or materials will be permitted within natural open space. All native habitat areas to be avoided shall be clearly, noted on the plans. Waste dirt, rubble or trash will not be deposited on the preserved native habitats. (Not Required for the proposed Project, no native habitat exists on the site)

060 - Planning. 20 Mitigation Measure BIO-19 Not Satisfied

If nesting gnatcatchers are found in any of the ten preserved gnatcatcher use areas on the subject property, a temporary construction buffer of 250 feet shall be provided around the nest. The nest and buffer will be marked by flagging, and the buffer area will be temporarily fenced with construction fencing where ground disturbance is to occur. Following the departure of fledglings, grading can resume within the restricted areas as determined by the qualified biological monitor. (Applicable to the Project; Implemented through Condition of Approval, Nesting Bird Survey)

060 - Planning. 21 Mitigation Measure BIO-20 Not Satisfied

Documentation of the easement provided by the Project for 30 acres of on-site conservation open space. (Previously implemented by the Specific Plan and not related to the Project site)

060 - Planning. 22 Mitigation Measure BIO-21 Not Satisfied

Night lighting shall not be used during the course of construction, unless absolutely necessary. If necessary, the lights shall be shielded to minimize lighting, of the surrounding habitat. (Applicable to the Project)

060 - Planning. 23 Mitigation Measure BIO-22 Not Satisfied

The U.S. Fish and Wildlife Service Carlsbad office must be notified within three working days should any listed species be found dead or injured in or adjacent to the construction areas. (Applicable to the Project)

060 - Planning. 24 Mitigation Measure BIO-23 Not Satisfied

A cowbird trapping program shall be established and maintained in perpetuity on the preserved native habitat. (Previously implemented by the Specific Plan and not related to the Project site)

060 - Planning. 25 Mitigation Measure BIO-24 Not Satisfied

An exotic plant eradication plan shall be implemented as part of the on-going endowment program in the open space conservation areas. (Previously implemented by the Specific Plan and not related to the Project site)

060 - Planning. 26 Mitigation Measure BIO-25 Not Satisfied

Signs will be posted at potential access points into the on-site preserved areas informing residents of the wildlife habitat value and to minimize intrusions. (Not Required for the proposed Project, no preserved habitat areas exist on the site)

Plan: PPT190001

Parcel: 957372002

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 26 Mitigation Measure BIO-25 (cont.) Not Satisfied

060 - Planning. 27 Mitigation Measure BIO-26 Not Satisfied

Installation and maintenance of security fences/walls for the purpose of controlling human and pet access into the preserved habitat areas will be provided where residential development abuts natural open space. (Not Required for the proposed Project, no preserved habitat areas exist adjacent to the site)

060 - Planning. 28 Mitigation Measure BIO-27 Not Satisfied

A sage scrub revegetation plan will be developed and implemented. A monitoring plan demonstrating the survivability of the sage scrub shall be submitted every six months for three years. Revegetation shall be accomplished through the use of the "duff reapplication" method. (Not Required for the proposed Project, no sage scrub exists on the site)

060 - Planning. 29 Mitigation Measure BIO-2 Not Satisfied

Quino checkerspot butterfly: Written authorization to take this species shall be obtained through a Section 7 consultation with the USFWS and/or Section 10(a) permit. To ensure the 300-foot buffer is not impacted, existing habitat would be identified, staked and construction would not occur within 300 feet of the occupied habitat. In order to mitigate for the temporary impacts related to the construction of the water pipes to the water tank the applicant proposes to construct this pipeline outside of the flight season, 50 feet from all host plant populations, with pre-construction surveys for host plant and larva by a qualified biologist familiar with the different developmental stages of the butterfly, and with construction monitoring to insure no impacts to individual Quino checkerspot butterflies. Inclusion of these specific measures in the Section 7 permit would insure no direct impacts to the butterfly. (Not applicable to the proposed Project, no Quino checkerspot butterfly habitat exists on the site)

060 - Planning. 30 Mitigation Measure BIO-3 Not Satisfied

The Project applicant shall be responsible for compensatory mitigation of impacts to 2.18 acres of wetlands, 'waters of the United States' and streambed habitat subject to the regulatory jurisdiction of the US Army Corps of Engineers and CDFG. Mitigation shall be provided in accordance with the provisions of Section 404 of the Clean Water Act, Section 1603 of the California Fish and Game Code (Streambed Alteration), and their implementing regulations, following consultation with the respective agencies. Mitigation may include a combination of restoration of a portion of Tocalota Creek and offsite restoration of ephemeral washes in the region impacted by the invasive giant reed (*Arundo donax*). For the purposes of obtaining a Stream bed Alteration Agreement, the Department of Fish and Game will be designated as a Responsible Agency. (Not Required for the proposed Project, no wetlands exist on the site)

060 - Planning. 31 Mitigation Measure BIO-4 Not Satisfied

Stephens' kangaroo rat mitigation shall be provided in accordance with the County's approved Section 10(a) permit authorizing take of this species. (Applicable to the Project; Implemented through Condition of Approval, MSHCP Fees)

060 - Planning. 32 Mitigation Measure BIO-5 Not Satisfied

On-site preservation of 200 acres of undisturbed habitat and retention of the 30 acres of Riparian

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60. Prior To Grading Permit Issuance

Planning

- 060 - Planning. 32 Mitigation Measure BIO-5 (cont.) Not Satisfied
habitat. Also, mitigation credit from implementation of Regional Conservation Banking program would mitigate impacts to coastal California gnatcatcher. A total of 130 acres of on-site coastal sage scrub habitat is to be preserved. (Previously implemented by the Specific Plan and not applicable to the Project site which has been rough graded)
- 060 - Planning. 33 Mitigation Measure BIO-6 Not Satisfied
Payment of mitigation fees and receipt of allocation of take. (Applicable to the Project; Implemented through Condition of Approval, MSHCP Fees)
- 060 - Planning. 34 Mitigation Measure BIO-7 Not Satisfied
A conservation easement over the Tucalota Creek area and a 250-foot wide native habitat linkage corridor to the open space knoll located on the eastern boundary will be granted in favor of a mutually-agreed-to party. (Previously implemented by the Specific Plan and not applicable to the Project site which has been rough graded)
- 060 - Planning. 35 Mitigation Measure BIO-8 Not Satisfied
Temporary construction fencing shall be provided between construction zones and areas of occupied gnatcatcher and Quino habitat. (Not Required for the proposed Project, no occupied gnatcatcher or Quino checkerspot butterfly habitat exists on the site)
- 060 - Planning. 36 Mitigation Measure BIO-9 Not Satisfied
An endowment shall be established for long-term management of the conservation easement open space and written proof of said endowment with endowment funds will be placed in an escrow account until the conservation easement is in place. (Previously implemented by the Specific Plan and not related to the Project site)
- 060 - Planning. 37 Mitigation Measure CUL-1 Not Satisfied
An archaeologist will be present at pre-grade meetings and on-site grading operations. this person will have the authority to temporarily halt or redirect grading should fossils be uncovered. If resources are found, the Pechanga Band of Luiseno Mission Indians will be notified and included in the mitigation of said resources. (Previously implemented by the Specific Plan for the previous mass grading of the site and not related to the Project site)
- 060 - Planning. 38 Mitigation Measure GEO-10 Not Satisfied
All grading procedures shall be in compliance with the Riverside County Grading Standards including requirements for erosion control during rainy months. (Applicable to the Project)
- 060 - Planning. 39 Mitigation Measure GEO-1 Not Satisfied
Detailed geologist's reports shall be submitted in compliance with the requirements of Riverside County Ordinances and will be conducted prior to tract map approval. The report(s) will evaluate: (a) underlying soil conditions; (b) liquefaction potentials; (c) fault verification; and (d) site specific seismic parameters and building requirements. (Implemented through preparation of the Geotechnical Update Report, included as Appendix F)

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 39 Mitigation Measure GEO-1 (cont.) Not Satisfied

060 - Planning. 40 Mitigation Measure GEO-11 Not Satisfied

Prior to any grading activities, a soils report and geotechnical study will be performed to further analyze on-site soil conditions and slope stability and will include the appropriate measures to control erosion and dust as mentioned in Mitigation Measure GEO-1. (Applicable to the Project)

060 - Planning. 41 Mitigation Measure GEO-12 Not Satisfied

Potential brow ditches, terrace drains or other minor swales, determined necessary by the County of Riverside at future stages of Project review, shall be lined with natural erosion control materials or concrete. (Applicable to the Project)

060 - Planning. 42 Mitigation Measure GEO-13 Not Satisfied

Graded, but undeveloped land shall be maintained weed-free and planted with interim landscaping within 90 days of completion of grading, unless building permits are obtained. (Applicable to the Project)

060 - Planning. 43 Mitigation Measure GEO-14 Not Satisfied

On-site water wells shall be further investigated as a source of deep aquifer groundwater.

060 - Planning. 44 Mitigation Measure GEO-15 Not Satisfied

Planting of developed land shall comply with the National Pollutant Discharge Elimination System (NPDES) Best Management Practices Construction Handbook Section 6.2. (Applicable to the Project)

060 - Planning. 45 Mitigation Measure GEO-2 Not Satisfied

Required measures as recommended by the detailed geological investigation shall be identified on grading plans and implemented to the satisfaction of the County Geologist. (Applicable to the Project)

060 - Planning. 46 Mitigation Measure GEO-3 Not Satisfied

All final subdivision maps will indicate that the proposed Project lies within the potential dam inundation area of Lake Skinner. Because a portion of the Project is located in a dam inundation area, coordination between the applicant and the County Disaster Preparedness Office shall be required to establish emergency evacuation routes, as necessary. This coordination and establishment of evacuation routes shall occur prior to tentative tract map approval. Prospective home buyers or land purchasers within affected planning areas shall receive written notice of the potential dam inundation and respective evacuation routes within these planning areas. (Not applicable to the Project, which is not within the Lake Skinner inundation area)

060 - Planning. 47 Mitigation Measure GEO-4 Not Satisfied

No structures designed for human occupancy (2,000 person hours per year) are allowed within the building setback zones designated for the active fault located in the vicinity of Planning Areas 6, 7, and 8. (Not applicable to the Project, which is located in Planning Area 9)

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 48 Mitigation Measure GEO-5 Not Satisfied

Due to the large number of non-active faults and faultlets within the property, it is recommended that all cut pads exposing these features be over-excavated approximately four feet to provide a compacted fill blanket under the proposed foundations. (Implemented as included by the Geotechnical Update Report, provided as Appendix F)

060 - Planning. 49 Mitigation Measure GEO-6 Not Satisfied

Where cut and fill slopes are created higher than three feet, detailed Landscaping and Irrigation Plans shall be submitted to the Planning Department prior to Grading Plan approval. The plans shall be reviewed for type and density of ground cover, shrubs, and trees. (Applicable to the Project)

060 - Planning. 50 Mitigation Measure GEO-7 Not Satisfied

All streets shall have a gradient not to exceed 15-percent. (Applicable to the Project)

060 - Planning. 51 Mitigation Measure GEO-8 Not Satisfied

Slopes steeper than 2:1 or higher than ten feet are allowed provided they are recommended to be safe in the slope stability report prepared by the soils engineer or engineering geologist. All slopes shall be landscaped per County Ordinance 457. The slope stability report shall also contain recommendations for landscaping and erosion control. The Uniform Building Code, County Ordinance No. 457, and all other relevant laws, rules and regulations governing grading in Riverside County shall be observed. (Applicable to the Project)

060 - Planning. 52 Mitigation Measure GEO-9 Not Satisfied

Prior to development within any planning area of the Specific Plan, an overall Conceptual Grading Plan for the planning area in process shall be submitted for Planning Department approval. The Grading Plan for each planning area shall be used as a guideline for subsequent detailed grading plans for individual stages of development within that planning area, and shall include: 1) techniques employed to prevent erosion and sedimentation during and after the grading process; 2) approximate time frames for grading; 3) identification of areas which may be graded during high probability rain months (January through March); and 4) preliminary pad and roadway elevations. Grading on the Project site shall conform to County regulations first, then to the Conceptual Grading Plan. (Applicable to the Project)

060 - Planning. 53 Mitigation Measure HAZ-1 Not Satisfied

Proposed new industries in the Project area should only be permitted if a management plan for hazardous wastes is prepared and approved. (Not applicable to the Project, which is not an industrial use that would generate hazardous materials)

060 - Planning. 54 Mitigation Measure HAZ-2 Not Satisfied

New industries within the Project area should incorporate on-site waste management facilities for recycling, treating and detoxifying their wastes on-site whenever possible. (Applicable to the Project)

060 - Planning. 55 Mitigation Measure HAZ-3 Not Satisfied

Site developers shall participate in the Waste Exchange Program of the California Waste

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60. Prior To Grading Permit Issuance

Planning

- 060 - Planning. 55 Mitigation Measure HAZ-3 (cont.) Not Satisfied
Management Board, a program which match industries producing chemicals as waste with those companies utilizing the same chemicals for other operations. (Not applicable to the Project, which would not generate or use chemicals)
- 060 - Planning. 56 Mitigation Measure HAZ-4 Not Satisfied
If construction related toxic waste is produced, such as cans of paint that are not completely emptied, then it is considered hazardous waste and must be picked up by a hazardous waste hauler. The waste shall be transported to a licensed Hazardous Materials facility for proper disposal. (Applicable to the Project)
- 060 - Planning. 57 Mitigation Measure HYD-1 Not Satisfied
Drainage and flood control facilities and improvements shall be provided in accordance with Riverside County Flood Control and Water Conservation District (RCFCWCD) requirements. (Applicable to the Project)
- 060 - Planning. 58 Mitigation Measure HYD-2 Not Satisfied
It is anticipated that portions of Tualota Creek and its tributaries will remain natural with the exception of two road crossings. Additional portions of Tualota Creek will be channelized in an improved channel. The creek and its tributaries would be maintained by one of the following: a) A nature conservancy or other public or quasi-public agency responsible for overseeing and protecting sensitive habitats; b) A Community Service Area (CSA); c) A landscape and lighting district; or d) A Master Homeowners' Association. Facilities to be constructed in road rights-of-way and drainage easements will be maintained by the Riverside County Flood Control and Water Conservation District or the Riverside County Transportation Department. Local drainage devices and channels will be maintained by a similar public/private entity. (Not applicable to the Project, since the Project does not contain, nor adjacent to, Tualota Creek)
- 060 - Planning. 59 Mitigation Measure HYD-3 Not Satisfied
Pursuant to requirements of the State Water Resources Control Board, a state-wide general National Pollution Discharge Elimination System (NPDES) construction permit will apply to all construction activities. Construction activity includes: cleaning, grading, or excavation that results in the disturbance of at least five acres of total land area, or activity which is part of a larger common plan of development of five acres or greater. Therefore, as a mitigation for this specific plan, the developer or builder shall obtain the appropriate NPDES construction permit prior to commencing grading activities. All development within the specific plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. (Implemented by Conditions of Approval)
- 060 - Planning. 60 Mitigation Measure HYD-4 Not Satisfied
All final subdivision maps will indicate that the proposed Project lies within the potential dam inundation area of Lake Skinner. Because a portion of the Project is located in a dam inundation area, coordination between the applicant and the County Disaster Preparedness Office shall be required to establish emergency evacuation routes, as necessary. This coordination and establishment of evacuation routes shall occur prior to tentative tract map approval. Prospective home buyers or land purchasers within affected planning areas shall receive written notice of the potential dam inundation and respective evacuation routes within these planning areas. (Not applicable to the Project, as the

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 60 Mitigation Measure HYD-4 (cont.) Not Satisfied
Project is not within the Lake Skinner inundation area)

060 - Planning. 61 Mitigation Measure HYD-5 Not Satisfied

Proposed grading and drainage improvements shall conform to Section 2907 and 7012 of the Uniform Building Code (UBC) and shall incorporate the minimum standards for the FEMA which ensures that 100-year flood protection is provided to all habitable dwellings located within a floodplain. (Not applicable to the Project, as the Project is not located within a 100-year flood zone and does not include habitable dwellings. However, the Project would comply with all CBC requirements)

060 - Planning. 62 Mitigation Measure NOI-1 Not Satisfied

All construction and general maintenance activities, except in an emergency, should be limited to the hours of 7:00 a.m. to 7:00 p.m. and prohibited on Sundays and all legally proclaimed holidays. (Applicable to the Project)

060 - Planning. 63 Mitigation Measure NOI-2 Not Satisfied

All construction equipment should use properly operating mufflers, and no combustion equipment such as pumps or generators shall be allowed to operate within 500 feet of any occupied residence from 7:00 p.m. to 7:00 a.m. unless the equipment is surrounded by a noise protection barrier. (Applicable to the Project)

060 - Planning. 64 Mitigation Measure NOI-3 Not Satisfied

All construction staging should be performed as far as possible from occupied dwellings. (Applicable to the Project)

060 - Planning. 65 Mitigation Measure NOI-4 Not Satisfied

Prior to commencement of any surface disturbance, or construction of any processing plant, surface mining operation, or issuance of the first Special Inspection Permit, the permittee shall apply for a Special Inspection Permit from the Riverside County Department of Building and Safety which will be accompanied by the appropriate filing fee set forth in Riverside County Ordinance No. 671. The Special Inspection Permit shall be accompanied by a written report which specifies conformance with these conditions of approval.

060 - Planning. 66 Mitigation Measure PS-1 Not Satisfied

The applicant will participate in an existing Fire Protection Impact Mitigation Program (\$400.00 per dwelling unit and \$0.25 per square foot for commercial/industrial) that provides funds for the purchase of land to build new fire stations, remodel existing fire stations or for the purchase of equipment when necessary as development occurs. (Applicable to the Project)

060 - Planning. 67 Mitigation Measure PS-2 Not Satisfied

All structures on-site shall be constructed with fire retardant roofing material as described in Section 3203 of the Uniform Building Code. Wood shingles shall not be allowed for use within the Specific Plan area. (Applicable to the Project)

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 68 Mitigation Measure PS-3 Not Satisfied

A 4.0 million gallon water storage tank exists on the Project site. This reservoir would accommodate adequate water supply for 3,000 gpm/four-hour duration fire flow rate. (Not applicable to the Project and not related to the Project site)

060 - Planning. 69 Mitigation Measure PS-4 Not Satisfied

Fuel modification shall be achieved by establishing a minimum 100-foot zone consisting of four zones with a range of 50- to 100-percent vegetation removal. This will allow for a graduated transition from native vegetation into the irrigated landscaped building areas of the Project. Maintenance of the fuel modification zone shall be the responsibility of a homeowners association or maintenance district to include CSA 143. Prior to approval of any development plans for lands adjacent to open space areas, a Fire Protection / Vegetation Management Plan shall be submitted to the County Fire Department for review and approval. (Not applicable to the Project, which is not adjacent to native open space and does not include a homeowners association)

060 - Planning. 70 Mitigation Measure PS-5 Not Satisfied

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and/or No. 546, subject to the approval by Riverside County Fire Department. Fire flows over 3000 gpm shall be for three hours duration. (Applicable to the Project)

060 - Planning. 71 Mitigation Measure PS-6 Not Satisfied

The applicant will pay fees in accordance with the provisions of Ordinance No. 659 to offset the cost of acquisition and construction of Sheriff Department facilities as the need arises due to the rapid population growth in the region. (Applicable to the Project)

060 - Planning. 72 Mitigation Measure PS-7 Not Satisfied

The Project applicant will inform the Crime Prevention Unit of the Sheriff's Department of all new Homeowners Associations. These associations can be used as the foundation for establishing Neighborhood Watch Programs. (Not applicable to the Project, which does not include a new Homeowners Association)

060 - Planning. 73 Mitigation Measure PS-8 Not Satisfied

Specific Plan Land Use Development Standard No. 21 includes a number of design concepts and crime prevention measures which shall be incorporated or considered during site and building layout designs. (Applicable to the Project)

060 - Planning. 74 Mitigation Measure TR-1 Not Satisfied

Traffic signals were projected to be warranted along seven different roadways including Calistoga Drive at Murrieta Hot Springs Road. (Not applicable to the Project. The Project does not require a signal warrant.)

060 - Planning. 75 Mitigation Measure TR-2 Not Satisfied

Improvements required to achieve the minimum level of service, as required by the Riverside County

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 75 Mitigation Measure TR-2 (cont.) Not Satisfied

General Plan and Southwest Area Community Plan, shall be evaluated at each phase of Project development. The improvements for each parcel map, tract map, plot plan, conditional use permit, and/or public use permit shall be determined at the time these development projects are proposed, based upon current traffic impact studies that consider the cumulative effects of previously approved projects. (Implemented as included by the Trip Generation Analysis, provided as Appendix K)

060 - Planning. 76 Mitigation Measure TR-3 Not Satisfied

The project shall incorporate such traffic demand management programs as may be appropriate to comply with the goals of the Regional Mobility and Air Quality Management Plan. Prior to the issuance of any building permits, the Project applicant shall consult with and obtain clearance from the following agencies to assure compliance and coordinate with the Regional Mobility and Air Quality Management Plans:

- Caltrans, District 8;
- The South Coast Air Quality Management District (SCAQMD);
- The Riverside Transit Agency (RTA); and
- The Riverside County Transportation Commission (RCTC).

Confirmation of such contact and coordination shall be provided to the Riverside County Transportation Department. (Previously implemented by the Specific Plan and not related to the Project)

060 - Planning. 77 Mitigation Measure UT-1 Not Satisfied

The Project site lies within the Murrieta Creek Area Drainage Plan/Santa Gertrudis Valley Sub-Watershed and is subject to a required drainage fee. (Applicable to the Project)

060 - Planning. 78 SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 11.53 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-PAL

060 - Planning-PAL. 1 PRIMP 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:

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60. Prior To Grading Permit Issuance

Survey

060 - Survey. 1 Prior to Driveway Construction (cont.) Not Satisfied

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

Transportation

060 - Transportation. 1 File L&LMD Application Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 2 Submit Grading Plans Not Satisfied

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.

TRN-Grade

060 - TRN-Grade. 1 RCTD-WQ – - FINAL WQMP IS REQUIRED Not Satisfied

The project is located in the Santa Margarita 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. 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 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

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

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

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

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

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied

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 Prior to permit Not Satisfied

1. Final fire and life safety conditions will be addressed when the Office of the Fire Marshal reviews building plans. These conditions will be based on occupancy, use, California Building Code (CBC), California Fire Code (CFC), and related codes, which are in effect at the time of building plan submittal.
2. The Office of the Fire Marshal is required to set a minimum fire flow for the remodel or construction of all commercial buildings per CFC Appendix B and Table B105.1. The applicant/developer shall provide documentation to show there exists a water system capable of delivering said waterflow for 2 hour(s) duration at 20-PSI residual operating pressure. The required fire flow may be adjusted during the approval process to reflect changes in design, construction type, or automatic fire protection measures as approved by the Fire Prevention Bureau. Specific requirements for the project will be determined at time of submittal. (CFC 507.3, Appendix B)
3. Prior to issuance of Building Permits, the applicant/developer shall provide the Office of the Fire Marshal with an approved site plan for Fire Lanes and signage. (CFC 501.3)
4. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 80,000 lbs. GVW. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Fire Prevention Bureau. (CFC 501.4)
5. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches. (CFC 503.2.1)
6. Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System" shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire Code Official. All exterior security emergency access gates shall be electronically operated and be provided with Knox key switches for access by emergency personnel. (CFC 506.1)
7. Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review.
The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction. They shall be maintained accessible.
8. Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 ALUC CONDITIONS (cont.) Not Satisfied

6. Any subsequent Conditional Use Permit, Plot Plan, or other permitting that would alter the use and occupancy of the currently proposed project shall require ALUC review. Any proposal to adjust the locations of the showroom and/or office areas shall be submitted to the ALUC Director for review. The ALUC Director shall evaluate the proposal to verify that the adjustment does not result in a single-acre intensity exceeding applicable criteria.

7. Noise attenuation measures shall be incorporated into the design of the building, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

8. At least 4.2 acres of ALUC-eligible open areas (at least 75 feet in width and 300 feet in length), as depicted on the Open Space exhibit, a copy of which is attached, shall be kept obstacle and obstruction free per ALUC open area definition (no objects greater than four feet in height with a diameter of four inches or greater).

9. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and Riverside County Economic Development Agency as owner and operator of French Valley Airport. In the event of any reasonable complaint about glare related to aircraft operations, the applicant shall agree to such specific mitigation measures as determined or requested by Riverside County Economic Development Agency.

080 - Planning. 2 Gen - Fee Balance Not Satisfied

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

080 - Planning. 3 LIGHTING PLANS Not Satisfied

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 4 RENEWABLE ENERGY GENERATION R2-E10 Not Satisfied

In accordance with measure R2-E10 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 20 percent through provision of renewable energy generation. This is anticipated to be accommodated through solar panels mounted on the building rooftops.

The energy demand shall be determined at the initial building permit stage if the tenant/particular use is known at that time. If the tenant or particular use is not known at that time, this condition should be deferred to the tenant improvement building permit and to any subsequent tenant improvement permits as tenants may change.

Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation.

As it relates to the initial building permit, the roof shall be designed to accommodate rooftop mounted solar panels.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 RENEWABLE ENERGY GENERATION R2-E10 (cont.) Not Satisfied

ALUC approval shall be required for rooftop mounted solar panels related glare prior to building permit issuance based on their separate conditions of approval and determination of consistency for this project.

080 - Planning. 5 SCHOOL MITIGATION Not Satisfied

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

080 - Planning. 6 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.

080 - Planning. 7 Use - Conform to Plans Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

080 - Planning. 8 Use - Fencing Plan Required Not Satisfied

A fencing plan shall be submitted showing wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

080 - Planning. 9 Use - Roof Equipment Shielding Not Satisfied

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

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:

(1) Landscaping along Murrieta Hot Springs Road, Calistoga Drive, and Commerce Court.

(2) Graffiti abatement of walls and other permanent structure.

080 - Transportation. 2 Landscaping Design Plans 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.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 Landscaping Design Plans (cont.) Not Satisfied

Landscaping plans shall be designed and submitted to the Transportation Department. Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

080 - Transportation. 3 RCTD-WQ – 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. 4 RCTD-WQ - 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 Utility Plan Not Satisfied

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

Waste Resources

080 - Waste Resources. 1 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, 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

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 Waste Recycling Plan (cont.) Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

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

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

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

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

Planning

090 - Planning. 1 ALUC CONDITIONS Not Satisfied

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky and shall comply with the requirements of Riverside County Ordinance No. 655, as applicable. Outdoor lighting shall be downward facing.
2. The review of this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Southwest Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations

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90. Prior to Building Final Inspection

Planning

090 - Planning. 1 ALUC CONDITIONS (cont.) Not Satisfied

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 prospective purchasers of the property and future tenants of the proposed building, and shall be recorded as a deed notice.

4. 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; construction and demolition debris facilities; wastewater management facilities; incinerators; children's schools; day care centers; libraries; hospitals; nursing homes and other skilled nursing and care facilities; critical community infrastructure facilities; noise-sensitive outdoor nonresidential uses; and hazards to flight.

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. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

6. Any subsequent Conditional Use Permit, Plot Plan, or other permitting that would alter the use and occupancy of the currently proposed project shall require ALUC review. Any proposal to adjust the locations of the showroom and/or office areas shall be submitted to the ALUC Director for review. The ALUC Director shall evaluate the proposal to verify that the adjustment does not result in a single-acre intensity exceeding applicable criteria.

7. Noise attenuation measures shall be incorporated into the design of the building, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

8. At least 4.2 acres of ALUC-eligible open areas (at least 75 feet in width and 300 feet in length), as depicted on the Open Space exhibit, a copy of which is attached, shall be kept obstacle and obstruction free per ALUC open area definition (no objects greater than four feet in height with a diameter of four inches or greater).

9. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and Riverside County Economic Development Agency as owner and operator of French Valley Airport. In the event of any reasonable complaint about glare related to aircraft operations, the applicant shall agree to such specific mitigation measures as determined or requested by Riverside County Economic Development Agency.

090 - Planning. 2 COLOR/FINISH COMPLIANCE Not Satisfied

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

090 - Planning. 3 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. 4 INSTALL BIKE RACKS Not Satisfied

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90. Prior to Building Final Inspection

Planning

090 - Planning. 4 INSTALL BIKE RACKS (cont.) Not Satisfied

A bicycle racks shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 5 ORD NO. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 6 PARKING PAVING MATERIAL Not Satisfied

A minimum combined total of 243 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 to current standards as approved by the Department of Building and Safety.

090 - Planning. 7 RENEWABLE ENERGY GENERATION R2-E10 Not Satisfied

In accordance with measure R2-E10 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 20 percent through provision of renewable energy generation. This is anticipated to be accommodated through solar panels mounted on the building rooftops.

The energy demand shall be determined at the initial building permit stage if the tenant/particular use is known at that time. If the tenant or particular use is not known at that time, this condition should be deferred to the tenant improvement building permit and to any subsequent tenant improvement permits as tenants may change.

Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation.

As it relates to the initial building permit, the roof shall be designed to accommodate rooftop mounted solar panels.

ALUC approval shall be required for rooftop mounted solar panels related glare prior to building permit issuance based on their separate conditions of approval and determination of consistency for this

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90. Prior to Building Final Inspection

Planning

090 - Planning. 7 RENEWABLE ENERGY GENERATION R2-E10 (cont.) Not Satisfied
project.

090 - Planning. 8 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. 9 Use - Accessible Parking Not Satisfied
Accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 10 Use - Extended Truck Idling Not Satisfied
Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the warehouse facility and at the truck parking area. The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups. The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 15 minutes.

090 - Planning. 11 Use - LIGHTING PLAN COMPLY Not Satisfied
All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

090 - Planning. 12 Use - Loading Spaces Not Satisfied
A minimum of two (2) loading space[s] shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

090 - Planning. 13 Use - Parking Paving Materials Not Satisfied
*A minimum of 245 parking spaces shall be provided as shown on the APPROVED EXHIBIT A,

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90. Prior to Building Final Inspection

Planning

090 - Planning. 13 Use - Parking Paving Materials (cont.) Not Satisfied
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. 14 Use - Trash Enclosures Not Satisfied
Two (2) trash enclosures which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block wall, and landscaping screening and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 15 Use - Utilities Underground Not Satisfied
All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

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.

090 - Transportation. 2 Existing Curb and Gutter Not Satisfied
On existing curb and gutter, new driveway, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Commerce Court and Calistoga Drive shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department.

Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at:

<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>.

If you have questions, please call the Plan Check Section at (951) 955-6527.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 Existing Curb and Gutter (cont.) Not Satisfied

NOTE:

1. The driveway shall be constructed in accordance with County Standard No. 207A.

2. 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 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 Murrieta Hot Springs Road, Calistoga Drive, and Commerce Court.

090 - Transportation. 4 Payment of Transportation Fees 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:

- Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

090 - Transportation. 5 RCTD-WQ - 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. 6 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 for clearance.

Waste Resources

090 - Waste Resources. 1 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. 2 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.

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90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 2 Waste - Recycling and Organics Compliance (cont.) Not Satisfied

Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org.

090 - Waste Resources. 3 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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: January 22, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
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. Airport Land Use Commission
French Valley Airport, Attn: General Manager
Board of Supervisors - Supervisor: Washington
Planning Commissioner: John Petty
City of Temecula Sphere of Influence
Eastern Municipal Water District (EMWD)

Southern California Edison Co. (SCE)
Southern California Gas Co.

PLOT PLAN NO. 190001– Applicant: Hamann Construction – Engineer/Representative: EPD Solutions, Inc.– Third Supervisorial District – Southwest Area Plan – Location: North of Murrieta Hot Springs Road, South of Commerce Court, East of Townview Avenue, and West of Calistoga Drive – 20.42 Gross Acres – Zoning: Specific Plan (SP) **REQUEST:** A request for the construction of a 360,022 square-foot industrial building for a furniture warehouse and distribution facility, and other necessary and required improvements on the project site and along the adjacent streets. – APN: 957-372-002, 957-372-003, 957-372-004, 957-372-005, 957-372-006 – **BBID: 132-035-522**

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 meeting on February 14, 2019**. 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 David Alvarez, Project Planner at (951) 955-5719, or e-mail at daalvarez@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.

PPT 190001
CC007910



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA 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: Hamann Construction

Contact Person: Paul Giese, RA E-Mail: Paul@hammanco.com

Mailing Address: 1000 Pioneer Way
El Cajon CA 92020
City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Engineer/Representative Name: EPD Solutions Inc.

Contact Person: Andrea Arcilla E-Mail: andrea@epdsolutions.com

Mailing Address: 2030 Main St. Suite 1200
Irvine, CA, 92614
City State ZIP

Daytime Phone No: (949) 278-5413 Fax No: (____) _____

Property Owner Name: Harmony Grove Partners LP (30%) , JJB Silverhawk LP (70%)

Contact Person: Paul Giese E-Mail: paul@hamannco.com

Mailing Address: 1000 Pioneer Way
El Cajon CA 92020
City State ZIP

Daytime Phone No: (619) 440-7424 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

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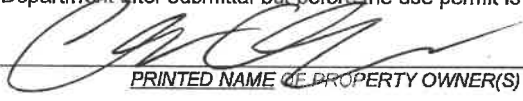
APPLICATION FOR LAND USE AND DEVELOPMENT

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.)

 <u>PRINTED NAME OF PROPERTY OWNER(S)</u>	↔ Andrea Arcilla <u>SIGNATURE OF PROPERTY OWNER(S)</u>
 <u>PRINTED NAME OF PROPERTY OWNER(S)</u>	 <u>SIGNATURE OF PROPERTY OWNER(S)</u>

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 957-372-002 / 003 / 004 / 005 / 006

Approximate Gross Acreage: 20.42 Acres

General location (nearby or cross streets): North of Murrieta Hot Springs Road, South of Commerce Ct, East of vacant land, West of Calistoga

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

New industrial building for warehouse and distribution of furniture. Use also includes administrative
ans showroom space for outlet type retail.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Section 10.1 B (1) (g) (2) warehousing and distribution

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	360,022	45.5	2	Warehouse / Office / Showroom
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		
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:

Lot Merger -2018-0464211

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) _____ EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): _____

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: _____

Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

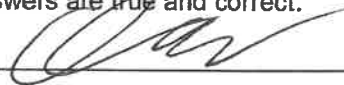
Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)  _____ Date 1/14/19

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\Land Use and Development Condensed application.docx
Created: 04/29/2015 Revised: 08/03/2018



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Property Owner(s) Signature(s) and Date

By: Gregg Hamann, Vice President of HS Vista Oaks, Inc. a California corporation, the
General Partner of Morsilver, LP a California limited partnership, Owner

PRINTED NAME of Property Owner(s)

**If the property is owned by multiple owners, the paragraph above must be signed by each owner.
Attach additional sheets, if necessary.**

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING
and
**INTENT TO CERTIFY AN ADDENDUM TO AN
ENVIRONMENTAL IMPACT REPORT (EIR)**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

PLOT PLAN NO. 190001 – Intent to Consider an Addendum to Environmental Impact Report No. 404 – CEQ190003 – Applicant: Hamann Construction – Engineer/Representative: EPD Solutions, Inc. – Third Supervisorial District – Southwest Area Plan – Location: Northerly of Murrieta Hot Springs Road, southerly of Commerce Court, easterly of Townview Avenue, and westerly of Calistoga Drive – 20.42 Gross Acres – Zoning: Specific Plan (SP) – REQUEST: A request for the construction of a 360,022 sq. ft. industrial building for a furniture warehouse and distribution facility, and other necessary and required improvements on the project site and along the adjacent streets – APN: 957-372-002, 957-372-003, 957-372-004, 957-372-005, and 957-372-006.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: **JULY 22, 2019**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Director will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: David Alvarez
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on July 03, 2019,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PPT190001 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

PPT190001 (600 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... 7/3/2019 2:48:39 PM

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957371002
VCH NO 1
1000 PIONEER WAY
EL CAJON CA 92020

957444005
LOUIS ANDREW ROMERO
1073 ESTES ST APT 108
EL CAJON CA 92020

957445040
BLACK GOLDEN
1101 CALIFORNIA STE 201A
CORONA CA 92881

957444067
STEPHEN CARL GEIER
SUSAN GAIL GEIER
1209 MEADOW WOOD PL
ENCINITAS CA 92024

957442023
ELMER JOHN ARDAN AGUIGAM
PRECY LIBED AGUIGAM
12229 SUNRISE CT
POWAY CA 92064

957472009
KKTL
123 W LE ROY
ARCADIA CA 91007

957444060
DONGRUI RAY LU
PING WEI
12887 BAYWIND POINT
SAN DIEGO CA 92130

957446002
QIAOLIN LIANG
13 COPPERCREST
ALISO VIEJO CA 92656

957445042
PING TANG
1446 FORREST AVE
CARLSBAD CA 92008

957444013
AHLAM YOUSSEF
15733 DIMITY AVE
CHINO HILLS CA 91709

957444001
KAT UNLIMITED
1598 ANGEL PL
RAMONA CA 92065

957444037
DANIELLE DELFANTE
1648 BADEN AVE
GROVER BEACH CA 93433

957444029
2015 1 IH2 BORROWER
1717 MAIN ST NO 2000
DALLAS TX 75201

957444062
JAGDIP S JAWANDA
BALDEV K JAWANDA
1784 STARCREST PL
SAN MARCOS CA 92078

957445026
MICHAEL F WEESNER
CAROL L WEESNER
18 DEER STALKER PATH
MONTEREY CA 93940

957444057
WESTSEA CAPITAL
18 FAYENCE
NEWPORT COAST CA 92657

957451007
FEDERAL NATL MORTGAGE ASSN
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

957053001
MATTHEW T TOSTE
18845 FAGAN AVE
ARTESIA CA 90701

957445004
BONNIE RUTH ZAMBERG
SHELLY ANN GARWICK
JENNIFER LEE SELF

957440020
MONTEGO RIVERSIDE COUNTY HOMEOWNERS
2035 CORTE DEL NOGAL 160
CARLSBAD CA 92009

19 VINCENNES
NEWPORT COAST CA 92657

957051001
HECTOR M MORALES
DOLORES A MORALES
205 N AVENUE 66
LOS ANGELES CA 90042

957444052
HAO SHEN
218 W GARVEY AVE NO J
MONTEREY PARK CA 91754

957444043
DOUGLAS R OLSON
JANELLE JAMES OLSON
22126 ANTIGUA
MISSION VIEJO CA 92692

957450015
SUNYA L FELBURG
2275 W 25TH ST NO 28
SAN PEDRO CA 90732

957444054
DIEGO K GONZALEZ
LEA N BATES
22938 GREYHAWK RD
WILDOMAR CA 92595

957053014
JONAS TRACY
LARA TRACY
23462 MT LASSEN WAY
MURRIETA CA 92562

957445009
JOSEPH JOHN ROCHA
23525 MOUNTAIN BREEZE DR
MURRIETA CA 92562

957444075
ROBERT MEREDITH MOYE
HANNAH MARLENE MOYE
23792 BROOKSIDE CT
MURRIETA CA 92562

957053023
PATSY L WOELLHOF
MATTHEW WOELLHOF
2428 OAK RIDGE DR
CARSON CITY NV 89703

957444030
JOHN KELLEY PINSON
JILL L PINSON
25252 CORTE MANDARINA
MURRIETA CA 92563

957451009
KEVIN CHOU
CANDY CHOU
26 PISMO BEACH
IRVINE CA 92602

957445014
CORNELIS JOHANNES BEAART
MARC BEAART
26055 BERAULT CT
VALENCIA CA 91355

957444041
CHRYSTIAN ROY
JIELING SHENG
26175 ENGELMANN RD
VALLEY CENTER CA 92082

957444009
KENNETH HOI
GAIL HOI
26361 VIA LOGRONO
MISSION VIEJO CA 92691

957444081
MOMUL MUMTAZ AHMAD ARAIN
JAMELA H CHANNAH
26535 VERAMONTE AVE
MURRIETA CA 92562

957470040
PULTE HOME CORP
27101 PUERTA REAL STE 300
MISSION VIEJO CA 92691

957372010
CENTRAL PARK COMMUNITY ASSN
27349 JEFFERSON NO 101
TEMECULA CA 92590

957445017
XI LIN CHEN
YAN LU
28259 N VIA SONATA DR
VALENCIA CA 91354

957450030
STEPHEN R FRANKEL
KRISTINE FRANKEL
28315 HIDDEN HILLS DR
SANTA CLARITA CA 91390

957444019
BRIAN KRANZ
28699 CHAUCER RD
MENIFEE CA 92563

957446005
ELLEN D ANDERSON
29729 SAGE MEADOW CT
VALLEY CENTER CA 92082

957411009
XIAOMEI GUO
30212 HERITAGE ST
MURRIETA CA. 92563

957444039
DAVID SERVETTER
30288 ISLAND BAY STE B
MURRIETA CA. 92563

957444040
PAMELA J COBB
30288 ISLAND BAY STE C
MURRIETA CA. 92563

957444042
NAZHA DERKAOUI CHRISTIE
SOUFIANE SNOUSSI
ZAHRA DERKAOUI

957442020
CHRISTOPHER BRADLEY
CYNTHIA A BRADLEY
30290 BUCCANEER BAY STE B
MURRIETA CA. 92563

30288 ISLAND BAY STE D
MURRIETA CA. 92563

957442021
ERNESTO A HERNANDEZ
DIGNA DELKARMEN ES HERNANDEZ
30290 BUCCANEER BAY STE C
MURRIETA CA. 92563

957442022
CHRISTOPHER J NAPOLITANO
MANIDA PENA
30290 BUCCANEER BAY STE E
MURRIETA CA. 92563

957444047
MEGAN J PINNEO
JAMES A PINNEO
CLAUDIA J PINNEO

957444045
JAMIE E STAIRS
30299 ISLAND BAY STE D
MURRIETA CA. 92563

30299 ISLAND BAY STE C
MURRIETA CA. 92563

957444046
KEVIN A CALHOUN
30299 ISLAND BAY STE E
MURRIETA CA. 92563

957444044
ANTHONY S EQUILA
30299 ISLAND BAY STE F
MURRIETA CA. 92563

957444051
CURTIS B YOUNG
30310 ISLAND BAY STE A
MURRIETA CA. 92563

957444053
JOSE FRANCISCO GARCIA
30310 ISLAND BAY STE C
MURRIETA CA. 92563

957444055
CHRISTINA ELIZABETH AR LOERA
CARLOS GREGORIO LOERA
30310 ISLAND BAY STE D
MURRIETA CA. 92563

957444064
CHARITY R CASON
30332 D ISLAND BAY
MURRIETA CA 92563

957444061
MACY A MURRAY
LARISSA K MURRAY
30332 ISLAND BAY STE B
MURRIETA CA. 92563

957444063
GAIL L BROWN
30332 ISLAND BAY STE E
MURRIETA CA. 92563

957444065
LUN HUANG
30332 ISLAND BAY STE F
MURRIETA CA. 92563

957444071
DIANE J VASQUEZ
30343 ISLAND BAY STE A
MURRIETA CA. 92563

957444069
COREY THOMPSON
MICHAEL MCDANIEL
EVA MCDANIEL

957444068
DAO P REDEKOSKY
30343 ISLAND BAY STE E
MURRIETA CA. 92563

30343 ISLAND BAY STE C
MURRIETA CA. 92563

957444074
RODERICK LIM NARVAEZ
30354 ISLAND BAY STE B
MURRIETA CA. 92563

957444078
RAEDENE L STOCKTON
30354 ISLAND BAY STE F
MURRIETA CA. 92563

957444079
ELLEN JEAN MICHELI
ADRIENNE ALLEN
30376 ISLAND BAY STE C
MURRIETA CA. 92563

957053031
RACHAEL L NOWAK FROST
30398 CORTE SANTALINA
MURRIETA CA. 92563

957444082
JULIO C SALAZAR
30398 ISLAND BAY STE A
MURRIETA CA. 92563

957444083
LIZA BENSON
30398 ISLAND BAY STE B
MURRIETA CA. 92563

957444084
DAVID KAUFMAN
30398 ISLAND BAY STE C
MURRIETA CA. 92563

957444086
JOSHUA M PARRY
RACHAEL E PARRY
30398 ISLAND BAY STE D
MURRIETA CA. 92563

957444087
DANIEL C THOMPSON
ANDREW RICHMOND
30398 ISLAND BAY STE F
MURRIETA CA. 92563

957053020
WILLIAM RAY MCKINNEY
GAIL OGDEN MCKINNEY
30410 NOVATO WAY
MURRIETA CA. 92563

957053008
FIROOZ SADEGI
LINA SADEGI
30418 CORTE SANTALINA
MURRIETA CA. 92563

957053018
WALTER B KRAMER
ANA ALICIA KRAMER
30419 CORTE SANTALINA
MURRIETA CA. 92563

957053021
JOSE J FABA
MARGARITA FABA
30420 NOVATO WAY
MURRIETA CA. 92563

957053009
ROBERT W FRANK
MELINDA J FRANK
30428 CORTE SANTALINA
MURRIETA CA. 92563

957053017
TIEN Q LE
NGOC LE
30429 CORTE SANTALINA
MURRIETA CA. 92563

957053010
ROBERT FRANSZ
CHARLENE FRANSZ
30438 CORTE SANTALINA
MURRIETA CA. 92563

957053016
PATRICK HENRY DOCHSTADER
ANNETTE S DOCHSTADER
30439 CORTE SANTALINA
MURRIETA CA. 92563

957053027
CHARLES PAN
JUN LI
30448 CORTE SANTALINA
MURRIETA CA. 92563

957053024
JONAH N PERRY
CHRISTINE FERRER PERRY
30450 NOVATO WAY
MURRIETA CA. 92563

957446006
CLARE JANE NOWAK
30451 PELICAN BAY STE F
MURRIETA CA. 92563

957053028
RAY C LEYVA
COLLEEN M LEYVA
30458 CORTE SANTALINA
MURRIETA CA. 92563

957053025
LAWRENCE G HUTCHINS
ELLIS WILLIAM FOWLER
30460 NOVATO WAY
MURRIETA CA. 92563

957445027
DAVID ALEXANDER IRWIN
30462 PELICAN BAY STE B
MURRIETA CA. 92563

957445028
ROSALIA GAUNA
30462 PELICAN BAY STE C
MURRIETA CA. 92563

957445030
JUSTIN J GREEN
30462 PELICAN BAY STE D
MURRIETA CA. 92563

957445029
MEI CHEN LIU
30462 PELICAN BAY STE E
MURRIETA CA. 92563

957053029
STEFAN BURKE
HEATHER BURKE
30468 CORTE SANTALINA
MURRIETA CA. 92563

957445019
JOHN A LUTMAN
30473 PELICAN BAY NO F
MURRIETA CA 92563

957445015
TERESA LYNN WOLF
30473 PELICAN BAY STE B
MURRIETA CA. 92563

957445024
BRIAN LYNDELL BYRDEN
SHENISE DEANN LASHA BYRDEN
30484 PELICAN BAY LN STE 107
MURRIETA CA. 92563

957445021
CRYSTAL SOULE
30484 PELICAN BAY STE B
MURRIETA CA. 92563

957445022
RAQUEL KEND
30484 PELICAN BAY UNIT C
MURRIETA CA. 92563

957461009
JOSEPH LASORSA
GRAZIA LASORSA
30502 KENTFIELD DR
MURRIETA CA. 92563

957450029
MARK F TRELEASE
JANICE M TRELEASE
30504 MILL VALLEY CT
MURRIETA CA. 92563

957461008
PATRICK VELARDE
30516 KENTFIELD DR
MURRIETA CA. 92563

957450028
MARY JENNIFER ALEGRE
30518 MILL VALLEY CT
MURRIETA CA. 92563

957450016
RICHARD GLENN ROMBACK
CYNTHIA LYNN ROMBACK
30525 MILL VALLEY CT
MURRIETA CA. 92563

957461007
DEREK PAUL CURTIS
LAURA KIRCHEN
30530 KENTFIELD DR
MURRIETA CA. 92563

957470032
RICHARD ANTONIO MEDEIROS
LINDA TRUEX MEDEIROS
30531 GILL ST
MURRIETA CA. 92563

957450027
EDWARD L LIEBEL
DONNA J LIEBEL
30532 MILL VALLEY CT
MURRIETA CA. 92563

957450017
AURELIO A FARRELL
30539 MILL VALLEY CT
MURRIETA CA. 92563

957470031
PATRICIA A LEWANDOWSKI
DREW LEWANDOWSKI
30543 GILL ST
MURRIETA CA. 92563

957461006
MARSHA HADLEY
DEWAYNE HADLEY
30544 KENTFIELD DR
MURRIETA CA. 92563

957450026
TIMOTHY SISSON
DANIELLE SISSON
30546 MILL VALLEY CT
MURRIETA CA. 92563

957450018
SAMUEL S PERSAUD
MARIANNE PERSAUD
30553 MILL VALLEY CT
MURRIETA CA. 92563

957461005
BRIAN KUISEL
KAREN KUISEL
30558 KENTFIELD DR
MURRIETA CA. 92563

957450025
GEORGE S MONTALBANO
SUSAN E MONTALBANO
BETSY J KURT

30560 MILL VALLEY CT
MURRIETA CA. 92563

957461004
BHARGAVI D PATEL
DILIP R PATEL
30572 KENTFIELD DR
MURRIETA CA. 92563

957470029
JOSEPH A FLASCK
RHONDA FLASCK
30711 SAN PASQUAL RD
TEMECULA CA 92591

957444070
PATRICK ROGER ESPOSITO
BETH ALLYSON ESPOSITO
31483 IVERNESS CT
TEMECULA CA 92591

957444073
CHEN LIN
31975 CALLE BALAREZA
TEMECULA CA 92592

957444006
KEVIN R GENSLER
GRETCHEN A GENSLER
32970 PATERNO ST
TEMECULA CA 92592

957470030
GUNNAR GERBER
CANDYCE L GERBER
33375 NICHOLAS CMN
TEMECULA CA 92592

957445016
TIMOTHY J JOHNSON
CORINNE RENEE JOHNSON
34950 CALLE CAMPO ST
TEMECULA CA 92592

957470033
STEVE PATERSON
JODI PATERSON
35004 BARKWOOD CT
WINCHESTER CA 92596

957444059
HOCK HIM TAN
KAREN ENG
3510 W 225TH ST
TORRANCE CA 90505

957444032
MATTHEW R HADDAD
MARY K HADDAD
35707 STOCK ST
MURRIETA CA 92562

957444056
ROBERT J TRUMMETER
35886 FAIRFAX CT
MURRIETA CA 92562

957445036
RYAN G THOMAS
3665 VIA BERNARDO
OCEANSIDE CA 92056

957444038
MARK BAKER
3822 E 1ST NO 4
LONG BEACH CA 90803

957445033
DERRICK PAUL DABLAING
JULIA ANNE DABLAING
38544 WINDINGWALK DR
MURRIETA CA 92563

957350016
RANCHO TEMECULA NEW COVENANT
38801 CALISTOGA DR
MURRIETA CA 92563

957471002
BEN K MITSUNO
VIVIAN MITSUNO
38897 TURTLE POND LN
MURRIETA CA. 92563

957471001
JUAN CARLOS MARTINEZ
KATHERINE ANN GRADY
38909 TURTLE POND LN
MURRIETA CA. 92563

957472002
REYNOLD JAVIER
MARIA PAMELA JAVIER
38916 TURTLE POND LN
MURRIETA CA. 92563

957472003
RICHARD RAMOS
38928 TURTLE POND LN
MURRIETA CA. 92563

957470038
GARY ARVIN
JOYCE ARVIN
38933 TURTLE POND LN
MURRIETA CA. 92563

957470037
KEVIN R MARTIN
ASHLEE E MARTIN
38945 TURTLE POND LN
MURRIETA CA. 92563

957472005
CORTNEY GATCH
JAVIER GUTIERREZ
38952 TURTLE POND LN
MURRIETA CA. 92563

957472008
AUSTIN GODFREY
SHAWNA GODFREY
38955 HUDDLESTONE CT
MURRIETA CA. 92563

957472006
LAURIE MARINCOVICH
38964 TURTLE POND LN
MURRIETA CA. 92563

957472007
RAYLENE HORTA
38967 HUDDLESTONE CT
MURRIETA CA. 92563

957470035
AMADO R HERNANDEZ
TERESA HERNANDEZ
38969 TURTLE POND LN
MURRIETA CA. 92563

957470034
MARK WILLIAM HARDIN
AMY D HARDIN
38981 TURTLE POND LN
MURRIETA CA. 92563

957450031
ARMAN B BAYOT
TONI ROSE C LAZCANOTEGUI
39055 LOS GATOS DR
MURRIETA CA. 92563

957450032
MING HUNG HSUEH
LUCIANE MUSA HSUEH
39069 LOS GATOS DR
MURRIETA CA. 92563

957450005
JOSEPH F QUILLAN
39073 SANTA ROSA CT
MURRIETA CA. 92563

957450033
MAX D SCOTT
IRENE P SCOTT
39083 LOS GATOS DR
MURRIETA CA. 92563

957450006
DUANE J SCHWEITZER
PAMELA J SCHWEITZER
39087 SANTA ROSA CT
MURRIETA CA. 92563

957450014
THOMAS M RILEY
STARR M RILEY
39090 LOS GATOS DR
MURRIETA CA. 92563

957450007
DEBRA L MCQUAIN
DAVID E MCQUAIN
39101 SANTA ROSA CT
MURRIETA CA. 92563

957450013
JOSE MORA
ANGELICA MORA
39104 LOS GATOS DR
MURRIETA CA. 92563

957450008
STEVE SANDEFER
DARLYNN SANDEFER
39115 SANTA ROSA CT
MURRIETA CA. 92563

957450012
GUSTAVO A ZUNIGA
LYLLIAM ZUNIGA
39118 LOS GATOS DR
MURRIETA CA. 92563

957451003
IRENE C MAHAFFEY
39125 LOS GATOS DR
MURRIETA CA. 92563

957450009
WILLIAM J MONAHAN
LYLA R MONAHAN
39129 SANTA ROSA CT
MURRIETA CA. 92563

957450011
APOLINARIO MARIANO ALIPIO
ROSALINA HERRERO ALIPIO
39132 LOS GATOS DR
MURRIETA CA. 92563

957451004
BAHRAM B TCHAMI
MAHINDOKHT K TCHAMI
39139 LOS GATOS DR
MURRIETA CA. 92563

957444033
HALEY WALTON
THOMAS WALTON
JUDY WALTON

39141 ANCHOR BAY STE B
MURRIETA CA. 92563

957444034
ANTHONY GONZALEZ
AMARIS N GONZALEZ
39141 ANCHOR BAY STE C
MURRIETA CA. 92563

957444036
CLAUDIA R GOMEZ
ERIN M WHITAKER
39141 ANCHOR BAY STE D
MURRIETA CA. 92563

957444035
FARRED JADE GOODHUE
39141 E ANCHOR BAY
MURRIETA CA. 92563

957450010
RAY V MARTINEZ
PAULINA R MARTINEZ
39146 LOS GATOS DR
MURRIETA CA. 92563

957451005
RONALD O DAVIS
JUDY L DAVIS
39153 LOS GATOS DR
MURRIETA CA. 92563

957445007
DAVID E BRAWLEY
ROSE D BRAWLEY
39161 FLAMINGO BAY STE A
MURRIETA CA. 92563

957445008
ERNIE F GARCIA
ROBIN E GARCIA
ELIZABETH GARCIA

39161 FLAMINGO BAY STE B
MURRIETA CA. 92563

957445010
ERIK W PETERSON
GINELLE V PETERSON
39161 FLAMINGO BAY STE E
MURRIETA CA. 92563

957445012
AARON KOLBUSH
39161 FLAMINGO BAY STE F
MURRIETA CA. 92563

957451006
JOHN C GHIOTTO
DIANE M GHIOTTO
39167 LOS GATOS DR
MURRIETA CA. 92563

957444026
SUSAN L LOOMIS
39169 ANCHOR BAY NO A
MURRIETA CA 92563

957444027
ALVIN A HAREWOOD
39169 ANCHOR BAY STE B
MURRIETA CA. 92563

957444031
ARACELI PEREZ
JUAN A VILLANUEVA
39169 ANCHOR BAY STE F
MURRIETA CA. 92563

957444028
MICHAEL T MURPHY
BERNADETTE P PENTEK
39169 ANCHOR WAY STE C
MURRIETA CA. 92563

957444058
AMANDA C RUSSON
39178 TURTLE BAY STE A
MURRIETA CA. 92563

957444024
JOHN MUI
39180 ANCHOR BAY STE A
MURRIETA CA. 92563

957444025
APRIL S ROMAN
DENNIS J ROMAN
39180 ANCHOR BAY STE C
MURRIETA CA. 92563

957445005
COLIN STOTT
PATSY ANN STOTT
39183 FLAMINGO BAY STE D
MURRIETA CA. 92563

957444016
EUGENE J GRIEGO
39189 TURTLE BAY STE A
MURRIETA CA. 92563

957444017
PAMELA C POSTUMA
39189 TURTLE BAY STE B
MURRIETA CA. 92563

957444018
NANCI L ANDERSON
39189 TURTLE BAY STE C
MURRIETA CA. 92563

957444020
HEE DO JANG
KYUNG AE JANG
39189 TURTLE BAY STE D
MURRIETA CA. 92563

957444021
MICHAEL LICON
VALESKA MASSIEL LICON
39189 TURTLE BAY STE F
MURRIETA CA. 92563

957053005
ANDREW B WEBB
39201 SALINAS DR
MURRIETA CA. 92563

957051002
ANTHONY TENORIO
ARLENE TENORIO
39210 CALISTOGA DR
MURRIETA CA. 92563

957444012
ASHLEY E SILCOTT
DEAN S SILCOTT
BOBBIE JO SILCOTT

957444011
DEVIN W HARRINGTON
39211 TURTLE BAY STE B
MURRIETA CA. 92563

39211 TURTLE BAY NO C
MURRIETA CA 92563

957444015
JESSICA R BROWN
39211 TURTLE BAY STE F
MURRIETA CA. 92563

957053004
KENNETH J BRODEUR
39215 SALINAS DR
MURRIETA CA. 92563

957444002
JOHN M LOPEZ
SHIRLEY LOPEZ
39216 FLAMINGO BAY STE A
MURRIETA CA. 92563

957051003
BERNARDINO D SICAT
39222 CALISTOGA DR
MURRIETA CA. 92563

957444008
THOMAS A PONTES
39227 FLAMINGO BAY STE B
MURRIETA CA. 92563

957444007
KENNETH R KNECHT
39227 FLAMINGO BAY STE C
MURRIETA CA. 92563

957444004
STEPHANIE BAUERLEIN
39227 FLAMINGO BAY STE F
MURRIETA CA. 92563

957053003
CLIFFORD T HITCH
DONNA M HITCH
39229 SALINAS DR
MURRIETA CA. 92563

957051004
VICENTE F INFANTE
39234 CALISTOGA DR
MURRIETA CA. 92563

957461010
INES DAVILA
39237 TIBURON DR
MURRIETA CA. 92563

957053002
JEFFREY S DINSMORE
MARILOU R DINSMORE
39243 SALINAS DR
MURRIETA CA 92563

957445039
JULIE A DELGAUDIO JONES
39244 TURTLE BAY STE A
MURRIETA CA. 92563

957445041
MARTHA C SAMANIEGO
39244 TURTLE BAY STE C
MURRIETA CA. 92563

957445043
WENDY ONEILL
39244 TURTLE BAY STE D
MURRIETA CA. 92563

957445044
KRISTINE A BOUCHER
39244 TURTLE BAY STE F
MURRIETA CA. 92563

957051005
KATHLEEN GARNER
DAVID GARNER
39246 CALISTOGA DR
MURRIETA CA. 92563

957461011
DAVID LIZARRAGA
LETICIA LIZARRAGA
39251 TIBURON DR
MURRIETA CA. 92563

957445045
SHARI L DAISH
39255 TURTLE BAY STE A
MURRIETA CA. 92563

957445049
MATTHEW G PITCHER
CRYSTAL K PITCHER
39255 TURTLE BAY STE D
MURRIETA CA. 92563

957445050
CASEY RAPP
39255 TURTLE BAY STE F
MURRIETA CA. 92563

957051006
JAMES LARUE
FRANCINE LARUE
39258 CALISTOGA DR
MURRIETA CA. 92563

957461012
GINA VILLEGAS
39265 TIBURON DR
MURRIETA CA. 92563

957445034
TONJA E BETTS
39266 TURTLE BAY NO B
MURRIETA CA 92563

957445035
KELLY SOUTHARD
PAMELA SOUTHARD
39266 TURTLE BAY STE C
MURRIETA CA. 92563

957445037
MAXIM SKOLIN
39266 TURTLE BAY STE D
MURRIETA CA. 92563

957064001
JOSEPH R VAILLANCOURT
MILINDA J VAILLANCOURT
39269 SALINAS DR
MURRIETA CA. 92563

957470028
MIKE PARK
INJIN PARK
3982 LAMARR AVE
CULVER CITY CA 90232

957053015
JUSTIN L ALLINGTON
39825 AVENIDA ARIZONA
TEMECULA CA 92591

957053022
TRACY NGO
39864 SWEETBRIER CIR
TEMECULA CA 92591

957053019
ELENA AQUINO LASERNA
39876 S CREEK CIR
MURRIETA CA 92563

957445048
PEDRO RAMOS
MARIA E RAMOS
40217 CAM CAMPOS VERDES
TEMECULA CA 92591

957445001
CLAUDIO A PICCINO
SILVINA O PICCINO
40254 Tanager CIR
TEMECULA CA 92591

957051007
ROBERT SLEDGE CLIFT
BRUNA CLIFT
40474 CHANTEMAR WAY
TEMECULA CA 92591

957444077
DAVID TROY EPSTEIN
4215 GLENCOE AVE NO 211
MARINA DEL REY CA 90292

957444076
VADIM GARTEL
ELENA GARTEL
4259 CAMINO RUBI
TEMECULA CA 92592

957445018
KERRI ELIZABETH CARRASCO
BRIAN ARNOLD
45878 CORTE ORIZABA
TEMECULA CA 92592

957445003
SHELLEY RAMS
46341 EL PRADO RD
TEMECULA CA 92590

957444049
LISA MARIE PADILLA
RALPH PADILLA
4731 LAURENTIA AVE
LAS VEGAS NV 89141

957451008
ALFRED L DAVIDSON
LONNA D DAVIDSON
4768 CANNINGTON DR
SAN DIEGO CA 92117

957444066
HAROLD KONG
BING HUANG
4814 FIRENZA DR
CYPRESS CA 90630

957470036
THOMAS H MASSIE
CYNTHIA A MASSIE
500 M ST #301
ANCHORAGE AK 99501

957444010
CYNTHIA KOCIELA
508 BRADY CIR
PLACENTIA CA 92870

957445011
LINE LIBLIK LARSEN
5501 32ND AVE NW APT 203
SEATTLE WA 98107

957440023
BARRATT AMERICAN INC
5950 PRIESTLY DR STE 101
CARLSBAD CA 92008

957440018
MONTEGO RIVERSIDE HOMEOWNERS ASSN
5966 LA PLACE CT 170
CARLSBAD CA 92008

957051010
COSTAIN HOMES INC
620 NEWPORT CENTER DR
NEWPORT BEACH CA 92660

957446001
FAMOURIS ASSOC INC
6233 E ROCKINGHORSE WAY
ORANGE CA 92869

957444080
RANCHO DE GRACIAS
726 NORMANDY RD
ENCINITAS CA 92024

957445002
JOSEPH RAMOS
729 GREENERY CIR
OCEANSIDE CA 92057

957451002
WESLEY ISAAK
MICHELLE ISAAK
7349 MILLIKEN AVE NO 140
RANCHO CUCAMONGA CA 91730

957445031
TSILA BROWNE
7465 ALTIVA PL
CARLSBAD CA 92009

957444023
CLAUDIA ADAMS HILL
7724 OBSIDIAN CT
CUPERTINO CA 95014

957472004
EMMANUEL S VANTA
KIMBERLY A VANTA
8456 ONALASKA AVE
SAN DIEGO CA 92123

957446003
WALKER CHIN
DIANE L JIANG
864 W 27TH ST
CHICAGO IL 60608

957444014
SHEILA R BISCHOFF
8677 CIRCLE R COURSE LN
ESCONDIDO CA 92026

957444085
ROBERT CHARLES ANDREWS
CLAIRE JANE ANDREWS
COURT BUILDINGS
WHITBOURNE WORCS WR65RP UK 0

957444003
CLAIRE JANE ANDREWS
ROBERT ANDREWS
COURT BUILDINGS WHITBOURN
WORCS WR65RP UK 0

957444048
ZHI ZHOU
JINMIN LIU
P O BOX 731
LAKE ARROWHEAD CA 92352

957371012
SILVERHAWK SELF STORAGE
P O BOX 9531
RANCHO SANTA FE CA 92067

City of Temecula
41000 Main Street
Temecula, CA 92590

U.S. Army Corps of Engineers
Regulatory Division
5900 La Place Court, Suite 100
Carlsbad, CA 92008

SCAG
Attn: Intergovernmental Review
818 West 7th Street, 12th Fl
Los Angeles, CA 90017-3435

California Dept of Fish & Wildlife
Eastern Sierra, Inland Desert
Region
3602 Inland Empire Blvd., C-220
Ontario, CA 91764

Santa Ana RWQCB
3737 Main Street, Suite 500
Riverside, CA 92501

South Coast AQMD
Attn: CEQA Review
21865 Copley Drive
Diamond Bar, CA 91765

Riverside County Flood Control and
Water Conservation District
1995 Market Street
Riverside, CA 92501

San Diego RWQCB
2375 Northside Drive, Suite 100
San Diego, CA 92108

Pechanga Band of Luiseño Mission
Indians
P.O. Box 2183
Temecula, CA 92593

Soboba Band of Luiseño Mission
Indians
P.O. Box 487
San Jacinto, CA 92581

Western Riverside County Regional
Conservation Authority
3403 10th St., #320
Riverside, CA 92501

Riverside Land Conservancy
4075 Mission Inn Avenue
Riverside, CA 92501

Kenneth D. Smith Architecture
500 Fesler Street
El Cajon, CA 92020

JJB Sliverhawk, LP
1508 W. Mission Road
Escondido, CA 92029

Harmony Grove Partners L.P
1000 Pioneer Way
El Cajon, CA 92020

EPD Solutions
2030 Main Street, Suite 1200
Irvine, CA 92614

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

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

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

PLOT PLAN NO. 190001 / CEQ190003

Project Title/Case Numbers

Dave Alvarez
County Contact Person

951-955-5719
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Kenneth D. Smith Architecture & Associates, Inc.
Project Applicant

500 Fesler St. El Cajon, CA 92020
Address

North of Murrieta Hot Springs Road, South of Commerce Court, East of Townview Avenue, and West of Calistoga Drive.
Project Location

PLOT PLAN NO. 190001 proposes to construct a 360,022 square-foot industrial building for a furniture warehouse and distribution facility, and other necessary and required improvements on the project site and along the adjacent streets on 20.42 acres. The project will provide 243 parking spaces.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on July 22, 2019 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,280.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.


 _____ **Project Planner** _____ **7/11/2019** _____
Signature *Title* *Date*

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

July 23, 2019

Hamann Construction
1000 Pioneer Way
El Cajon, CA 92020

EPD Solutions
2030 Main Street, Suite 1200
Irvine, CA 92614

RE: PPT190001 – Proposal to construct a 360,022 square-foot industrial building for a furniture warehouse and distribution facility, on a vacant property located north of Murrieta Hot Springs Road, South of Commerce Court, East of Townview Avenue, and West of Calistoga Drive.

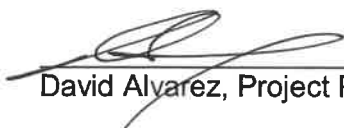
On July 22, 2019, the Riverside County Planning Director approved the above referenced case and consider an Addendum for Environmental Impact Report No. 404 CEQ190003.

This action may be appealed within ten (10) days of the date of this notice. The appeal must be made in writing and submitted with a fee in accordance with Ordinance No. 671. An appeal of any condition constitutes an appeal of the action as a whole and requires a new public hearing.

Final Conditions will be sent following the close of the appeal period, if no appeal is filed.

Sincerely,

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



David Alvarez, Project Planner

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



**DIRECTOR'S HEARING
REPORT OF ACTIONS
JULY 22, 2019**

1.0 CONSENT CALENDAR:

NONE

2.0 HEARINGS – CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:

NONE

3.0 HEARINGS – NEW ITEMS 1:30 p.m. or as soon as possible thereafter:

- 3.1 PLOT PLAN NO. 190001 – Intent to Consider an Addendum to Environmental Impact Report No. 404 – CEQ190003 – Applicant: Hamann Construction – Engineer/Representative: EPD Solutions, Inc. – Third Supervisorial District – Southwest Area Plan – Location: Northerly of Murrieta Hot Springs Road, southerly of Commerce Court, easterly of Townview Avenue, and westerly of Calistoga Drive – 20.42 Gross Acres – Zoning: Specific Plan (SP) – REQUEST: A request for the construction of a 360,022 sq. ft. industrial building for a furniture warehouse and distribution facility, and other necessary and required improvements on the project site and along the adjacent streets – APN: 957-372-002, 957-372-003, 957-372-004, 957-372-005, and 957-372-006. Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org**
- Staff Report Recommendation:**
CONSIDER an Addendum to Environmental Impact Report No. 404; and
APPROVE Plot Plan No. 190001.
- Staff's Recommendation:**
CONSIDER an Addendum to Environmental Impact Report No. 404; and
APPROVE Plot Plan No. 190001.
- Planning Director's Actions:**
CONSIDERED an Addendum to Environmental impact Report No. 404; and
APPROVED Plot Plan No. 190001, subject to the conditions of approval.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter:

NONE

5.0 PUBLIC COMMENTS:



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

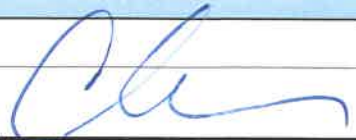
Agenda Item No.:

4.2

Planning Commission Hearing: September 4, 2019

PROPOSED PROJECT

Case Number:	Ordinance No. 348.4912 (CZ1900009)
CEQA Exempt:	CEQA Exempt – Section 15061(b)(3)
Supervisory District:	First
Project Planner:	John Earle Hildebrand III



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Ordinance No. 348.4912, associated with Change of Zone No. 1900009, is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to change the name of Ordinance No. 348 Article XIXi to "Neighborhood Preservation Overlay Zones" and to add Section 19.610, the University Heights Neighborhood Preservation Overlay Zone, into Ordinance No. 348 Article XIXi, immediately after Section 19.600, the Bermuda Dunes Neighborhood Preservation Overlay Zone. The purpose of this amendment is to establish the University Heights Neighborhood Preservation Overlay ("UHNPO") Zone, which applies to all lots located within the existing Community of University City boundary, as shown on Figure 4, Highgrove Area Plan Overlays and Policy Areas of the Highgrove Area Plan in the Riverside County General Plan. This amendment further establishes neighborhood preservation standards pertaining to residential expansions or conversions, landscaping, lighting, parking, fencing, and general maintenance.

This amendment results in updating Ordinance No. 348 (Land Use) and applies to the Community of University City (also known as University Heights) located within the First Supervisorial District.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the proposed amendment is exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) based on the findings and conclusions incorporated in the staff report; and,

ADOPT Ordinance No. 348.4912 associated with Change of Zone No. 1900009, based on the findings and conclusions incorporated into this staff report.

PROJECT BACKGROUND AND ANALYSIS

Background:

On April 24, 2018, the Riverside County Board of Supervisors approved an initiation for County staff to establish a neighborhood preservation overlay for an area located within the First Supervisorial District and the Highgrove Area Plan known as the Community of University City and also referenced as University Heights.

The primary purpose for amending Ordinance No. 348 (Land Use) and establishing the new overlay is to address impacts related to a relatively higher number of rental properties in the area, being used as fraternities and sororities, as well as Airbnb short term rental homes. Impacts range from excessive number of people living within a single residence, shortage of adequate onsite vehicle parking space, noise, and unpermitted residential additions. These regulations are also intended to result in maintaining a safe, clean, orderly, and aesthetically pleasing neighborhood character.

A subsequent zoning ordinance will also be required to specifically place the University Heights Neighborhood Preservation Overlay Zone onto specific properties and onto the County's official Zoning Map.

Proposed Amendment:

The following describes the specific proposed amendment to Ordinance No. 348 (Land Use):

This Ordinance amendment establishes a new overlay zone boundary to include the properties located within the unincorporated area of Riverside County called Community of University City and also known as University Heights. This area is located within the First Supervisorial District and the Highgrove Area Plan and is specifically located east, and north of the City of Riverside, west of the I-215 Freeway, and south of Central Avenue.

Properties within this new boundary area will be required to adhere to certain use and maintenance criteria as specified in the proposed Ordinance and summarized here:

- **Dwelling Area:** To maintain a balance between the uses within a residential structure, the total combined area of sleeping quarters, shall not exceed 50% of the total dwelling area. Conversely, the total combined common living areas within a residential structure, shall be equal to or greater than the total combined sleeping area.
- **Street Environment:** The public rights-of-way shall be kept free of any type of obstructions. Trash containers shall be stored inside the garage or out of the public view, except for the day of service.
- **Parking and Vehicles:** General vehicle repair shall not be conducted on street or within the public right-of-way. No vehicle shall be parked within any landscaped area. No vehicle shall be parked on a public street or public right-of-way for more than seventy-two (72) hours.
 - **Additional Parking Spaces:** When the number of sleeping quarters in a single residential structure exceeds five (5) rooms, an additional off-street parking space shall be required to be provided.

- **New Parking Areas:** If a new parking area or driveway is modified or constructed, it shall not exceed 50% in area of the front yard.
- **Yard Maintenance:** Any front yard that is readily visible to the general public shall be landscaped and maintained to ensure an aesthetically consistent design with the neighborhood.
- **Fences and Wall:** All fences and walls shall be properly maintained to ensure structure integrity and an aesthetically consistent appearance. Chain link fence material shall not be erected in any front or side yard or areas that are readily visible to the general public.
- **Lighting:** All lighting shall be directed downward, so as not impact an adjacent property.

Certain of these provisions, including the street parking restrictions and the requirements relating to street environment, fences, walls, and lighting, as further specified in Ordinance No. 348.4911, are to be applied to all lots within the area covered by the University Heights Neighborhood Preservation Overlay Zone. In addition, all of the above provisions, and all of the other provisions specified in Ordinance No. 348.4911, are to be applied when, in the area within the University Heights Neighborhood Preservation Overlay Zone, any new construction, modification, or replacement occurs on a residential property that creates more than 300 square feet of additional total habitable dwelling area on the lot .

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

Ordinance No. 348.4911 has been determined to be categorically exempt from CEQA, pursuant to State CEQA Guidelines Section 15061(b)(3)(Common Sense Exemption). Section 15061(b)(3) provides that an “activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” The scope of this ordinance amendment includes establishing the University Heights Neighborhood Preservation Overlay (“UHNPO”) Zone. This amendment further establishes neighborhood preservation standards pertaining to residential expansions or conversions, landscaping, lighting, parking, fencing, and general maintenance. These types of additions are generally subject to a separate review and permit issuance process. No new construction will occur in conjunction with this ordinance amendment and there will be no direct environmental impacts.

FINDINGS AND CONCLUSIONS

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

1. Ordinance No. 348.4912, associated with Change of Zone No. 1900009, applies to the area known as the Community of University City and also known as University Heights, located within the High Grove Area Plan and the First Supervisorial District.
2. Ordinance No. 348.4912, associated with Change of Zone No. 1900009, renames Article XIXi as “Neighborhood Preservation Overlay Zones” and establishes a new Section 19.610 within Ordinance No. 348 (Land Use), Section 19.610, the University Heights Neighborhood Preservation

Overlay Zone, under Article XIXi immediately after Section 19.600, the Bermuda Dunes Neighborhood Preservation Overlay Zone.

3. Ordinance No. 348.4912, associated with Change of Zone No. 1900009, results in establishing an Overlay Zone and creates neighborhood preservation standards pertaining to residential expansions or conversions, landscaping, lighting, parking, fencing, and general maintenance, within the Community of University City, and also referenced as University Heights.
4. Ordinance No. 348.4912, associated with Change of Zone No. 1900009, is in conformance with all elements of the Riverside County General Plan. Specifically, this ordinance amendment addresses General Plan Policy LU 4.2, through requiring owners to maintain structures and landscaping to a high standard of design, health and safety. Furthermore, this ordinance will result in meeting General Plan Policy LU 28.10, which requires that residential units/projects be designed to consider their surroundings and to visually enhance, not degrade, the character of the immediate area.
5. Ordinance No. 348.4912, associated with Change of Zone No. 1900009, is internally consistent with Ordinance No. 348 (Land Use) and with all applicable provisions located within.
6. Ordinance No. 348.4912, associated with Change of Zone No. 1900009, was reviewed by the Riverside County Airport Land Use Commission ("ALUC") and was determined to be consistent with their plans, having no impacts.

PUBLIC HEARING NOTIFICATION

A public hearing notice was included in a publication of the Press Enterprise and direct mailers were sent to all property owners within the Community of University City, as well as all property owners located within 300-feet of the Community of University City boundary. As of the writing of this report, Planning Staff has received no written communication or phone calls from anyone either in support or opposition to this proposed ordinance amendment.

Community of University City

Proposed Overlay Zone Area - Aerial Map



Legend

- Parcels
- County Centerlines
- Blue Line Streams
- City Areas
- World Street Map



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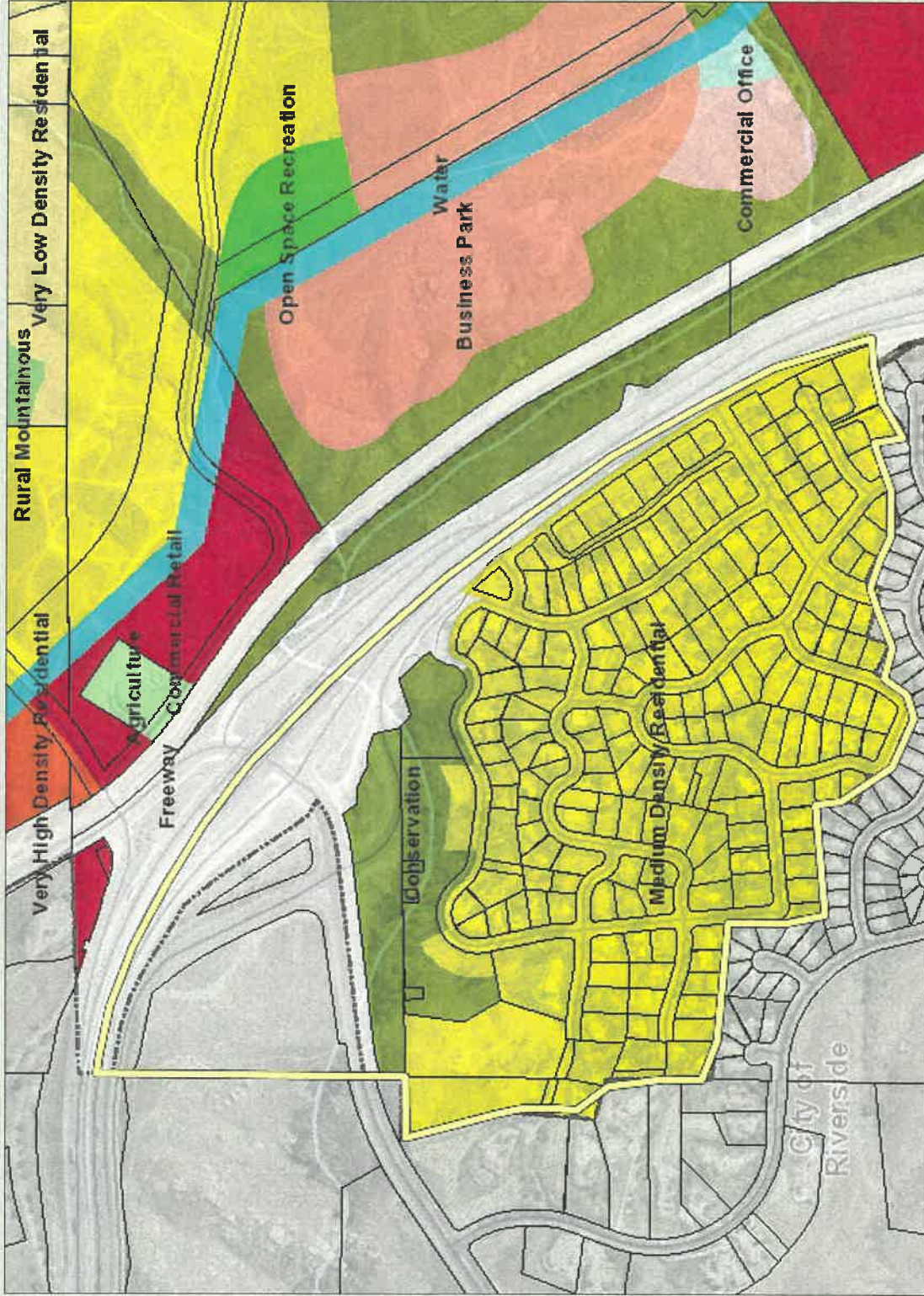
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Notes

University Heights Neighborhood Preservation Overlay Zone

Community of University City

Proposed Overlay Zone Area - General Plan Map



Legend

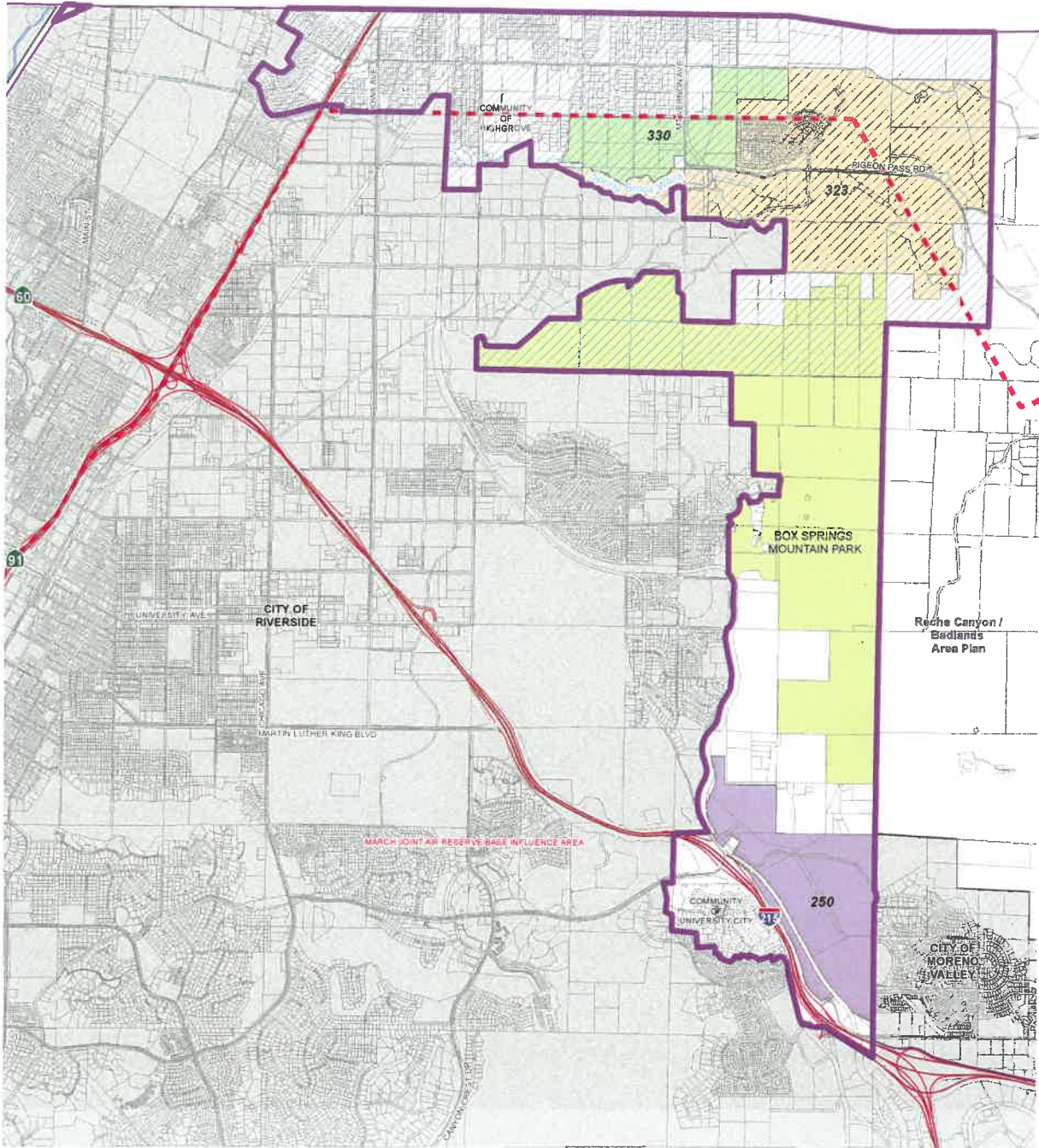
- Parcels
- General Plan Land Use
 - Rural Community - Estate Density Residential
 - Rural Community - Very Low Density Residential
 - Rural Community - Low Density Residential
 - Estate Density Residential
 - Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Medium High Density Residential
 - High Density Residential
 - Very High Density Residential
 - Highest Density Residential
 - Commercial Retail
 - Commercial Tourist
 - Commercial Office
 - Community Center
 - Light Industrial
 - Heavy Industrial
 - Business Park
 - Public Facilities
 - Mixed Use Area
 - Rural Residential
 - Rural Mountainous
 - Rural Desert
 - Agriculture
 - Conservation

Notes
 University Heights Neighborhood Preservation Overlay Zone

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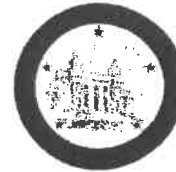
-  Highgrove Community Policy Area
-  Specific Plans
-  Airport Influence Areas
-  Highways
-  Area Plan Boundary
-  City Boundary
-  Waterbodies

Figure 4

Exhibit A

Board of Supervisors Initiation

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM
3.3
(ID # 6828)**

MEETING DATE:
Tuesday, April 24, 2018

FROM : SUPERVISOR KEVIN JEFFRIES:

SUBJECT: SUPERVISOR KEVIN JEFFRIES: Initiation of an amendment to Ordinance No. 348 to establish a neighborhood preservation overlay for a portion of land within the Highgrove Area Plan. District 1. [\$6,000 total cost allocated budgeted General Funds 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt an order initiating an amendment to Ordinance No. 348 to establish a neighborhood preservation overlay that will implement development standards specific to a portion of land within the Highgrove Area Plan known as University Heights;
2. Direct the TLMA - Planning Department and County Counsel to prepare and process the amendment.

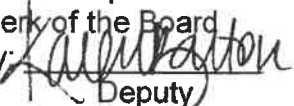
ACTION: Policy


Supervisor Kevin Jeffries, Vice Chairman 4/10/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: April 24, 2018
xc: Supvr. Jeffries, Planning, Co.Co.

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 6,000	\$ n/a	\$6,000	\$ n/a
NET COUNTY COST	\$ 6,000	\$ 0	\$6,000	\$
SOURCE OF FUNDS: Department allocation of general fund 100%			Budget Adjustment: None	
			For Fiscal Year: 17/18	

C.E.O. RECOMMENDATION: [CEO use]

BACKGROUND:

Summary

The homeowners in the unincorporated County area of the University Heights Community, herein described as a portion of the Highgrove Area Plan boundary located south, east and north of the City of Riverside City Limits and west of Interstate 215 are forced to deal with several Environmental Health, Code Enforcement and Public Safety issues as it relates to local Fraternity and Sorority homes which are owned by out of city, county and even out of state property owners who rent their homes via AIR BNB, private websites, and local media outlets to the public.

These homeowners either construct or allow additional construction of non-permitted bedrooms, bathrooms and garages to accommodate more renters to reside in these homes, allowing more than the intended or the reasonable number of residents in a single family home. This increase of residents negatively impacts prior approvals of building permits and approvals from Environmental Health. These affects come in the way of possible faulty construction of walls and electrical as well as increased fire loading hazards. Additional residents in the homes also can affect current septic systems which could fail due to increased usage which poses a health hazard to surrounding homeowners and the environment. Extra residents also create an impact on parking in these neighborhoods.

Impact on Citizens and Businesses

Homeowners in University Heights area (unincorporated county) will be able to address the concerns of these residences, several of which are converted to fraternity/sorority homes and Air BNB rentals without proper approval processes, by creating specific standards to preserve the residential character of the neighborhood.

SUPPLEMENTAL:

Additional Fiscal Information

County initiated Zoning Ordinance amendments are funded by the department's General Fund allocation. The funding for this amendment is included in the department's approved budget for FY 17/18. No new General Fund is requested for this project.

Contract History and Price Reasonableness

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Not applicable, this work is being done by Planning and County Counsel staff.

ATTACHMENT: Area Map

University Heights - General Plan Land Use Map

Proposed Overlay Area



Legend

- Airports
- Historic Preservation Districts
- Landuse
 - Rural Community - Estate Density
 - Rural Community - Very Low Density
 - Rural Community - Low Density Residential
 - Estate Density Residential
 - Very Low Density Residential
 - Low Density Residential
 - Medium Density Residential
 - Medium High Density Residential
 - High Density Residential
 - Very High Density Residential
 - Highest Density Residential
 - Commercial Retail
 - Commercial Tourist
 - Commercial Office
 - Community Center
 - Light Industrial
 - Heavy Industrial
 - Business Park
 - Public Facilities
 - Mixed Use Area
 - Rural Residential
 - Rural Mountainous
 - Rural Desert
 - Agriculture

Notes

Approximately 202 parcels

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Exhibit B

Ordinance No. 348.4912 – Proposed Changes

1 ORDINANCE NO. 348.4912

2
3 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING
4 ORDINANCE NO. 348 RELATING TO ZONING

5
6 The Board of Supervisors of the County of Riverside ordains as follows:

7 Section 1. FINDINGS. An overlay zone is a set of zoning requirements superimposed
8 on an underlying zone that is generally used when a particular area requires special protection or
9 preservation or has a special neighborhood concern. Development of land subject to an overlay zone
10 requires compliance with the regulations of both the underlying zoning classification and the overlay
11 zone. The Board of Supervisors finds that an overlay zone is appropriate for the University Heights
12 neighborhood for the following reasons: The University Heights neighborhood is a one-family dwelling
13 residential neighborhood with a unique character. The physical conversion of one-family dwellings to
14 higher occupancy rental housing units has the potential to increase densities beyond those intended for
15 one-family dwelling zoned neighborhoods generally and beyond densities appropriate for the University
16 Heights neighborhood specifically. Modifications that essentially transform one-family dwellings into
17 multiple family dwellings or boarding houses without the benefit of a permit have a negative cumulative
18 effect on the public health, safety, and welfare and can lead to overcrowding, neighborhood disturbances,
19 excessive on-street parking, and other impacts. The Board of Supervisors finds that some such
20 conversions have already occurred and that they are causing a public health, safety, and welfare concern.
21 Creating an overlay zone in the University Heights neighborhood will help maintain a safe, clean,
22 orderly, sanitary, and aesthetically pleasing neighborhood character for all residents within the area
23 covered by the overlay zone.

24 Section 2. AUTHORITY. The University Heights Neighborhood Preservation
25 Overlay Zone is adopted pursuant to California Constitution, article XI, section 7, the County's general
26 police power.

27 Section 3. The title of Article XIXi is amended to read as follows: "Neighborhood
28 Preservation Overlay Zones."

1 Section 4. A new Section 19.610 is added to Article XIXi of Ordinance No. 348
2 to read as follows:

3 **“SECTION 19.610. UNIVERSITY HEIGHTS NEIGHBORHOOD**
4 **PRESERVATION OVERLAY ZONE.**

5 A. PURPOSE AND INTENT. The purpose of the University Heights
6 Neighborhood Preservation Overlay Zone is to:

- 7 1. Establish development standards to ensure that the permit process provides
8 for the consideration or prevention of the impacts of substantial changes in
9 use that would have the potential to increase the intensity of one-family
10 dwellings beyond that which was anticipated by the applicable zoning
11 classification.
- 12 2. Restrict uses on private properties beyond the general requirements of the
13 underlying zoning classification as identified in this ordinance.
- 14 3. Ensure the design of dwellings and on-site parking is appropriate for the
15 area’s character and is appropriate for the area’s capacity to accommodate
16 an increase in density, which may be limited due to on- and off-street
17 parking availability, traffic control, safety services, and restraints on
18 infrastructure such as sewer capacity.
- 19 4. Provide a regulatory framework for effective code enforcement efforts.

20 B. APPLICABILITY.

- 21 1. The University Heights Neighborhood Preservation Overlay Zone is
22 adopted and may be amended by the Board of Supervisors, in accordance
23 with this ordinance and as necessary, to include any issue that is not
24 addressed in this section and which adversely affects the public health,
25 safety, or welfare.
- 26 2. The University Heights Neighborhood Preservation Overlay Zone
27 applies to all lots within the Highgrove Area Plan set forth in the
28 County’s General Plan within that portion of the unincorporated area

1 identified as the Community of University City on Figure 1 of the
2 Highgrove Area Plan Location in the Highgrove Area Plan portion of the
3 General Plan. The Community of University City portion of the
4 Highgrove Area Plan is located in the southwestern-most portion of the
5 Highgrove Area Plan, with its boundary located south, east, and north of
6 the City of Riverside city limits and west of Interstate 215. This area
7 shall be identified as the University Heights Neighborhood Preservation
8 Overlay (UHNPO) Zone on the County official zoning map. The
9 provisions of the UHNPO Zone shall apply in addition to the General
10 Plan foundation component, land use designation, or zoning
11 classification of the lots within this identified area. The provisions of the
12 UHNPO Zone shall apply to all existing development and to all future
13 residential development for every lot within the overlay boundaries.

14 3. Except as otherwise specifically indicated, the provisions of this section
15 shall apply to all lots within the University Heights Neighborhood
16 Preservation Overlay Zone. However, Section 19.610 subsection D.4.d.
17 shall apply only to residentially zoned lots within the University Heights
18 Neighborhood Preservation Overlay Zone and apply only in the event of
19 construction requiring a land use or building permit that results in greater
20 than 300 square feet of additional total habitable Dwelling Area on the
21 lot, that is a result of the construction of: a new habitable building; an
22 addition to a habitable building; or the modification of the configuration
23 of an existing habitable building, including but not limited to
24 modifications to the floor plan, layout, or wall placement.

25 C. DEFINITIONS.

26 As used in this section, terms defined in Ordinance No. 457, as may be amended
27 from time to time, shall have the meanings as specified in Ordinance No. 457,
28 unless otherwise stated in this ordinance. The following additional terms shall

1 have the following meanings in this section:

- 2 1. Closet. An ancillary enclosed area within a dwelling unit that is clearly
3 intended for storage.
- 4 2. Common Living Area. A common area or communal space within a
5 dwelling unit that is intended to be shared by all occupants. The
6 Common Living Area is the Dwelling Area of the building not including
7 hallways, storage areas, Closets, bathrooms, or bedrooms.
- 8 3. Dwelling Area. The total combined floor area of a dwelling unit intended
9 for human habitation. Dwelling Area does not include garages, carports,
10 patios, sheds, or other similar spaces.
- 11 4. Parking Area. Any off-street area for the parking of a motor vehicle, plus
12 those additional areas required to provide ingress and egress to and from
13 the Parking Area.
- 14 5. Rear Yard. A yard extending across the full width of the lot between
15 the side lot lines, and measured between the rear lot line and the
16 nearest rear line of the main building or the nearest line of any enclosed
17 or covered porch.
- 18 6. Recreational Equipment. Any equipment used for sports, exercise,
19 leisure, or recreation, including but not limited to: basketball hoops,
20 slides, swings, jungle gyms, volleyball nets, grills, portable barbeques,
21 fire pits, and outdoor heaters.
- 22 7. Recreational Vehicles. Vehicles with or without motive power, designed
23 for human habitation or recreation, including but not limited to: boats,
24 snowmobiles, watercraft, racing vehicles, off-road vehicles, utility
25 trailers, motor homes, travel trailers, truck campers or camping trailers.
- 26 8. Sleeping Quarters. Any habitable room, with or without a Closet, without
27 direct access to a garage, along an exterior wall, regardless of its
28 designation on building plans, which functions as or may potentially

1 function as a sleeping area. An office, den, family room, living room,
2 study, studio, loft, game room, and any other room along an exterior
3 wall, except those excluded in the subsequent sentence, will be
4 considered to be a Sleeping Quarters. This definition of Sleeping
5 Quarters does not include dining rooms, kitchens, hallways, foyers,
6 Closets, bathrooms, unfinished basements, unfinished attics, laundry
7 rooms, sunrooms, landings, unconverted garages, mud rooms, or
8 enclosed porches.

9 D. NEIGHBORHOOD PRESERVATION STANDARDS.

10 In order to maintain a safe, clean, orderly, sanitary, and aesthetically
11 pleasing neighborhood character for residents in the University Heights area, all
12 of the following development standards shall apply within the area covered by
13 the UHNPO Zone:

- 14 1. DWELLING AREA. The total combined area of all Sleeping Quarters
15 shall not exceed 50% of the total Dwelling Area, in square feet, of the
16 one-family dwelling. The calculation of the total combined area of all
17 Sleeping Quarters shall not include Closets, and measurements shall be
18 from the centerline of interior walls and the exterior of exterior walls.
- 19 2. COMMON LIVING AREA. The total combined Common Living Area
20 shall be equal to or greater than the total combined area of all Sleeping
21 Quarters. The measurements, in square feet, for Common Living Area
22 shall be from the centerline of the interior walls and the exterior of
23 exterior walls.
- 24 3. STREET ENVIRONMENT.
 - 25 a. Streets and public rights-of-way shall be kept free from any type
26 of obstructions such as planters, landscaping, fences, temporary
27 signs, or similar structures.
 - 28 b. Trash or recycling containers shall be stored in a garage, side

1 yard, or rear yard in a manner such that they are not visible from
2 any street.

3 c. Any transportable or movable Recreational Equipment shall be
4 permitted in a front yard or driveway of a lot, but shall not be
5 used in, or shall not encroach upon, any street or public right-of-
6 way.

7 d. No Recreational Equipment except basketball hoops shall be
8 permanently installed in a front yard, driveway, street, or public
9 right-of-way. Concealment of Recreational Equipment with a
10 cover or camouflage material is not an acceptable alternative to
11 this provision.

12 e. The provisions of other County ordinances that do not otherwise
13 conflict with the terms of this section shall continue to apply to
14 all street environments, including but not limited to Ordinance
15 No. 745 for Regulating Collection and Removal of Solid Waste.

16 4. PARKING.

17 a. No person shall construct, repair, grease, lubricate, or dismantle
18 any vehicle, or any part thereof, upon a street or public right-of-
19 way, except for temporary emergency purposes.

20 b. No motorized vehicle shall be parked in any landscaped area but
21 may be parked in a garage or carport or upon a driveway or other
22 improved Parking Area.

23 c. No vehicle shall be parked upon a public street or public right-of-
24 way for more than seventy-two (72) hours. Any such vehicle
25 shall be subject to citation, removal, or both, by a law
26 enforcement agency as provided for in California Vehicle Code
27 section 22651 et seq.

28 d. In addition to the minimum parking requirements in Section

1 18.12 of this ordinance, any new construction, addition, or
2 modification to an existing dwelling unit that results in a dwelling
3 unit with five or more Sleeping Quarters shall also comply with
4 the following:

5 1) When the number of Sleeping Quarters in a dwelling unit
6 equals or exceeds five (5), the approval of any land use
7 permit or building permit that would result of the addition
8 of more than 300 square feet of total habitable Dwelling
9 Area shall require an additional off-street parking space to
10 be provided. This parking space shall be located in
11 accordance with Section 18.12.A. of this ordinance. If the
12 driveway already meets the minimum standard under
13 Section 18.12.A. for multiple family dwellings, no
14 additional parking space is required.

15 2) Any new Parking Area or driveway, or Parking Area or
16 driveway that must be modified as a result of this section
17 shall be constructed of concrete, asphaltic concrete, brick
18 or the equivalent and shall not cover more than fifty
19 percent (50%) of the required front yard area, fifty percent
20 (50%) of the required side yard area, or fifty percent
21 (50%) of the combined front and side yard area. Any
22 improved Parking Area or driveway that was approved or
23 constructed prior to the effective date of this section shall
24 be exempt from this provision. If there is insufficient
25 room to install additional parking as required under this
26 provision, no building permit may issue pursuant to
27 Ordinance No. 457.

28 5. YARD MAINTENANCE.

- 1 a. Any front yard or side yard area that is visible from any public
2 street or public right-of-way shall be landscaped and maintained
3 in an aesthetically consistent manner with the character of the
4 surrounding neighborhood.
- 5 b. All landscaping shall be maintained in a manner that does not
6 cause a potential fire hazard or cause a threat to public health,
7 welfare, or safety.
- 8 c. Outdoor storage shall not be permitted in a front yard, or in a side
9 yard that is visible from any street or public right-of-way.
- 10 d. Landscaping within a yard shall not physically or visually
11 obstruct a street, intersection, or public right-of-way.
- 12 e. Dying, decayed, untrimmed, or hazardous trees, shrubbery, or
13 other landscaping in any front yard or side yard that is visible
14 from any public area shall be addressed and remediated within
15 fifteen (15) days of issuance of a Code Enforcement Notice of
16 Violation.

17 6. FENCES AND WALLS.

- 18 a. All fences and walls shall be properly maintained in order to
19 preserve their structural integrity and to provide a neat
20 appearance. All fences and walls shall be kept free from graffiti,
21 undergrowth, weeds or other similar conditions at all times. All
22 fences and walls shall be of materials and colors that are
23 compatible with the architectural design of the buildings in the
24 neighborhood. No fence, wall or portion thereof shall be
25 constructed or altered to add razor wire, barbed wire, metal
26 spikes, broken glass, readily flammable material, or other similar
27 material.
- 28 b. Any fence or wall, including any decorative fence, shall not

1 obstruct a public street, intersection, or public right-of-way
2 either physically or visually.

3 c. Chain link fences shall not be erected or constructed in any front
4 yard or side yard that is visible from any street or public right-of-
5 way for lots less than half an acre net in area. Chain link fences
6 that were erected or approved prior to the effective date of this
7 section shall be exempt from this provision.

8 d. Any fence or wall, including decorative fences, located in the
9 front yard or within thirty feet (30') of an intersection, shall not
10 be higher than four feet (4'). Fences and walls that are pre-
11 existing on, or approved prior to, the effective date of this
12 section shall be exempt from this provision. Vertical calculation
13 of the height of the fence or wall shall be made by vertical
14 measurement along the length of the outside face when
15 measured from final finished grade.

16 e. For any front yard or side yard that is visible from any street or
17 public right-of-way, the height of a gate, the gate post, or column
18 located therein shall not exceed one hundred twenty percent
19 (120%) of the maximum height of the associated fence or wall.

20 f. Any temporary fence or gate shall be exempt from the provisions
21 of subsections c., d., and e. of this subsection D.6.

22 7. OUTDOOR LIGHTING.

23 a. Lighting fixtures shall be located such that no light or reflected
24 glare is directed off-site. Lighting fixtures shall provide that no
25 light is directed above a horizontal plane passing through the
26 bottom of the fixture.

27 b. All on-site lighting shall be stationery, directed away from
28 adjacent properties, streets, and public rights-of-way.

1 Incandescent lighting fixtures greater than 100 watts shall require
2 proper shielding to minimize their impact on neighboring
3 properties.

- 4 c. To minimize the impact on neighboring properties, any outdoor
5 security lighting shall require proper shielding and should utilize
6 motion sensitive as well as time sensitive fixtures.

7 E. COVENANTS, CONDITIONS, AND RESTRICTIONS

8 This section shall neither replace the requirements of any County
9 ordinance nor overwrite the terms of any private Covenants, Conditions,
10 and Restrictions (“CC&Rs”). The County generally does not enforce
11 private CC&Rs.

12 F. VIOLATIONS AND PENALTIES.

- 13 1. All property owners within the UHNPO Zone boundary shall be
14 responsible for compliance with the provisions of this section
15 except as specifically made exempt by a provision within this
16 section. The Riverside County Code Enforcement Department
17 shall be the lead agency enforcing the provisions of the UHNPO
18 Zone in accordance with Ordinance No. 725. Unless otherwise
19 specified in this section, any violation must be corrected within
20 fifteen (15) days after receiving a Code Enforcement Notice of
21 Violation.

- 22 2. The Sheriff, District Attorney, County Counsel, County Clerk,
23 Planning Director, and all County Officials charged with the
24 issuance of building permits, land use permits, plot plans,
25 subdivisions, parcel maps, and other discretionary and
26 administrative permits shall enforce the provisions of this
27 section.”
28

Exhibit C

Airport Land Use Commission (“ALUC”) Determination



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

September 4, 2019

RE: Ordinance No. 348.4912 (CZ1900009) – ALUC Determination

Ordinance No. 348.4912, associated with Change of Zone No. 1900008, was submitted to the Airport Land Use Commission (“ALUC”) for review and consistency determination. At the time of the Planning Commission staff report preparation, staff had not received the final written ALUC determination. However, ALUC indicated to staff that the determination had been completed, finding consistency with their plan, and the final report would be provided shortly. The report will be included with the Board of Supervisors report package.

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

ORDINANCE NO. 348.4912 associated with CHANGE OF ZONE NO. 1900009 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – First District – **REQUEST:** Ordinance No. 348.4912, associated with Change of Zone No. 1900009 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to add Section 19.610, University Heights Neighborhood Preservation Overlay Zone under Article XIXi: Bermuda Dunes Neighborhood Preservation Overlay Zone. The purpose of this amendment is to establish University Heights Neighborhood Preservation Overlay (UHNPO) Zone, which applies to all lots located within the existing Community of University City boundary, as shown on Figure 4, Highgrove Area Plan Overlays and Policy Areas of the Highgrove Area Plan in the Riverside County General Plan. This amendment further establishes neighborhood preservation standards pertaining to residential expansions or conversions, landscaping, lighting, parking, fencing, and general maintenance.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **SEPTEMBER 4, 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 the Project Planner John Hildebrand at (951) 955-1888 or email at jhildebr@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 14, 2019,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ1900009 for

Company or Individual's Name RCIT - GIS,

Distance buffered 300'

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

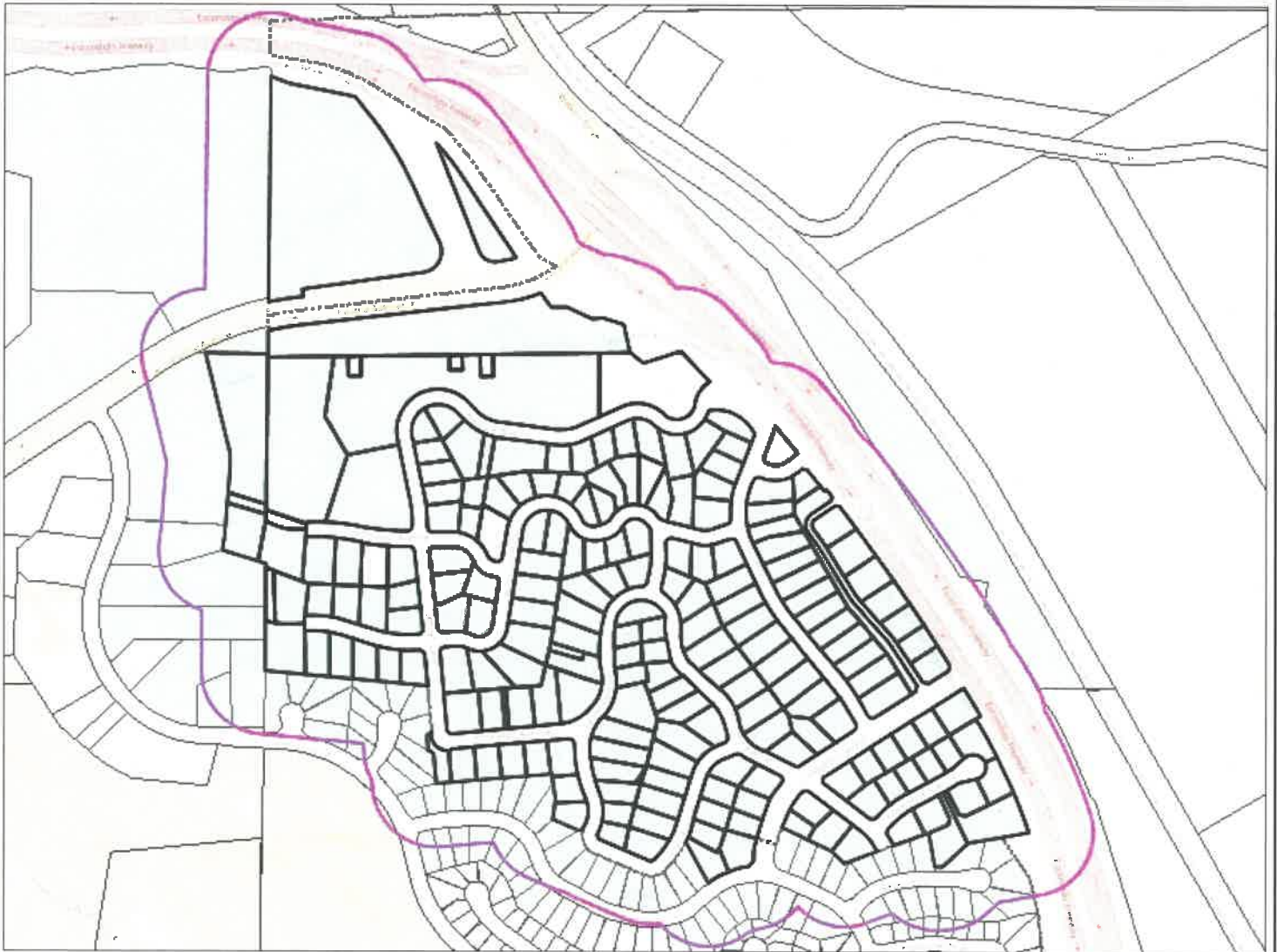
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

CZ1900009 (300 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... 8/14/2019 4:41:06 PM

© Riverside County RCIT

Mailing Labels APN List

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Mailing Labels APN List

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Mailing Labels APN List

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256103003
253261044
256073001

City of Riverside
3900 Main Street
Riverside, CA 92522

Eastern Municipal Water District
2270 Trumble Road
Perris CA 92570

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.:

4.3

Planning Commission Hearing: September 4, 2019

PROPOSED PROJECT

Case Number: Ordinance No. 348.4913 (CZ1900010)
CEQA Exempt: CEQA Exempt – Section 15061(b)(3)
Supervisory District: Countywide
Project Planner: John Earle Hildebrand III



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Ordinance No. 348.4913, associated with Change of Zone No. 1900010 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to add a new section under Article XVIII: General Provisions, Section 18.54, Mobile Food Trucks. The purpose of this amendment is to establish regulations related to Mobile Food Truck operations on private property in the unincorporated areas of Riverside County. The new section adds permitting requirements, establishes allowable zones, and details operating regulations for mobile food trucks on private property.

The above is hereinafter referred to as the "project."

This amendment results in updating Ordinance No. 348 (Land Use) and will apply countywide.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the proposed amendment is exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) based on the findings and conclusions incorporated in the staff report; and,

ADOPT Ordinance No. 348.4913, associated with Change of Zone No.1900010, based on the findings and conclusions incorporated into this staff report.

PROJECT BACKGROUND AND ANALYSIS

Background:

Planning staff was directed to add the operation of mobile food trucks on vacant, private property to Ordinance No. 348 (Land Use) as an allowable use, subject to approval of a Mobile Food Truck Plot Plan and compliance with the regulations set forth in the section.

Proposed Amendment:

The County recognizes the need to provide food delivery services to certain areas in Riverside County that do not have convenient access to fresh, prepared food. This amendment to Ordinance No. 348 (Land Use) will add new regulations pertaining to the operation of mobile food trucks on private property within the unincorporated areas of Riverside County, while addressing the public health, safety, and general welfare related to such operations.

The following describes the proposed amendment to Ordinance No. 348 (Land Use):

Exemptions:

This ordinance amendment applies to mobile food trucks operating on vacant private properties. Mobile food trucks that operate in the public right-of-way or in conjunction with an active construction site, permitted temporary event, or other legally permitted use, are exempt from these provisions.

Permitting Requirements:

To operate a mobile food truck business on private property, the owner/operator shall apply for Plot Plan approval from the Planning Department. Action on such permit shall be ministerial, not subject to CEQA, and shall be renewed on an annual basis. The mobile food truck owner/operator shall furnish written consent from the property owner or assigned designee of the right to operate a food truck on each property that the mobile food truck will provide food services. The mobile food truck owner/operator shall obtain a food permit from the Environmental Health Department, in accordance with Ordinance No. 580 (Mobile Food Preparation Units). The mobile food truck owner/operator shall subject the vehicle that is used for the mobile food service to the Fire Department for inspection and approval to operate.

Location Requirements:

Mobile food truck operations on private property shall be allowed in commercial and industrial zones, but restricted from operating in residential zones, so as to avoid potential impacts related to noise, odors, and operational activities, to the adjacent community. Specifically, mobile food trucks may operate on lots of at least a half-acre in size, which shall have adequate vehicular ingress and egress. The number of mobile food trucks that may operate simultaneously on the same lot is dependent on the overall size of the lot as follows:

Number of Food Trucks	Lot Size (acres)
<=3	½ to 1
<=4	1 to 2
<=5	2 to 6
6+	6+

Operation Requirements:

To ensure that the mobile food trucks on private property do not negatively impact the surrounding area they are serving, this amendment includes operating requirements. When a truck is staging on a lot, preparing and serving food, the operator shall adhere to the following requirements:

- Area used by the mobile food truck shall be kept free of debris.

- No tables and chairs shall be setup for the purpose of providing an onsite consumption area.
- No loudspeaker systems are to be used.
- No sign twirlers or air compressed moving signage shall be allowed.
- Any lighting associated with the mobile food truck shall be shielded and downward facing.
- A mobile food truck shall not be staged in close proximity to a fire hydrant, utility box, or block any drive-aisles that would prevent access.
- Mobile food trucks shall not sell alcoholic beverages.
- Hours of operation for all mobile food trucks shall be limited to Sunday through Saturday, 8:00am to 12:00am
- Storage of the mobile food truck during non-operating hours, on the lots they service, is not allowed.
- A mobile food truck shall possess and display their required operating permits at all times.
- A mobile food truck shall furnish a waste receptacle in all locations they serve and properly dispose of any rubbish.
- Mobile food trucks shall operate in a location that can provide access to a restroom.

This amendment will result in providing a needed service for the unincorporated areas within Riverside County. Furthermore, the permitting and operating requirements within this ordinance will ensure that mobile food trucks are operated in safe, business friendly manner and are appropriately regulated to address any public health and safety concerns.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

Ordinance No. 348.4913, associated with Change of Zone No. 1900010, has been determined to be categorically exempt from CEQA, pursuant to State CEQA Guidelines Section 15061(b)(3)(Common Sense Exemption). Section 15061(b)(3) provides that an “activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” The scope of this ordinance amendment includes establishing permitting and operating requirements for mobile food trucks in the unincorporated areas of Riverside County. No new construction is proposed in conjunction with this amendment, only text changes to Ordinance No. 348 (Land Use). Mobile food truck operations on private property are temporary and are required to be operated in the same approved locations, identified in the permitting application. As a result, mobile food trucks operating on private property are not viewed as having environmental impacts and this categorical exemption is appropriate.

FINDINGS AND CONCLUSIONS

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

1. Ordinance No. 348.4913, associated with Change of Zone No. 1900010, applies to all unincorporated areas of Riverside County.
2. Ordinance No. 348.4913, associated with Change of Zone No. 1900010, adds a new section under Article XVIII: General Provisions, Section 18.54, Mobile Food Trucks, of Ordinance No. 348 (Land Use).

3. Ordinance No. 348.4913, associated with Change of Zone No. 1900010, results in establishing permitting and operating requirements for mobile food trucks on private property within the unincorporated areas of Riverside County.
4. Ordinance No. 348.4913, associated with Change of Zone No. 1900010, is in conformance with all elements of the Riverside County General Plan. Specifically, General Plan Policy HC 2.2 c. states, "Encouraging the development of neighborhood grocery stores that provide fresh produce." While not a permanent source of food access, this ordinance will establish operating criteria to allow mobile food truck service to areas that may not have adequate access to a food source, thereby reducing vehicle trips.
5. Ordinance No. 348.4913, associated with Change of Zone No. 1900010, is internally consistent with Ordinance 348 (Land Use) and with all applicable provisions located within.
6. Ordinance No. 348.4913, associated with Change of Zone No. 1900010, was reviewed by the Riverside County Airport Land Use Commission ("ALUC") and was determined to be consistent with their plans, having no impacts.

PUBLIC HEARING NOTIFICATION

A public hearing notice was included in a publication of the Press Enterprise and Desert Sun newspapers. As of the writing of this report, Planning Staff has received no written communication or phone calls from anyone either in support or opposition to this proposed ordinance amendment.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409

38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: Change of Zone No. 1900010 (Ordinance No. 348.4913)

Project Location: In all unincorporated areas of Riverside County (Countywide Ordinance)

Project Description: Change of Zone No. 1900010 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to add a new section under Article XVIII: General Provisions, Section 18.54, Mobile Food Trucks. The purpose of this amendment is to establish regulations related to Mobile Food Truck operations on private property in the unincorporated areas of Riverside County. The new section adds permitting requirements, establishes allowable zones, and details operating requirements for mobile food trucks.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Riverside County, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Section 15061(b)(3))
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: Change of Zone No. 1900010 has been determined to be categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). The scope of this ordinance amendment includes adding a new regulatory framework, allowable zones, and operating criteria for mobile food trucks on private property. Mobile food truck services include the preparation and dispensing of food, on a temporary basis, requiring no new permanent structures. Impacts related to food truck operations will be negligible.

John Earle Hildebrand III (951) 955-1888
County Contact Person Phone Number

Signature Title Date Administrative Services Manager MM/DD/2019

Date Received for Filing and Posting at OPR: _____

Revised: 07/30/2019: Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.docx

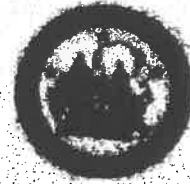
County Clerk Posting Fee \$50.00

FOR COUNTY CLERK'S USE ONLY

Exhibit A

Board of Supervisors Initiation

SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
3.30
(ID # 8193)

MEETING DATE:
Tuesday, December 4, 2018

FROM : ENVIRONMENTAL HEALTH:

SUBJECT: ENVIRONMENTAL HEALTH: Report on potential impacts of SB 946, Sidewalk Vendors and AB 626, Microenterprise Home Kitchen Operations. All Districts. [\$0].

RECOMMENDED MOTION: That the Board of Supervisors:

1. Receive and file the requested report on impacts of SB 946 (Sidewalk Vendors), and AB 626 (Microenterprise Home Kitchen Operations) in the County; and
2. If so desired, direct County Counsel to work with the appropriate Departments to prepare and process a new Ordinance for issuing permits or business licenses to sidewalk merchandise vendors; and
3. Direct TLMA in consultation with County Counsel to review existing ordinances related to food and roadside vending including Ordinance Nos. 348, 580, 499 and 853 and prepare and process, if necessary, ordinance amendments to make the existing ordinances consistent with each other and SB 946; and
4. If so desired, direct Environmental Health to prepare and process a new Ordinance for issuing permits and regulating Microenterprise Home Kitchen Operations consistent with AB 626.


ACTION: Policy


Steve Van Staden, Director Environmental Health 11/02/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Perez and Ashley
Nays: Washington
Absent: None
Date: December 4, 2018
xc: Environmental Health, TLMA, Co.Co.
Page 1 of 3 ID# 8193

Kecia Harper-Ihem
Clerk of the Board
By 
Deputy
3.30

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year	Next Fiscal Year	Total Cost	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET-COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Permit fees			Budget Adjustment:	No
			For Fiscal Year:	18/19

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On October 2, 2018, the Board of Supervisors approved Agenda Item 3.1 directing the Environmental Health Department to research and report back within 60 days on the impacts of AB 626 and SB 946 within Riverside County. The intent of both bills is to provide increased opportunities for microbusiness operations.

SB 946, Sidewalk Vendors – This legislation was signed into law on 9/17/18 and will take effect 1/1/19. The provisions of the California Retail Food Code remain applicable to sidewalk food vendors requiring Environmental Health permit and operation from an approved commissary. Enhanced outreach will promote legal opportunities for permitted food cart vendors. Other Department impacts may include Code Enforcement, Parks, EDA, and Sheriff. Ordinance 853 (Roadside Vending) may need to be revised in order to be consistent with SB 946 in regards to sidewalk vendors and a new Ordinance may need to be considered for permitting or licensing sidewalk merchandise vendors.

AB 626, Microenterprise Home Kitchen – The Governor approved on 9/18/18. The Board of Supervisors has full discretion to authorize, by ordinance, the permitting of Microenterprise Home Kitchen Operations. Permits issued by the Department of Environmental Health would be valid in every city within the County. This new legislation is a potential avenue to create a framework for permitting the preparation and direct sale of meals from home kitchens to consumers. A new Ordinance has potential impact on Environmental Health, Public Health, Code Enforcement, and EDA.

Previous Agenda Reference

Item 3.1 of 10/2/18 (MT# 8132)

Impact on Residents and Businesses

While SB 946 will increase legal business opportunities for sidewalk vendors, and will increase shopping opportunities for sidewalk consumers, it is uncertain if the number of unpermitted food vendors will change or if public safety risks will occur due to the potential for increased vendor activity.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

While AB 626 will increase legal business opportunities for home kitchen operations, and will increase local dining options for consumers, it is uncertain if the limited health and safety provisions will prevent foodborne illness or the potential for public nuisance within neighborhoods.

Attachment
Impact Report



Gregory T. Francis, Director County Counsel 11/7/2018

**REPORT OF POTENTIAL IMPACTS OF SB 946 (SIDEWALK VENDORS) AND AB 626
(MICROENTERPRISE HOME KITCHEN OPERATIONS) WITHIN RIVERSIDE COUNTY;
PREPARED BY THE DEPARTMENT OF ENVIRONMENTAL HEALTH (DEH) AS
DIRECTED BY THE BOARD OF SUPERVISORS**

Summary: The intention of these two new California legislative changes is to create more legal opportunities for specific micro-business sectors. The challenge for local jurisdictions will be to accommodate these new opportunities in a safe manner for our communities.

SB 946

California Government Code changes take effect on January 1, 2019.

Applicable to the unincorporated areas and all incorporated cities.

Stationary and roaming vendors allowed food sales from a permitted cart and merchandise sales from a person, cart, or display along a pedestrian pathway.

Local ordinances and municipal codes may regulate the time, place, and manner of sidewalk vending only if directly related to objective health, safety, or welfare concerns.

Enforcement limited to administrative fines based upon an ability-to-pay determination.

No prohibition of sidewalk vendors in County and City parks.

New law does not allow for vendors on road medians nor undeveloped lots.

Environmental Health: Food safety requirements and allowances will not change for sidewalk vendors. In other words, all food vendors must continue to obtain a current DEH permit and operate in compliance with the California Retail Food Code. The primary impact on the DEH will be enhanced outreach efforts for obtaining permits due to increased opportunities for sidewalk food vendors. The Department has annually permitted 93 pushcarts and 105 limited food preparation carts. The availability of suitable required commissaries may continue to be a limiting factor of issuing permits. It is difficult to determine how many more vendors will seek permits rather than continue operating in violation, which may result in increased or decreased enforcement costs.

Code Enforcement: Inability to cite sidewalk vendors in accordance with Riverside County Ordinance No. 853 unless revised.

Parks: Potential impact to staff and visitors if vendors interfere with the enjoyment of natural resources or recreational opportunities.

EDA: Potential increase in demand for business assistance services.

Sheriff: Potential increase in calls related to perceived public safety risks associated with potential blockages of pedestrian pathways.

Incorporated Cities: (soliciting feedback from CVAG & WRCOG)

AB 626

Although the California Health & Safety Code changes take effect on January 1, 2019, the Board of Supervisors would have to adopt a new ordinance in order to allow permitting of "microenterprise home kitchen operations". Permits issued by the County (DEH) would be valid in every city within the county.

Limited to serving 30 meals/day or 60 meals/week (<\$50,000 annual sales).

No more than one employee in addition to family and household members.

Food must be prepared, cooked, and served same day (no cooling/reheating).

Food may be consumed onsite, by take-out or delivery.

Minimal health and safety standards.

Written operational procedures required.

DEH permits, annually scheduled inspections and scheduled complaint investigations required.

Exempt from restaurant grading system.

Operator must have accredited food safety certification and workers require food handler cards.

Environmental Health: It is difficult to determine how many applicants will seek permits rather than continue operating in violation, which may result in increased or decreased enforcement costs. Since implementation of the "cottage food" legislation in 2013, DEH has issued approximately 200 annual permits/registrations. An associated permit fee (\$500-\$600) would be required to compensate for all related costs. DEH to conduct outreach once Board policy decision is made.

Public Health: A potential increase in reported food-borne illness is expected to require an additional public health nurse FTE (1.0) or equivalent staffing for investigation.

Code Enforcement: Potential increase in calls related to excessive business-related activity (i.e. parking, outdoor advertising displays, noise, and other nuisances).

EDA: Potential increase in demand for business assistance services.

Incorporated Cities: (soliciting feedback from CVAG & WRCOG)



COMMUNITY DEVELOPMENT DEPARTMENT
"Promoting and Sustaining Quality Development"

400 S. Vicentia Avenue, Corona, California 92882
P (951) 736-2434
www.CoronaCA.gov

November 30, 2018

Keith Jones, Deputy Director
Riverside County Department of Environmental Health
Sent via email to kjones@rivco.org

RE: AB 626 Microenterprise Home Kitchen Operations

Dear Mr. Jones:

The City of Corona appreciates the opportunity to provide feedback to the Department of Environmental Health on the establishment of microenterprise home kitchen operations borne by the passage of AB 626. According to the assembly bill, if Riverside County Department of Environmental Health decides to become the permitting agency for microenterprise home kitchen operations, local agencies would lose local control in regulating this type of operation because it would bypass an agency's Zoning Ordinance. Based on the operating regulations of the bill a microenterprise home kitchen is permitted on any residential property in any residential dwelling that is zoned for residential and shall be operated by a resident in the home. Once a microenterprise home kitchen operation is permitted by the permitting agency, the food prepared and cooked at the premises would need to be served to the customer on the same day.

The City of Corona has an adopted Home Occupation Ordinance and the purpose of the ordinance is to regulate the size and activity of the home occupation so that it does not change the character of the residential neighborhood or impact the quality of life of residents. The city's Home Occupation Ordinance also limits visits to home occupations to no more than five customers per day, and home occupations that involve educational services, such as music, academic, or religious instruction, are limited to no more than three students at one time, provided that there are no more than six vehicles or nine customers visiting the premises per day.

The microenterprise home kitchens would be allowed to prepare no more than 30 individual meals per day, or the approximate equivalent of meal components when sold separately, and no more than 60 individual meals, or the approximate equivalent of meal components when sold separately, per week. The bill also allows the operator of the microenterprise home kitchen to have on-site dining by the customer. Therefore, if the

330 12/4/18

Mr. Keith Jones
Department of Environmental Health
Page 2

operator chooses to have on-site dining at the residence, the number of customers allowed at a given time based on the amount of meals allowed to be prepared would exceed the customer visits allowed by the city's ordinance. The city is extremely concerned about this because it would generate additional vehicle trips into a residential neighborhood and increase the number of cars parked on the street at a given time.

Additional concerns from the city include the disposal of food waste, the disposal of cooking grease, the introduction of rodents into the neighborhood due to lack of proper food disposal, and an increase in the number of complaints from residents to city code enforcement regarding the operation of microenterprise home kitchens.

The City of Corona will be swearing-in a majority of newly elected councilmembers on December 6, 2018. Because of the transition in the City Council, city staff has not had the opportunity to have a public study session with the newly elected City Council to hear their opinion about the operation of microenterprise home kitchens. It is also likely that other cities in Riverside County are experiencing this same situation since the November election. The City of Corona is therefore requesting that the County Board of Supervisors at their scheduled meeting on December 4, 2018, reserve their decision on microenterprise home kitchens in order to allow local agencies within Riverside County the opportunity to inform and educate their Councils on this newly adopted legislation.

If you need to contact me, my email is joanne.coletta@coronaca.gov and my phone number is (951) 736-2434.

Sincerely,



Joanne Coletta
Community Development Director

CC: City Manager
Assistant City Manager
City Attorney
Corona City Council
Andrea Howard, WRCOG

Exhibit B

Ordinance No. 348.4913 – Proposed Changes

1 operate without a Mobile Food Truck permit approved in accordance with this Article and
2 Section 18.30 of this ordinance. All procedural provisions of Section 18.30 shall apply to
3 the permit application, except Subsection C relating to approval requirements, Subsection
4 D relating to action on applications, and Subsections E and F relating to appeals and
5 Subsection G relating to use of the permit after the application is approved.

6 A. CLASSIFICATION. Action on a Mobile Food Truck permit shall be ministerial
7 and not subject to the California Environmental Quality Act.

8 B. EXPIRATION. An approved permit for a Mobile Food Truck shall expire one
9 year from the date of approval, unless a renewal application and applicable filing
10 fee is timely submitted and approved in accordance with Section 19.1006 of this
11 Article.

12 C. RENEWAL. An approved permit for a Mobile Food Truck shall be renewed on an
13 annual basis based on the anniversary date of the original approved permit. An
14 application for renewal shall be submitted to the Planning Director or designee no
15 later than thirty (30) days prior to the expiration of the approved permit on the
16 form provided by the Riverside County Planning Department and accompanied by
17 the applicable filing fee set forth in Ordinance No. 670.

18 **SECTION 19.1003 ZONES.** Subject to the requirements provided in this Article, Mobile
19 Food Trucks with an approved Mobile Food Truck Permit are allowed in all zone
20 classifications, except the following: R-1, R-R-O, R-2, R-2A, R-3, R-T, R-T-R, R-4, R-5,
21 R-6, R-7, C/V, N-A, W-2-M, W-1, WC-W, WC-WE, WC-E, W-R and W-E.

22 **SECTION 19.1004 LOCATION REQUIREMENTS.** A permit for a Mobile Food
23 Truck shall not be approved unless the following are met:

24 A. VACANT LOT. The Mobile Food Truck shall operate on a vacant lot that is
25 either paved or surfaced with gravel or decomposed granite.

26 B. LOT SIZE. The vacant lot is at least one-half acre in size.

27 C. ACCESS. The lot includes adequate ingress and egress in accordance with
28 Ordinance No. 787.

1 D. NUMBER OF MOBILE FOOD TRUCKS. The number of Mobile Food Trucks
2 permitted on a lot shall be as follows:

- 3 1. No more than three (3) Mobile Food Truck are allowed on lots half (1/2) an
4 acre or greater but less than one (1) gross acre.
- 5 2. No more than four (4) Mobile Food Trucks are allowed on lots one (1)
6 gross acre or greater but less than two (2) gross acres.
- 7 3. No more than five (5) Mobile Food Trucks are allowed on lots two (2)
8 gross acres or greater but less than six (6) gross acres.
- 9 4. There is no limit on the number of Mobile Food Trucks on lots greater than
10 six (6) gross acres.

11 **SECTION 19.1005 OPERATIONAL REQUIREMENTS.** In addition to the location
12 requirements set forth in this Article and requirements provided in Ordinance No. 580, a
13 Mobile Food Truck shall comply with the following:

- 14 A. AREA MAINTAINENCE. The lot used by the Mobile Food Truck shall be kept
15 free of any debris or trash.
- 16 B. NO ONSITE CONSUMPTION AREA. Except for shade covers or awnings that
17 provide shade for customers waiting for food, no tables or chairs shall be placed on
18 the lot.
- 19 C. AMPLIFIED SOUND. No loudspeaker systems, or other device(s) designed to
20 amplify sound are allowed on the lot.
- 21 D. SIGNAGE. All signage shall comply with Article XIX Advertising Regulations of
22 this ordinance. Additionally, air flyers and sign twirlers are prohibited on the Lot.
- 23 E. LIGHTS. All temporary outdoor lighting shall be shielded or downward facing.
- 24 F. LOCATION SAFETY.
 - 25 1. Mobile Food Trucks shall be located at least 15 feet from any fire hydrant,
26 utility box or vault, public right of way, emergency vehicle route, internal
27 drive aisle, tree canopy or pedestrian pathway.
 - 28 2. Mobile Food Trucks shall not operate within a five-foot radius of another

1 Mobile Food Truck.

2 3. Mobile Food Trucks shall not operate within Compatibility Zone A of any
3 County of Riverside airport, as designated and defined by the Riverside
4 County Airport Land Use Compatibility Plan.

5 4. Mobile Food Trucks shall not otherwise be located within any area of the
6 lot that obstructs pedestrian or vehicle traffic.

7 G. NO ALCOHOL OR SALE OF CONTROLLED SUBSTANCES. The sale or
8 soliciting the sale of any alcoholic beverages or controlled substances from a
9 Mobile Food Truck is strictly prohibited.

10 H. WASTE DISPOSAL.

11 1. No Mobile Food Truck shall cause or dispose of oil, grease, or waste on the
12 Lot.

13 2. Wastewater generated on-site shall not be released on-site or into the storm
14 drainage system.

15 I. HOURS OF OPERATION. Operations shall be limited to Sunday through
16 Saturday from 8:00AM to 12:00AM.

17 J. PARKING. There shall be no parking on the Lot after 12:00AM, and overnight
18 parking or storage of the Mobile Food Truck on the Lot is prohibited.

19 K. DISPLAY OF PERMIT. A Mobile Food Truck shall possess and at all times
20 display in clear view a certified copy of its current Environmental Health Decal
21 and grade card issued by the Department of Environmental Health, as required by
22 Riverside County Ordinance No. 580, and approved Mobile Food Truck permit.

23 L. TRASH RECEPTACLES.

24 1. At least one (1) visible trash receptacle for use by customers shall be placed
25 within twenty (20) feet of the Mobile Food Truck operation.

26 2. Unless the property owner has provided for a permitted dumpster, all trash
27 receptacles shall be removed once the Mobile Food Truck operation has
28 ceased each day.

1 M. RESTROOMS. In accordance with Section 114315 of the California Retail Food
2 Code, Mobile Food Trucks stopped to conduct business for more than one hour,
3 shall operate within 200 feet of an approved, readily available and functioning
4 restroom facility. If the restroom is within a business, the Mobile Food Truck
5 operator must submit with the plot plan application, written permission from the
6 business owner providing the hours the restroom facilities are being made
7 available for use by the food service workers. Executive portable toilet facilities
8 with handwashing stations may satisfy this requirement.

9 N. FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS. Mobile Food
10 Trucks shall comply with all other applicable federal, state and local laws and
11 regulations.

12 **SECTION 19.1006 APPROVAL REQUIREMENTS.**

13 The Planning Director shall approve a Mobile Food Truck permit if all of the following
14 are met:

- 15 A. The Mobile Food Truck operation complies with the requirements set forth in this
16 Article;
- 17 B. Written consent from the Lot owner allowing the Mobile Food Truck to operate on
18 the Lot has been provided to the Planning Director;
- 19 C. An Environmental Health Permit has been issued for the Mobile Food Truck by
20 the Department of Environmental Health, pursuant to Ordinance No. 580;
- 21 D. Inspection of the Mobile Food Truck has been completed by the County Fire
22 Marshall; and
- 23 E. There is no pending Code Enforcement action on the lot.

24 **SECTION 19.1007 EXEMPTIONS.** This Article does not apply to any of the following:

- 25 A. Mobile Food Trucks operating in the public right-of-way pursuant to Ordinance
26 No. 853.
- 27 B. Mobile Food Trucks operating in conjunction with an active construction site.
- 28 C. Mobile Food Trucks operating on the property of a legally existing school, college,

1 university, hospital, or places of religious worship.

2 D. Mobile Food Trucks operating in conjunction with and on the same site as events
3 consistent with a legally permitted land use or temporary event.

4 **SECTION 19.1008. REVOCATION.** A Mobile Food Truck permit may be revoked in
5 accordance with section 18.31 of this ordinance.

6 **SECTION 19.1009. PUBLIC NUISANCE.** Any violation of this Article is hereby
7 declared to be unlawful and a public nuisance.”

8 Section 2. If any provision, clause, sentence or paragraph of this ordinance or the
9 application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect
10 the other provisions of this ordinance which can be given effect without the invalid provision or
11 application, and to this end, the provisions of this ordinance are hereby declared to be severable.

12 Section 3. This ordinance shall take effect thirty (30) days after its adoption.

13
14 BOARD OF SUPERVISORS OF THE COUNTY
15 OF RIVERSIDE, STATE OF CALIFORNIA

16 By: _____
17 Chairman, Board of Supervisors

18 ATTEST:
19 CLERK OF THE BOARD

20
21 By: _____
22 Deputy

23 (SEAL)

24
25 APPROVED AS TO FORM
26 August ____, 2019

27
28 By: _____
Deputy County Counsel

Exhibit C

Airport Land Use Commission (“ALUC”) Determination



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

August 15, 2019

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

Mr. John Hildebrand, Administrative Services Manager
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR'S DETERMINATION**

File No.: ZAP1042RG19
Related File No.: CZ1900010 (Ordinance Amendment)
APN: Countywide (unincorporated areas)

Dear Mr. Hildebrand:

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2011-02, as ALUC Director, I have reviewed County of Riverside Case No. CZ1900010 (Ordinance Amendment), a proposal to amend County Ordinance No. 348 by adding Section 18.54 relating to Mobile Food Trucks. The purpose of this amendment is to establish regulations related to Mobile Food Truck operations on private property in the unincorporated areas of the County. The new section includes permitting requirements, a list of zones in which they would be prohibited, and specified location, operational, and approval requirements for Mobile Food Truck operations. Mobile Food Truck operations would not be permitted in Compatibility Zone A of any airport. Mobile Food Trucks operating in conjunction with and on the same site as events consistent with a legally permitted land use or temporary event are exempted from these provisions, as are those operating (1) on the property of a legally established school, college, university, hospital, or place of religious worship, (2) in the public right-of-way pursuant to Ordinance No. 853, or (3) in conjunction with an active construction site.

There are no development standard changes or changes to zoning land uses that would increase residential density or non-residential intensity within the proposed amendment. Therefore, this amendment has no possibility for having an impact on the safety of air navigation within airport influence areas located within the unincorporated areas of Riverside County.

As ALUC Director, I hereby find the above-referenced project CONSISTENT with all Riverside County Airport Land Use Compatibility Plans.

This determination of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed amendment.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

AIRPORT LAND USE COMMISSION

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachment: Proposed Ordinance Amendment Text

Y:\AIRPORT CASE FILES\Regional\ZAP1042RG19\ZAP1042RG19.LTR.doc

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

ORDINANCE NO. 348.4913 associated with CHANGE OF ZONE NO. 1900010 – Exempt from the California Environmental Quality Act (CEQA, pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) – Applicant: County of Riverside – Location: Countywide – **REQUEST:** Ordinance No. 348.4913, associated with Change of Zone No. 1900010 is an amendment to the County's Land Use Ordinance, Ordinance No. 348, to add a new section under Article XVIII: General Provisions, Section 18.54, Mobile Food Trucks. The purpose of this amendment is to establish regulations related to Mobile Food Truck operations on private property in the unincorporated areas of Riverside County. The new section adds permitting requirements, establishes allowable zones, and details operating regulations for mobile food trucks.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **SEPTEMBER 4, 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 the Project Planner John Hildebrand at (951) 955-1888 or email at jhildebr@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: John Hildebrand
P.O. Box 1409, Riverside, CA 92502-1409




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

4.4

Planning Commission Hearing: September 4, 2019

PROPOSED PROJECT

	Specific Plan No. 260 Substantial Conformance No. 2 Change of Zone No. 180018 Tentative Tract Map No. 37533 Tentative Tract Map No. 29322 Minor Change 1, Tentative Parcel Map No. 37690	Applicant(s): Richland Communities, LLC
Case Number(s):		Representative(s): K & A Engineering
EA No.:	180075	
Area Plan:	Harvest Valley/Winchester	
Zoning Area/District:	Homeland Area	
Supervisory District:	Third District	
Project Planner:	Dave Alvarez	
Project APN(s):	457-320-005, 006, 007, 010, 011, 012, 021, 023, 024, 025, 026, 027, 029, 030, 032, 035, 457-330-007, 008, 009, 010, 020, 021, 025, 026	 <hr/> Charissa Leach, P.E. Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Specific Plan No. 260 Substantial Conformance No. 2 is a proposal to reallocate units within Planning Areas 24, 25, 26, and 28; modify the development standards for Planning Areas 24, 25, 26, and 28 in the Specific Plan Zoning Ordinance by;

- 1) Reallocating 22 dwelling units from Planning Areas 26 and 28 to Planning Areas 24 and 25. This substantial conformance also includes a technical correction for the land use designations of Planning Areas 26 and 28, from "Medium-High Density Residential" to "Medium Density Residential", so that the land use designations are consistent with previously approved TM 29322; and
- 2) Modifying the minimum lot sizes for Planning Area 25 to a minimum lot size of 3,500 square feet and modify other development standards including, but not limited to setbacks, lot coverage, and lot size.

Change of Zone No. 180018 is a proposal to revise the Specific Plan Zoning Ordinance to modify the minimum lot size requirements and other development standards for Planning Areas 24, 25, 26 and 28 of Specific Plan No. 260 consistent with the changes proposed by the Specific Plan Substantial Conformance No. 2.

Tentative Tract Map No. 37533 is a Schedule "A" subdivision to create 363 residential lots with a 3.2 acre park on 76 acres.

Tentative Tract Map No. 29322 Minor Change No. 1 is a proposal for a Schedule “A” subdivision to reduce the number of approved lots of 210 residential lots to 188 new residential lots, and an additional street, and relocated and increased size of proposed Water Quality Detention Basin on 42 acres.

Tentative Parcel Map No. 37690 proposes a Schedule “J” subdivision of 114.14 gross acres into five (5) parcels.

The Addendum considers whether the proposed project, which would result in new or substantially more severe impacts than were disclosed in EIR No. 329. This examination includes an analysis pursuant to the provisions of Public Resources Code section 21166 and State CEQA Guidelines section 15162. The analysis was based on new technical studies prepared for the project.

The project is located north of Highway 74, east of Briggs Road, west of Sultanas Road, and south of Watson Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

CONTINUE off-calendar per applicant request to accommodate project design changes that would affect the project description.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	Specific Plan No. 260 (Menifee North)
Specific Plan Land Use:	Medium Density Residential (MDR), and Medium High Density Residential (MHDR)
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR), and Business Park (BP)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR)
East:	Medium Density Residential (MDR) and Business Park (BP)
South:	Commercial Retail (CR)
West:	City of Menifee

Existing Zoning Classification:	Specific Plan (SP), Planning Area 24, 25, 26, 28
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Mobile Home Subdivision (R-T) and Mobile Home Subdivision (R-T-1)
East:	Specific Plan (SP)
South:	Specific Plan (SP)
West:	City of Menifee
Existing Use:	Vacant
Surrounding Uses	
North:	Mobile Homes, Single-Family Residences and Vacant
South:	Vacant
East:	Single-Family Residences and Vacant
West:	School and Vacant

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	114.1	No Requirement

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – #146 Lakeview/Nuevo/Romoland/Homeland
Recreation and Parks District:	Yes – Valley-Wide Recreation and Park District
Special Flood Hazard Zone:	No
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Yes – Low/Moderate
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes

Airport Influence Area ("AIA"): Yes- March Air Reserve Base- Zone E

PROJECT LOCATION MAP

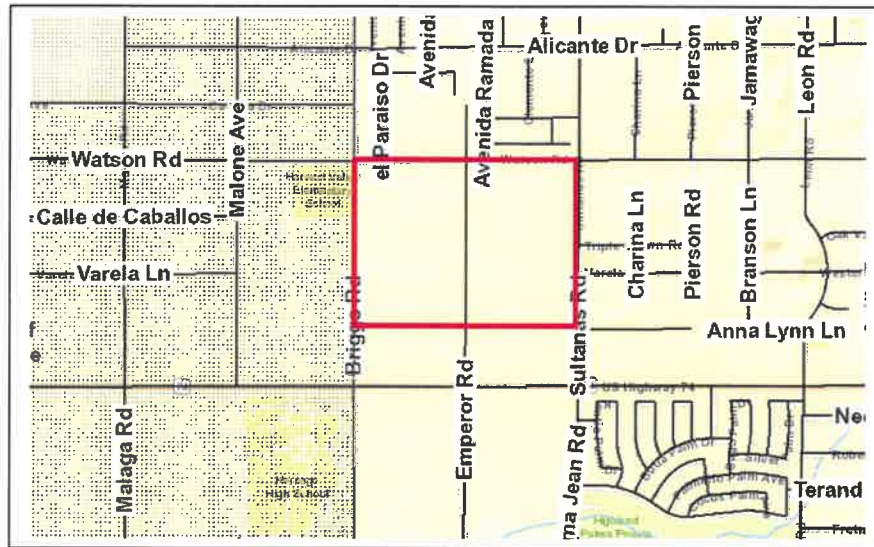


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Specific Plan No. 260 (SP 260) and Environmental Impact Report No. 329 were approved and certified by the Board of Supervisors on December 27, 1994 via resolution 94-424.

On April 3, 2007, the Riverside County Board of Supervisors tentatively approved Amendment No. 1 to SP 260 concurrently with Change of Zone No. 6786 and approved Tentative Tract Map No. 29322, subject to final approval of Amendment No. 1 to SP 260 and Change of Zone No. 6786.

On June 26, 2007, the Riverside County Board of Supervisors approved Amendment No. 1 to SP 260 concurrent with approval of Change of Zone No. 6786 and Tentative Tract Map No. 29322.

On April 15, 2008, the Riverside County Board of Supervisors approved Amendment No. 2 to SP 260, Change of Zone No. 7195, and tentative tract maps 34118 and 34600 and adopted Mitigated Negative Declaration for Environmental Assessment No. 40275.

In 2008, the City of Menifee incorporated. As a result, all portions of SP 260 located west of Briggs Road, including planning areas 2 through 23B, became part of the City of Menifee and were effectively removed from the jurisdiction of Riverside County. Planning Area 1 was annexed into the City of Perris prior to

approval of Amendment No. 1 to SP 260, and is also no longer considered a part of the County portion of SP 260. These changes were reflected in Specific Plan Amendment No. 2 discussed below.

On September 9, 2014, the Riverside County Board of Supervisors approved Tentative Tract Map No. 36430 (TTM 36430) along with Change of Zone No. 7780 (CZ 7780), and adopted a Mitigated Negative Declaration (MND) No. 40275.

In January 2016, the Riverside County Board of Supervisors approved Substantial Conformance No. 1 to the SP 260, Amendment No. 2 (SP260-A2-SC2), Change of Zone No. 070870, and Tentative Tract Map No. 31500, and adopted Addendum No. 1 to FEIR 329 for Environmental Assessment No. 39357. The resulting modifications to SP 260 included: 1) revision of the Specific Plan to include only areas east of Briggs road, reflecting incorporation of the area west of Briggs Road into the City of Menifee; 2) change in boundaries and reallocation of units between Planning Areas 32 and 33B with no change in overall unit count; 3) re-designation of Planning Area 32 from MHDR to MDR; 4) re-designation of Planning Areas 24 and 34 from MHDR to MDR and areas 25, 26, and 28 from MDR to MHDR, with no change in overall unit count; and 5) change of roadway classifications for portions of Emperor Road and Norma Jean Road (previously McLaughlin Road) to provide for a reduced right-of-way.

A Second Extension of Time for Tentative Tract Map No. 29322 was received February 21, 2018 and was approved April 18, 2018.

Tentative Tract Map No. 29262 (boundaries of TTM37533) was approved by the Board of Supervisors on March 28, 2006. With the automatic state extensions and the original three year approval, this map expired on March 28, 2016.

Tentative Parcel Map No. 37690 was submitted on March 1, 2019.

Since the adoption of Amendment No. 2 to the Menifee North Specific Plan in 2008, the City of Menifee incorporated, resulting in an approximately 775.4 acre portion of the adopted Specific Plan west of Briggs Road being removed from County of Riverside jurisdiction. In January 2016, Substantial Conformance No. 1 to Amendment No. 2 was adopted and modified the Specific Plan boundary, removing all areas west of Briggs Road from the Menifee North Specific Plan. The revised limits of the Menifee North Specific Plan were reduced to approximately 829.2 acres east of Briggs Road, west of Juniper Flats Road, south of Alicante Drive, and north of Matthews Road and provides for a wide range of land uses including 2,025 residential units. Substantial Conformance No. 2 will maintain the approved maximum of 2,025 residential units permitted on 829.2 acres and also includes a technical correction for the land use designations of Planning Areas 26 and 28, from "Medium-High Density Residential" to "Medium Density Residential", so that the designations are consistent with previously approved TM 29322. Substantial Conformance No. 1 modified the land use designations of Planning Areas 26 and 28 in error, because no consideration was made of the approved unit count and acreages in approved TTM No. 29322. Substantial Conformance No. 2 re-designates Planning Areas 26 and 28 from MHDR to MDR to resolve this error.

On August 8, 2019, the applicant met with the Winchester-Homeland MAC to discuss the project design. Comments received at the MAC meeting by the applicant requested an increase in the park area. The applicant has considered these comments and is intending to revise the project design to increase the park area and likely reduce the amount of residential lots. At the time of writing of this staff report, staff has not received any conceptual redesign or actual redesign plans for County review. Due to that and the likely change in the project description, the project should be continued off-calendar and renoticed based on an updated project description that reflects the redesign.

ENVIRONMENTAL REVIEW

The State CEQA Guidelines allow for the updating and use of an existing, previously certified Environmental Impact Report (EIR) for projects that have changed or are different from the previous project or conditions analyzed. Depending on the nature of changes made to the project, there may be new significant environmental effects that were not identified in the previous environmental analyses, a substantial increase in the severity of a previously identified effect, or the environmental impacts may be the same or less than what was previously identified. In the latter case, where minor technical project changes occur with no new significant environmental impacts, an Addendum to a previously certified EIR may be prepared.

As evaluated in the attached Addendum, and supported by updated technical reports, none of the requirements triggering a subsequent EIR have occurred pursuant to State CEQA Guidelines Section 15162. Therefore, the required document under Section 15164 is an Addendum.

PUBLIC HEARING NOTIFICATION AND OUTREACH

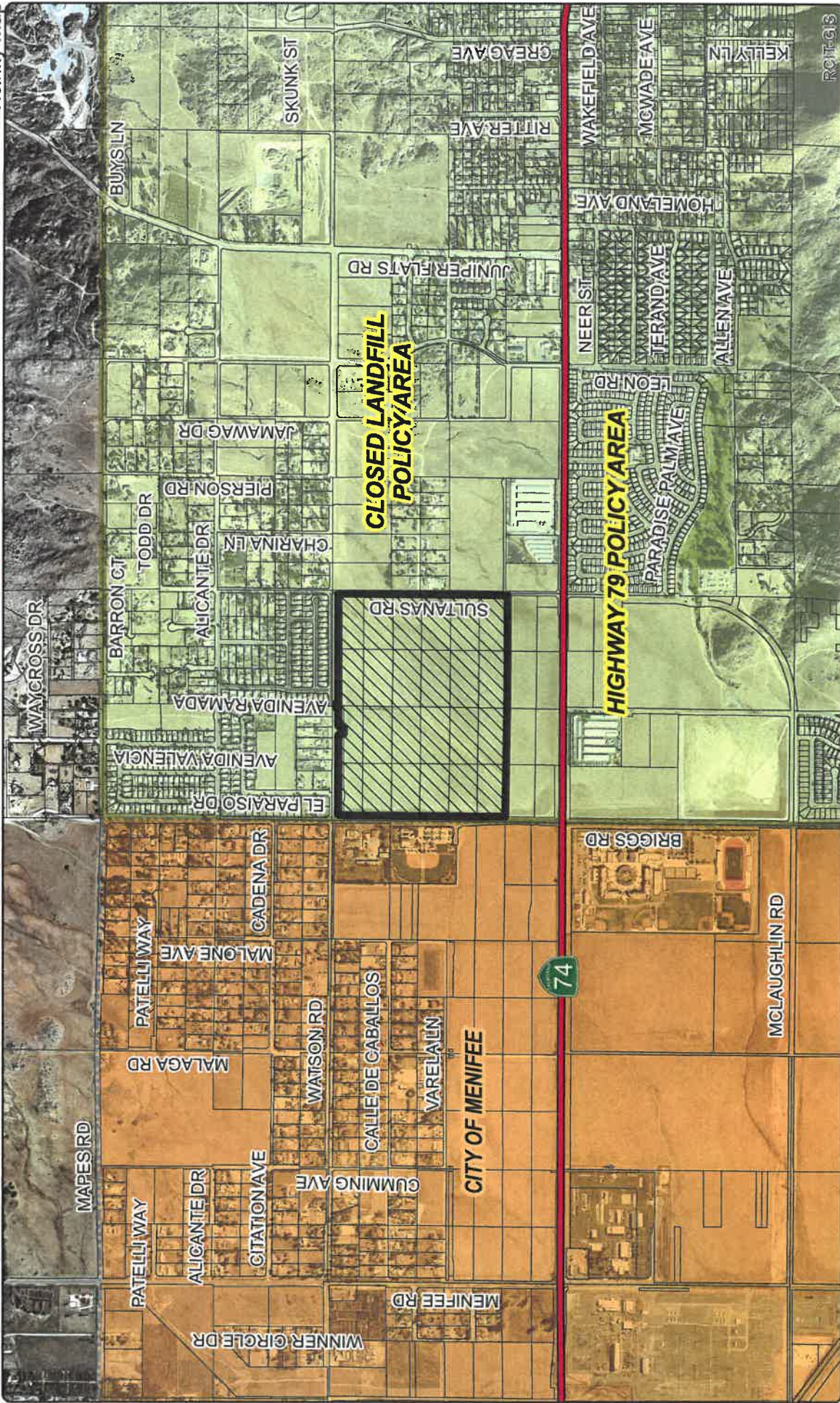
Public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication/phone calls from residents who indicated support or opposition to the proposed project.

The applicant had a meeting with the MAC on August 8, 2019.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1800018 SP0260 TTM37533 TTM29322 TPM37690
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 08/20/2019
 Vicinity Map



Zoning Area: Homeland

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing one land use designation for unincorporated Riverside County. The County of Riverside is not responsible for the accuracy of the information for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3000 (Western County) or in Palm Desert at (760)963-9277 (Eastern County) or visit us at <http://planning.calsos.ca.gov>

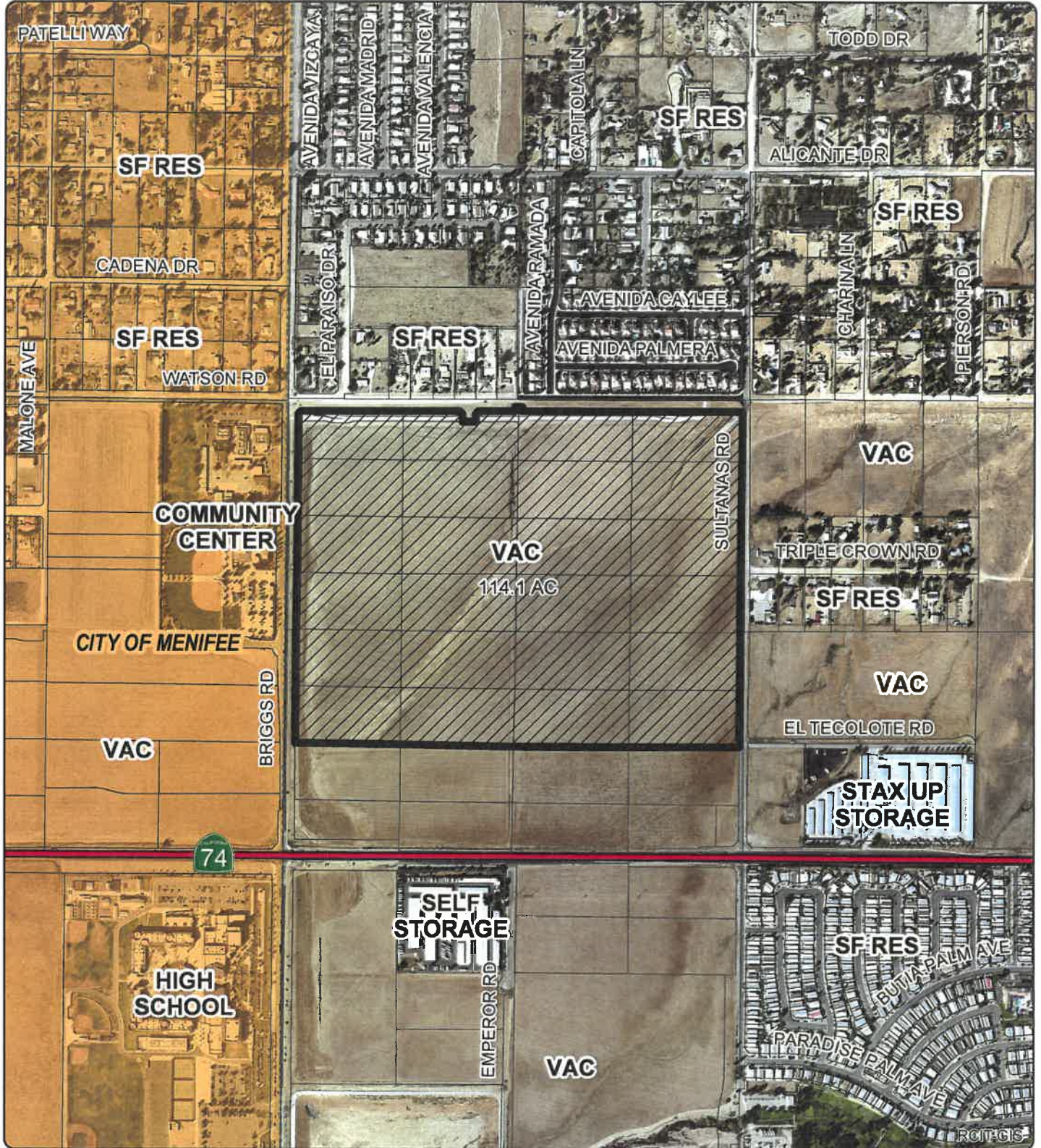
**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1800018 SP0260 TTM37533 TTM29322 TPM37690**

Supervisor: Washington
District 3

Date Drawn: 08/20/2019

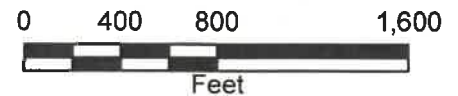
LAND USE

Exhibit 1



Zoning Area: Homeland

Author: Vinnie Nguyen



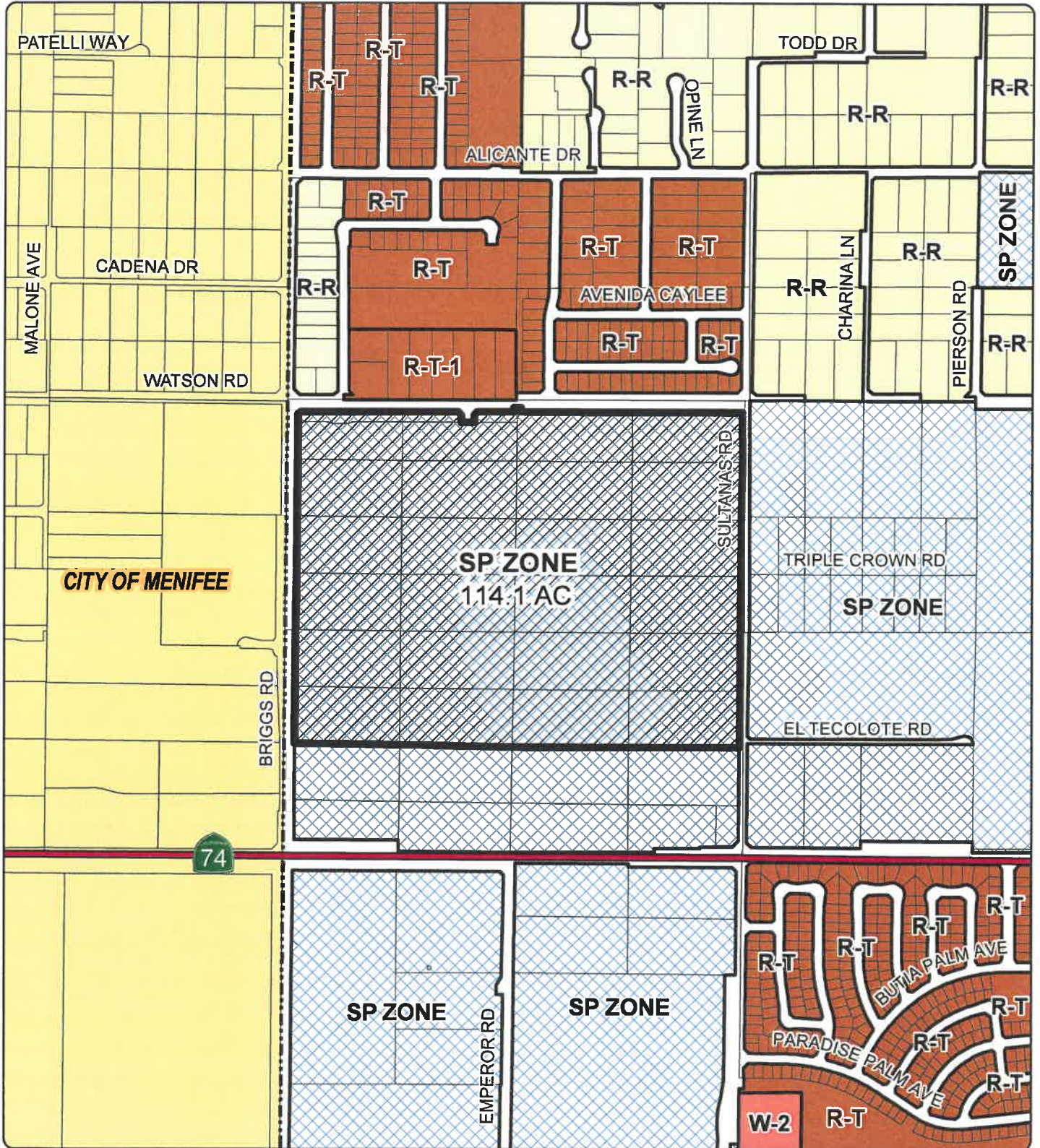
DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcclima.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ1800018 SP0260 TTM37533 TTM29322 TPM37690

Supervisor: Washington
 District 3

PROPOSED ZONING

Date Drawn: 08/20/2019
 Exhibit 3



Zoning Area: Homeland

Author: Vinnie Nguyen



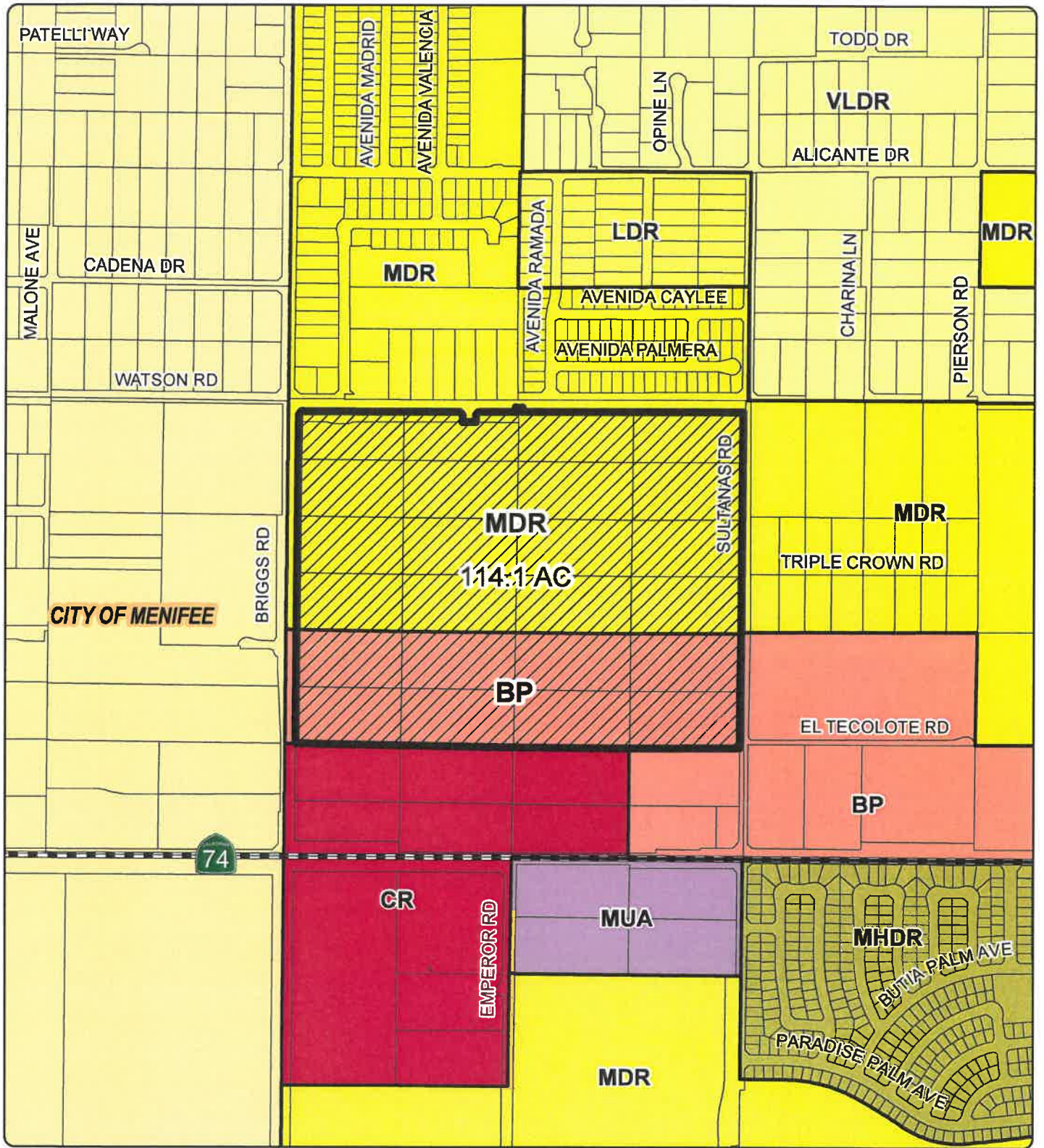
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RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ1800018 SP0260 TTM37533 TTM29322 TPM37690

Supervisor: Washington
 District 3

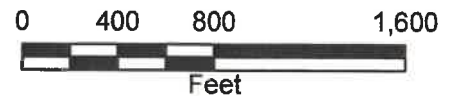
EXISTING GENERAL PLAN

Date Drawn: 08/20/2019
 Exhibit 5



Zoning Area: Homeland

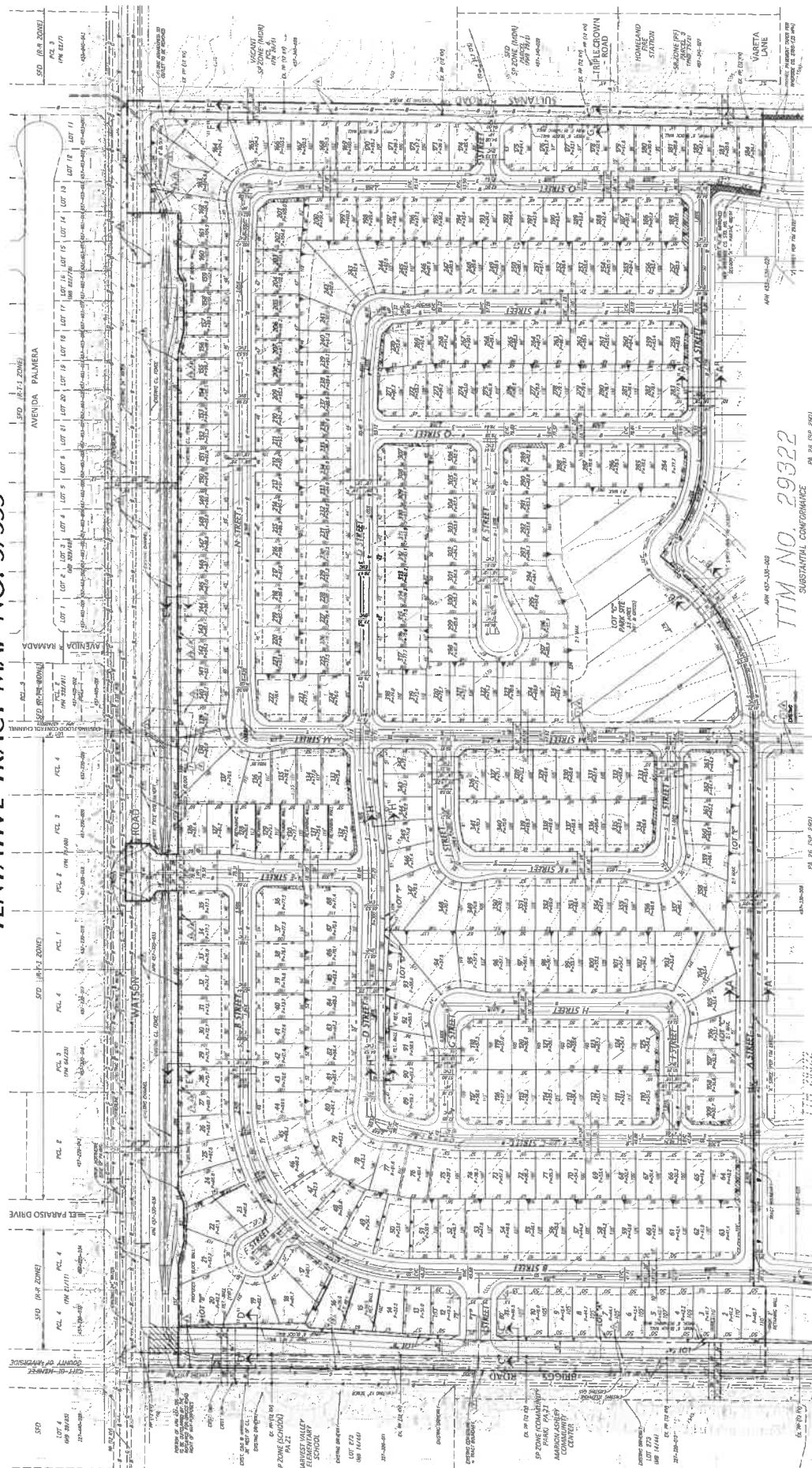
Author: Vinnie Nguyen



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.rcfhma.org>

TENTATIVE TRACT MAP NO. 37533

IN THE COUNTY OF RIVERSIDE



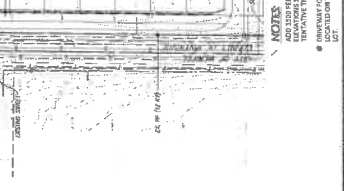
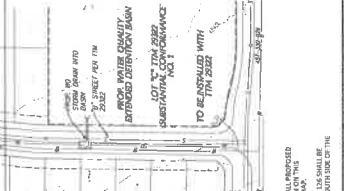
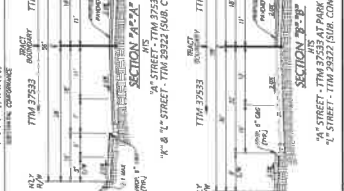
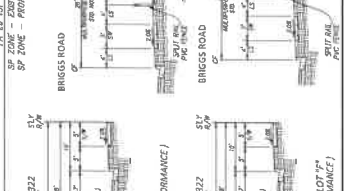
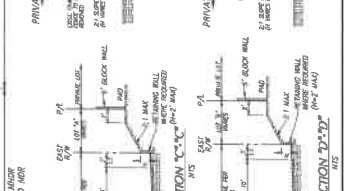
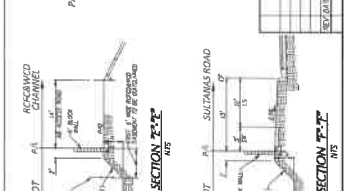
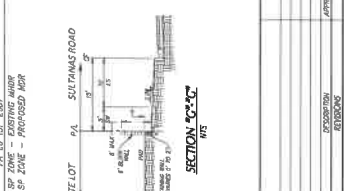
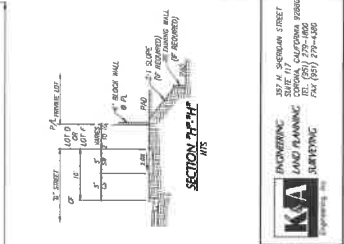
TTM NO. 29322

SUBSTANTIAL CONFORMANCE

SUBSTANTIAL CONFORMANCE

TO BE INSTALLED WITH
TIN ROOF

NOTES:
1. ALL PROPOSED IMPROVEMENTS SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME.
2. THE TRACT MAP NO. 37533 SHALL BE RECORDED ON THE SOUTH SIDE OF THE



COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP
NO. 37533
TENTATIVE TRACT MAP

PREPARED BY
K&A
LAND PLANNING
SURVEYING

3777 GARDEN STREET
CORONA, CALIFORNIA 92620
TEL (951) 279-4400

APPROVED

DATE: 11/14/19

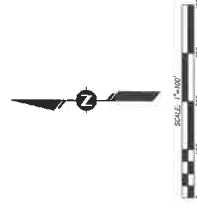
BY: [Signature]

SCALE: AS SHOWN

DATE: 11/14/19

BY: [Signature]

IN THE COUNTY OF RIVERSIDE
TENTATIVE PARCEL MAP NO. 37690
 SCHEDULE 7th SUBDIVISION



FOR FINANCE AND CONVEYANCE PURPOSES ONLY. THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THIS MAP DOES NOT REMOVE ANY CONDITIONS OF APPROVAL FOR SEPARATE LAND USE ENTITLEMENTS OR TENTATIVE MAPS OR USE PERMITS APPROVED FOR THIS LAND.

COUNTY OF RIVERSIDE
 TENTATIVE PARCEL MAP
 NO. 37690
 SCHEDULE 7th SUBDIVISION
 PLAN

ENGINEERING
 LAND PLANNING
 SURVEYING
 357 N. SERRANO STREET
 RIVERSIDE, CALIFORNIA 92506
 TEL: (951) 279-1800
 FAX: (951) 279-1808

DATE: FEBRUARY 2017
 SHEET NO. 1
 OF 2 SHEETS

MENIFEE NORTH

SPECIFIC PLAN No. 260, AMENDMENT No. 2 SUBSTANTIAL CONFORMANCE No. 2

(REVISED PAGES ONLY)

PREPARED FOR:

RICHLAND COMMUNITIES

3161 Michelson Drive, Suite 425

Irvine, CA 92612

(949) 383-4134

Contact: Brian Hardy

PREPARED BY:

T&B PLANNING, INC.

17542 East 17th Street, Suite 100

Tustin, CA 92780

(714) 505-6360

Contact: Joel Morse

IN CONSULTATION WITH:

K&A ENGINEERING – *Civil Engineer*

1ST DRAFT SCREENCHECK: JULY 2018

I. SUMMARY OF CHANGES

Substantial Conformance No. 2 to the MENIFEE NORTH Specific Plan, Amendment No. 2 (SP260-A2-SC2) modifies the acreages, unit counts and lot sizes for Planning Areas 24, 25, 26 and 28 to be consistent with approved Tentative Tract Map No. 29322 and proposed Tentative Tract Map No. 37533, which are being processed concurrently with Substantial Conformance No. 2.

Substantial Conformance No. 2 maintains the approved maximum of 2,025 residential units permitted on 829.2 acres, while modifying the Specific Plan text and graphics to: reduce the minimum lot sizes within Planning Area 25 from 6,000 s.f. to 3,500 s.f.; re-allocate 22 dwelling units from Planning Areas 26 and 28 (TTM 29322) to Planning Areas 24 and 25 (10 dwelling units and 12 dwelling units respectively) to be consistent with Tentative Tract Map No. 37533; revise the locations of the water quality basins and mini-park sites within Planning Areas 24, 25, 26, and 28; and reduce the overall acreage of major roads within the overall SP area from 77.1 acres to 74.8 acres. Additionally, Substantial Conformance No. 2 makes other, non-substantive changes throughout the document to accommodate these modifications.

Substantial Conformance No. 2 also includes a technical correction for the land use designations of Planning Areas 26 and 28, from “Medium-High Density Residential” to “Medium Density Residential”, so that the designations are consistent with previously approved TM 29322. Substantial Conformance No. 1 modified the land use designations of Planning Areas 26 and 28 in error, because no consideration was made of the approved unit count and acreages in approved TTM No. 29322. Substantial Conformance No. 2 re-designates Planning Areas 26 and 28 from MHDR to MDR to resolve this error.

Figure I-1, *Land Use Plan Comparison – Areas of Change*, provides a graphic comparison between the adopted Land Use Plan for MENIFEE NORTH Specific Plan, Amendment No. 2, Substantial Conformance No. 1 and the proposed Land Use Plan for Substantial Conformance No. 2.

Specifically, Substantial Conformance No. 2 provides the following modifications to the Land Use Plan of approved Amendment No. 2, Substantial Conformance No. 1:

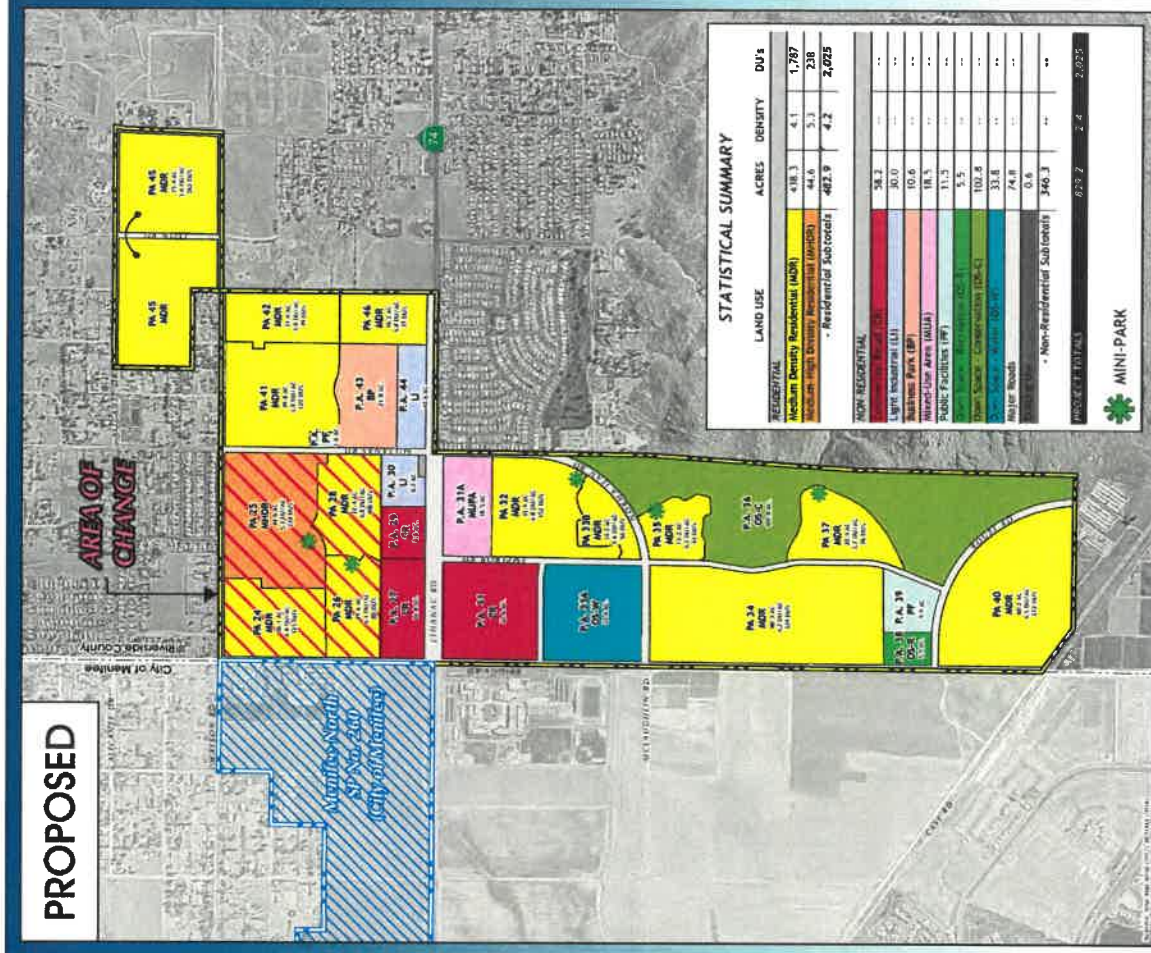
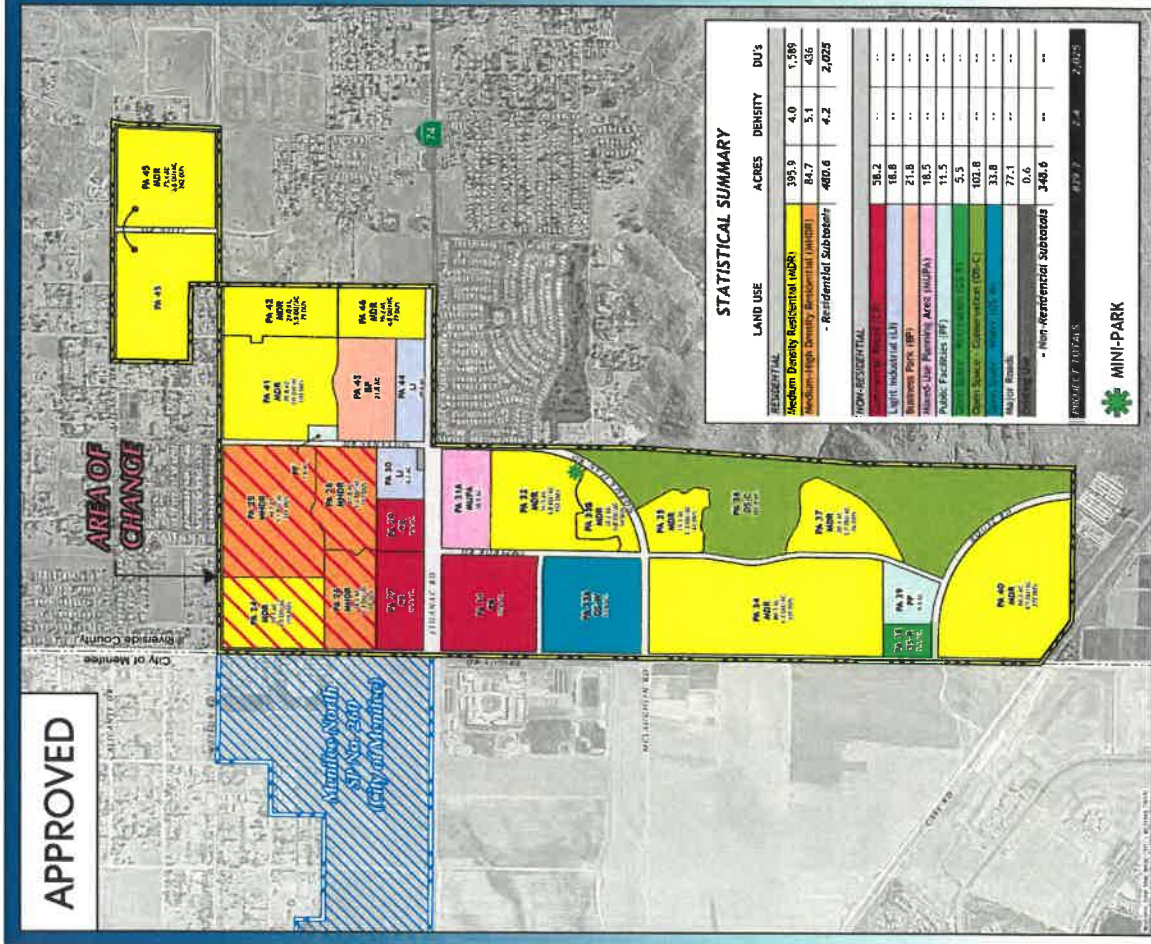
- The acreage of Planning Area 24 is increased from 25.7 acres to 26.1 acres, the dwelling unit count is increased from 115 to 125, and the residential density is increased from 4.5 du/ac to 4.8 du/ac to reflect TTM No. 37533. Both the existing and proposed densities for this Planning Area are consistent with the “Medium Density Residential” of the County General Plan Designation; and no change in designation is proposed.
- The acreage of Planning Area 25 is decreased from 44.7 acres to 44.6 acres, the dwelling unit count is increased from 226 to 238, and the residential density is increased from 5.1 du/ac to 5.3 du/ac to reflect TTM No. 37533. Both the existing and proposed densities for this Planning Area are consistent with the County’s “Medium-High Density Residential” General Plan Land Use Designation; and no change in designation is proposed. Planning Area 25 provides a new 3.2-acre Mini-Park site, which is included in Planning Area 25’s overall acreage and does not result in a density range change.

- The acreage of Planning Area 26 is increased from 18.2 acres to 19.6 acres; the dwelling unit count is decreased from 97 to 80; and the residential density is decreased from 5.3 du/ac to 4.1 du/ac to reflect TTM No. 29322. Substantial Conformance No. 1 modified the land use designation of Planning Areas 26 in error, because no consideration was made of the approved unit count and acreages in approved TTM No. 29322. The change from “Medium-High Density Residential” to “Medium Density Residential” represents a technical correction to the General Plan Designation and nomenclature of PA 26 used throughout the document to be consistent with the dwelling unit count and density of approved TTM No. 29322. Both the existing and proposed densities for this Planning Area are consistent with the County’s “Medium Density Residential” General Plan Land Use Designation; and no change in density range is proposed. A 0.2-acre Mini-Park site is provided within Planning Area 26 and is accounted for in Planning Area 26’s total acreage.
- The acreage of Planning Area 28 was increased from 21.8 acres to 22.4 acres; the dwelling unit count was decreased from 113 to 108; and the residential density was decreased from 5.2 du/ac to 4.8 du/ac to reflect TTM No. 29322. Substantial Conformance No. 1 modified the land use designation of Planning Areas 28 in error, because no consideration was made of the approved unit count and acreages in approved TTM No. 29322. The change from “Medium-High Density Residential” to “Medium Density Residential” represents a technical correction to the General Plan Designation and nomenclature of PA 28 used throughout the document to be consistent with the dwelling unit count and density of approved TTM No. 29322. Both the existing and proposed densities for this Planning Area are consistent with the “Medium Density Residential” of the County General Plan Designation; and no change in density range is proposed.
- The acreage reserved for Major Community Roadways has been decreased from 77.1 acres to 74.8 acres to reflect the engineered boundaries and acreages of TTM No. 29322 and TTM No. 37533.

The modifications provided by Substantial Conformance No. 2 are summarized in Table SC-1, *Specific Plan No. 260, Amendment No. 2, Substantial Conformance No. 2*.

Table SC-1 - Specific Plan No. 260, Amendment No. 2, Substantial Conformance No. 2

Approved Menifee North Specific Plan No. 260 Amendment No. 2 Substantial Conformance No. 1					Menifee North Specific Plan No. 260 Amendment No. 2 Substantial Conformance No. 2				
PA	Land Use	Target Units	Acres	Target Density	PA	Land Use	Target Units	Acres	Target Density
24	Medium Density Residential	115	25.7	4.5	24	Medium Density Residential	125	26.1	4.8
25	Medium-High Density Residential	226	44.7	5.1	25	Medium-High Density Residential	238	44.6	5.3
26	Medium-High Density Residential	97	18.2	5.3	26	Medium Density Residential	80	19.6	4.1
28	Medium-High Density Residential	113	21.8	5.2	28	Medium Density Residential	108	22.4	4.8
--	Major Roads	--	77.1	--	--	Major Roads	--	74.8	--
Total		551	187.5		Total		551	187.5	



MENIFEE NORTH SP 260 - A2, SC2

FIGURE M-1

LAND USE PLAN COMPARISON - AREAS OF CHANGE

II. SUMMARY

A. INTRODUCTION

Section 65450 of the California Government Code grants local government agencies the authority to prepare specific plans of development for any area covered by a General Plan, for the purpose of establishing systematic methods of implementation of the agency's General Plan. A Specific Plan, as the name implies, is specific in nature as compared to a General Plan. It is designed to address site specific issues such as building setbacks and visual appearance, as well as project-wide concerns such as circulation and provisions for utilities. A General Plan does not show local streets, individual parcels or specific land uses. While a General Plan examines an entire City or County, a Specific Plan will concentrate on the individual development issues of a particular project or region. The Riverside County General Plan has established objectives which mandate the preparation of individual Specific Plan documents in order to ensure that new developments meet the basic standards of environmental safety, infrastructure, quality of structural design, site planning and contain the provisions to maintain aesthetic quality and cultural identity. Most importantly, the Specific Plan has strong implications on government budgeting decisions.

In addition to the *MENIFEE NORTH* Specific Plan, the accompanying Environmental Impact Report (EIR), was prepared under the authority of the County of Riverside and is in compliance with the California Environmental Quality Act (CEQA) and County of Riverside Guidelines. The EIR is intended to serve as the project-wide Master Environmental Document for the *MENIFEE NORTH* Specific Plan and all subsequent development projects undertaken pursuant to and within the Specific Plan boundaries. Furthermore, the EIR is an informational document designed to provide decision-makers and members of the general public with a full understanding of the potential environmental effects of the development proposal. Together, the Specific Plan and EIR provide a path to properly develop the site, taking into account all local goals, objectives and environmental considerations.

B. PROJECT SUMMARY

Since the adoption of Amendment No. 2 to the *MENIFEE NORTH* Specific Plan in 2008, the City of Menifee incorporated, resulting in an approximately 775.4 acre portion of the adopted Specific Plan west of Briggs Road being removed from County of Riverside jurisdiction. In January 2016, Substantial Conformance No. 1 to Amendment No. 2 was adopted and modified the Specific Plan boundary, removing all areas west of Briggs Road from the *MENIFEE NORTH* Specific Plan. The revised limits of the *MENIFEE NORTH* Specific Plan were reduced to approximately 829.2 acres east of Briggs Road, west of Juniper Flats Road, south of Alicante Drive, and north of Matthews Road and provides for a wide range of land uses including 2,025 residential units.

Substantial Conformance No. 2 to the *MENIFEE NORTH* Specific Plan, Amendment No. 2 (SP260-A2-SC2) modifies the acreages, unit counts and lot sizes for Planning Areas 24, 25, 26 and 28 to be consistent with approved Tentative Tract Map No. 29322 and proposed Tentative Tract Map No. 37533, which are being processed concurrently with Substantial Conformance No. 2.

Substantial Conformance No. 2 maintains the approved maximum of 2,025 residential units permitted on 829.2 acres, while modifying the Specific Plan text and graphics to: reduce the minimum lot sizes within Planning Area 25 from 6,000 s.f. to 3,500 s.f.; re-allocate 22 dwelling units from Planning Areas 26 and 28

(TTM 29322) to Planning Areas 24 and 25 (10 dwelling units and 12 dwelling units respectively) to be consistent with Tentative Tract Map No. 37533; revise the locations of the water quality basins and mini-park sites within Planning Areas 24, 25, 26, and 28; and reduce the overall acreage of major roads within the overall SP area from 77.1 acres to 74.8 acres. Additionally, Substantial Conformance No. 2 makes other, non-substantive changes throughout the document to accommodate these modifications.

Substantial Conformance No. 2 also includes a technical correction for the land use designations of Planning Areas 26 and 28, from “Medium-High Density Residential” to “Medium Density Residential”, so that the designations are consistent with previously approved TM 29322. Substantial Conformance No. 1 modified the land use designations of Planning Areas 26 and 28 in error, because no consideration was made of the approved unit count and acreages in approved TTM No. 29322. Substantial Conformance No. 2 re-designates Planning Areas 26 and 28 from MHDR to MDR to resolve this error.

The *MENIFEE NORTH* Specific Plan provides the County of Riverside, as well as future developers, community groups and community service districts, with a comprehensive set of plans, regulations, conditions and programs for guiding the systematic development of the project. The Specific Plan also implements each applicable Element of the Riverside County General Plan.

The *MENIFEE NORTH* Specific Plan assures that development of the proposed land use plan will proceed as a coordinated project involving the orderly and systematic construction of residential, commercial, industrial and open space uses and the provisions of public infrastructure and services necessary to ensure that Riverside County standards for orderly growth are implemented.

The project area primarily consists of vacant land with some existing scattered residential and commercial uses surrounded by either fragmented residential, commercial, agricultural or some limited forms of professional office land uses. When fully developed, the *MENIFEE NORTH* Specific Plan will provide a balance of residential land uses varying in density from 3.0 dwelling units per acre to 5.3 dwelling units per acre. The project will also include one elementary school site, a community park, and natural open space, as well as commercial retail, business park, mixed use planning areas, and light industrial uses.

The residential products to be provided will serve to meet a market need in this urbanizing portion of southwest Riverside County, while maintaining a sensitive approach to development relative to existing streets and anticipated traffic volumes that are planned for within the Riverside County Circulation Plan and Master Plan of Highways.

MENIFEE NORTH will provide a community which offers a unique living and working environment, providing a range of residential densities, commercial and industrial square footage and park and open space amenities consistent with the on-going development in the Southern Perris Valley region. Many of the future residents, who are projected to range from first-time to move-up buyers, will be able to take advantage of amenities offered in the *MENIFEE NORTH* Specific Plan project area.

II. SUMMARY

MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 2 SUBSTANTIAL CONFORMANCE NO. 2

The *MENIFEE NORTH* Specific Plan can be briefly summarized as follows:

Table I Land Use Summary

LAND USE	ACREAGE	DWELLING UNITS / ACRE	MAXIMUM DWELLING UNITS	PERCENTAGE
RESIDENTIAL				
7,200 SF Medium	150.4	3.6	538	18.1%
6,000 SF Medium	93.8 <u>135.8</u>	4.24 <u>3</u>	391 <u>579</u>	11.3 <u>16.3</u> %
5,000 SF Medium ^{(1),(2)}	151.7 <u>152.1</u>	4.34 <u>4</u>	660 <u>670</u>	18.3%
6,000 SF Medium High⁽⁴⁾	84.7	5.1	436	10.2 %
3,500 SF Medium High	44.6	5.3	238	5.3 %
RESIDENTIAL SUBTOTAL	480.6 <u>482.6</u>	4.2	2,025	58.0 <u>58.2</u> %
NON-RESIDENTIAL				
Commercial Retail	58.2	-	-	7.0%
Light Industrial	18.8	-	-	2.3%
Mixed Use Planning Area	18.5	-	-	2.2%
Business Park	21.8	-	-	2.6%
Public Facility	9.9	-	-	1.2%
Open Space-Recreation ⁽³⁾	5.5	-	-	0.7%
Open Space-Conservation	102.8	-	-	12.4%
Open Space-Water	33.8	-	-	4.1%
Public Facility Fire Station	1.6	-	-	0.2%
Major Roads	77.1 <u>74.8</u>	-	-	9.3%
Easements/Existing Uses	0.6	-	-	0.1%
NON-RESIDENTIAL SUBTOTAL	348.6 <u>346.3</u>	-	-	42.0%
PROJECT TOTAL	829.2	2.4	2,025	100.0%

- (1) The maximum density may be increased to 6.0 du/ac with a 5,000 square foot lot size in Planning Area 34 in either of the following two circumstances:
- (a) The project is designed for and restricted to senior citizen housing; or
 - (b) The project is a mobile home park or mobile home subdivision.
- If this option is elected, the maximum number of dwelling units shown in Table II for Planning Areas 34 may increase, however, the overall maximum number of dwelling units for the entire Specific Plan may not exceed 2,025.
- (2) The overall number of units for Planning Areas 33B and 34 is restricted to require that several neighborhoods of differing lot sizes be developed.
- (3) Mini-parks are required in Planning Areas 25, 26, 32, 35 and 37.

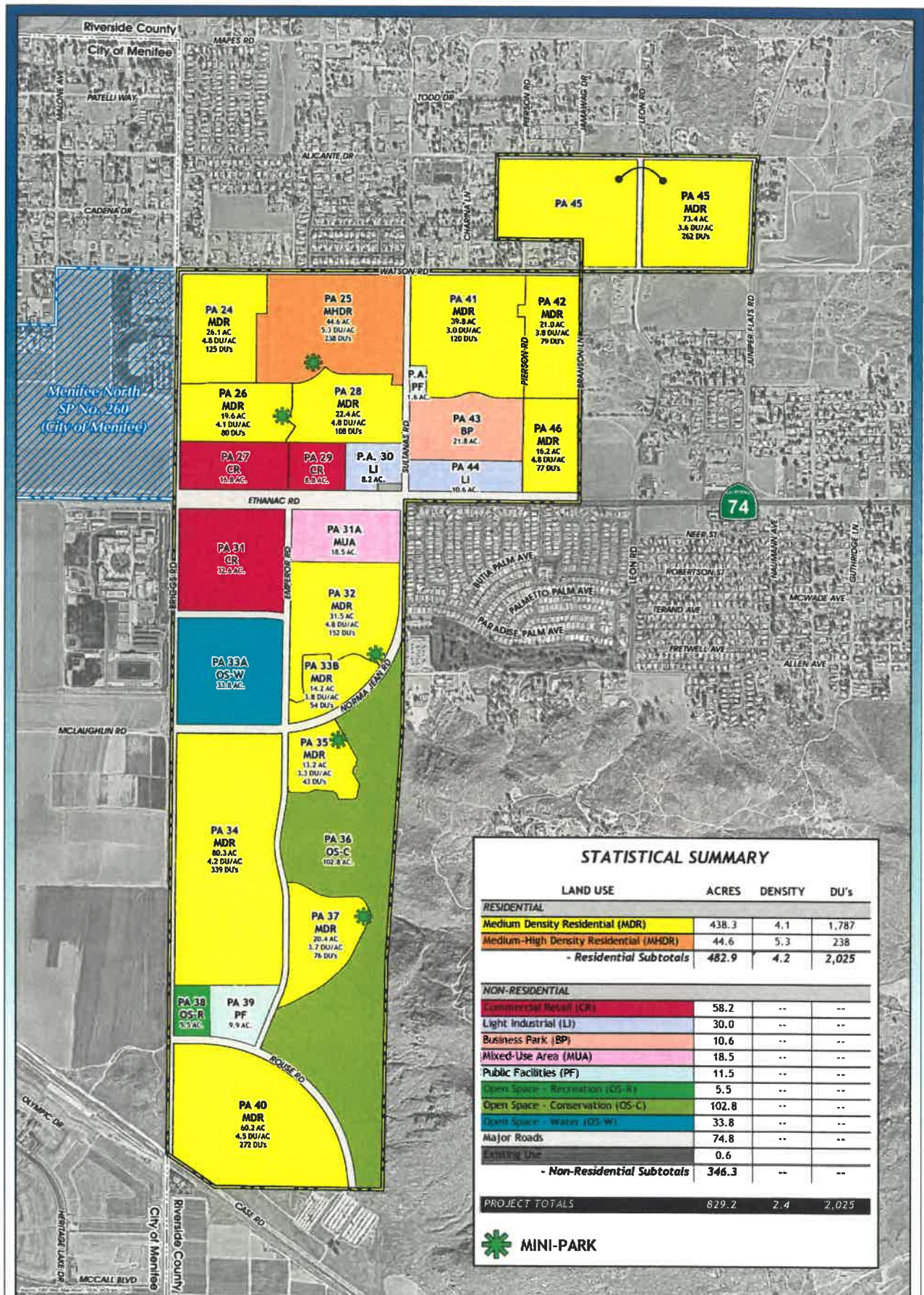
developed, a maximum of 2,025 homes will be constructed in *MENIFEE NORTH*. The units will be developed across a spectrum of lot sizes as depicted in the *Specific Plan Land Use Plan* (Figure III-1). In order to create a full service, balanced community, the project plans for one elementary school site, one community park, natural open space, commercial retail, business park, light industrial, and mixed use planning areas.

The project site has been divided into 26 planning areas on the basis of logical, separate units of development. Specific information on each of the planning areas within *MENIFEE NORTH* is provided within Section III.B; Planning Area Development Standards, in the Detailed Land Use Summary (Table II) and in Figures III-14 through 26).

The proposed land uses within the *MENIFEE NORTH* Specific Plan include:

- RESIDENTIAL - The Specific Plan was formulated based on the goal of providing a variety of housing types, styles, sizes and values to attract a variety of homebuyers. The residential element of the plan accounts for 482.5 acres of the project site, containing 2,025 dwelling units. Residential densities within the project will net 4.2 du/ac and gross 2.4 du/ac overall. The housing mix will be spread over four density ranges varying from Medium to High, as described below.
 - Medium Density Residential (7,200 s.f. lots, 3.6 du/ac) - consists of 538 dwelling units on 150.4 acres in Planning Areas 41, 42, 45, and 46. Lot sizes in these areas will be a minimum of 7,200 square feet.
 - Medium Density Residential (6,000 s.f. lots, 4.2-3 du/ac) - consists of ~~391-579~~ dwelling units on ~~93.8135.8~~ acres in Planning Areas ~~26, 28,~~ 35, 37, and 40. Lot sizes in these areas will be a minimum of 6,000 square feet.
 - Medium Density Residential (5,000 s.f. lots, 4.3-4 du/ac) - consists of ~~660-670~~ dwelling units on ~~151.7-3~~ acres in Planning Areas 24, 32, 33B and 34. Lot sizes in these areas will be a minimum of 5,000 square feet.
 - Medium High Density Residential (~~6,0003,500~~ s.f. lots, 5.3-1 du/ac) - consists of ~~436-238~~ dwelling units on ~~84.744.6~~ acres in Planning Areas 25, ~~26, and 28,~~. Lot sizes in these areas will be a minimum of ~~6,0003,500~~ square feet.

The maximum density of Planning Area 34 may be increased to 6.0 du/ac with a 5,000 square foot lot minimum if the planning area is designed for and restricted to senior citizen housing or if the planning area is a mobile home park or mobile home subdivision. Additional residential opportunities are also provided by Planning Area 31A which could accommodate high density residential uses within a mixed use/neighborhood commercial environment.



STATISTICAL SUMMARY

LAND USE	ACRES	DENSITY	DU's
RESIDENTIAL			
Medium Density Residential (MDR)	438.3	4.1	1,787
Medium-High Density Residential (MHDR)	44.6	5.3	238
- Residential Subtotals	482.9	4.2	2,025
NON-RESIDENTIAL			
Commercial Retail (CR)	58.2	--	--
Light Industrial (LI)	30.0	--	--
Business Park (BP)	10.6	--	--
Mixed-Use Area (MUA)	18.5	--	--
Public Facilities (PF)	11.5	--	--
Open Space - Recreation (OS-R)	5.5	--	--
Open Space - Conservation (OS-C)	102.8	--	--
Open Space - Water (OS-W)	33.8	--	--
Major Roads	74.8	--	--
Existing Use	0.6	--	--
- Non-Residential Subtotals	346.3	--	--
PROJECT TOTALS	829.2	2.4	2,025

MINI-PARK

MENIFEE NORTH SP 260 - A2, SC2

FIGURE III-1

- COMMERCIAL RETAIL - *MENIFEE NORTH* will contain several commercial sites totaling 58.2 acres, proposed for Planning Areas 27, 29 and 31. The commercial uses proposed will serve residents of *MENIFEE NORTH*, off-site users and persons employed in the area. The commercial sites are located to provide easy access for both on-site residents and the regional population. The provision of commercial uses is important not only for convenience, but also to satisfy commercial needs of the future population in this region.
- LIGHT INDUSTRIAL - The Light Industrial uses, totaling 18.8 acres of land, are proposed for Planning Areas 30, and 44. This land use is intended to provide areas for wholesale commercial, business/office, supportive commercial, and light industrial uses.
- BUSINESS PARK - The Business Park uses, totaling 21.8 acres of land, are proposed for Planning Area 43. This land use is intended to provide development areas for professional office and related supportive commercial uses as well as some limited types of "clean" light industrial uses.
- MIXED USE PLANNING AREA - The Mixed Use area in Planning Area 31A encompasses 18.5 acres and provides a mix of limited commercial and high density residential land uses.
- PUBLIC FACILITY – One elementary school site is planned within *MENIFEE NORTH*, containing a total of 9.9 acres, located in Planning Area 39. The Specific Plan satisfies the standards of the Perris Union and Romoland School Districts for the reservation of school sites as the project is implemented over the phasing period.
- OPEN SPACE-RECREATION - The *MENIFEE NORTH* project offers various sites for active recreation, highlighted by a 5.5-acre community park in Planning Area 38. This park is strategically located adjacent to the elementary school site to provide excellent opportunities for sharing facilities. In addition, mini-parks are required in portions of Planning Areas 25, 26, 32, 35, and 37. Including 5.18.5 acres of mini-parks, the project provides 10.614.0 acres of neighborhood parkland.
- OPEN SPACE-CONSERVATION - Approximately 102.8 acres of the Specific Plan area will remain as natural open space, preserved in Planning Area 36. This open space area includes the preservation of a significant hillside in the eastern portion of the site.
- ROADS - Major roadways totaling 77.1 acres will be developed in conjunction with the proposed project. The Riverside County Master Plan of Streets and Highways will adequately serve future traffic volumes for the region. On-site traffic will be handled by a hierarchical roadway system consisting of Expressway, Urban Arterial Highway, Major Highway, Secondary Highway, Industrial Collector, Collector and local roadways ranging in right-of-way width from 56 feet to 220 feet.

b. Land Use Development Standards

In order to ensure the orderly and sensitive development of the land proposed for *MENIFEE NORTH*, special techniques or mitigations have been created for each planning area. These area-specific standards, discussed in detail in Section III.B., Planning Area Development Standards, will assist in accommodating the proposed development and provide adequate transitions among neighboring land uses.

Table II
MENIFEE NORTH
DETAILED LAND USE SUMMARY

DESIGNATION	PLANNING AREA	ACREAGE	TARGET DENSITY	DWELLING UNITS
RESIDENTIAL				
Medium – 7,200 SF min	41	39.8	3.0	120
	42	21.0	3.8	79
	45	73.4	3.6	262
	46	16.2	4.8	77
SUBTOTAL - MEDIUM - 7,200 SF MIN.		150.4	3.6	538
Medium – 6,000 SF min	<u>26</u>	<u>19.6</u>	<u>4.1</u>	<u>80</u>
	<u>28</u>	<u>22.4</u>	<u>4.8</u>	<u>108</u>
	35	13.2	3.3	43
	37	20.4	3.7	76
	40	60.2	4.5	272
SUBTOTAL - MEDIUM - 6,000 SF MIN.		93.8 <u>135.8</u>	4.2 <u>4.3</u>	391 <u>579</u>
Medium - 5,000 SF min.	24	<u>25.7</u> <u>26.1</u>	<u>4.5</u> <u>4.8</u>	<u>115</u> <u>125</u>
	32	31.5	4.8	152
	33B	14.2	3.8	54
	34 ⁽¹⁾	80.3	4.2	339
SUBTOTAL - MEDIUM - 5,000 SF MIN.		151.7 <u>152.1</u>	4.3 <u>4.4</u>	660 <u>670</u>
Medium High – <u>6,000</u> <u>3,500</u> SF min.	25	<u>44.7</u> <u>44.6</u>	<u>5.1</u> <u>5.3</u>	<u>226</u> <u>238</u>
	<u>26</u>	<u>18.2</u>	<u>5.3</u>	<u>97</u>
	<u>28</u>	<u>21.8</u>	<u>5.2</u>	<u>113</u>
SUBTOTAL - MEDIUM HIGH - <u>6,000</u><u>3,500</u> SF MIN.		84.7 <u>44.6</u>	5.1 <u>5.3</u>	436 <u>238</u>
RESIDENTIAL SUBTOTALS		480.6 <u>482.9</u>	4.2	2,025
NON-RESIDENTIAL				
	43	21.8	—	—
SUBTOTAL - BUSINESS PARK		21.8	—	—
	27	16.8	—	—
	29	8.8	—	—
	31	32.6	—	—
SUBTOTAL - COMMERCIAL RETAIL		58.2	—	—
Mixed Use Planning Area	31A	18.5	—	—
SUBTOTAL – MIXED USE PLANNING AREA		18.5	—	—
	30	8.2		
	44	10.6		
SUBTOTAL - LIGHT INDUSTRIAL		18.8	—	—
	39	9.9		

III. SPECIFIC PLAN

MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 2
SUBSTANTIAL CONFORMANCE NO. 2

Table II
MENIFEE NORTH
DETAILED LAND USE SUMMARY

DESIGNATION	PLANNING AREA	ACREAGE	TARGET DENSITY	DWELLING UNITS
SUBTOTAL - PUBLIC FACILITY		9.9	—	—
	38	5.5		
SUBTOTAL - OPEN SPACE-RECREATION		5.5	—	—
Open Space-Conservation	36	102.8	—	—
Open Space-Water	--	33.8	—	—
Utility Easements/Existing Uses	--	0.6	—	—
Major Roadways	--	77.1 74.8	—	—
Fire Station	--	1.6	—	—
NON-RESIDENTIAL SUBTOTALS		348.6 346.3	—	—
PROJECT TOTALS		829.2	2.4	2,025

¹ The maximum density may be increased to 6.0 du/ac with a 5,000 square foot lot size in Planning Area 34 in either of the following two circumstances:

- a. The project is designed for and restricted to senior citizen housing, or
- b. The project is a mobile home park or mobile home subdivision

If this option is elected, the maximum number of dwelling units shown in Table II may be exceeded up to a new maximum which is listed in the Planning Area description for the relevant Planning Area. The overall maximum number of dwelling units for the entire Specific Plan may not exceed 2,025,815.

² Mini-parks are required in Planning Areas 25, 26, 32, 35 and 37.

6. OPEN SPACE AND RECREATION PLAN

a. Open Space and Recreation Plan Description

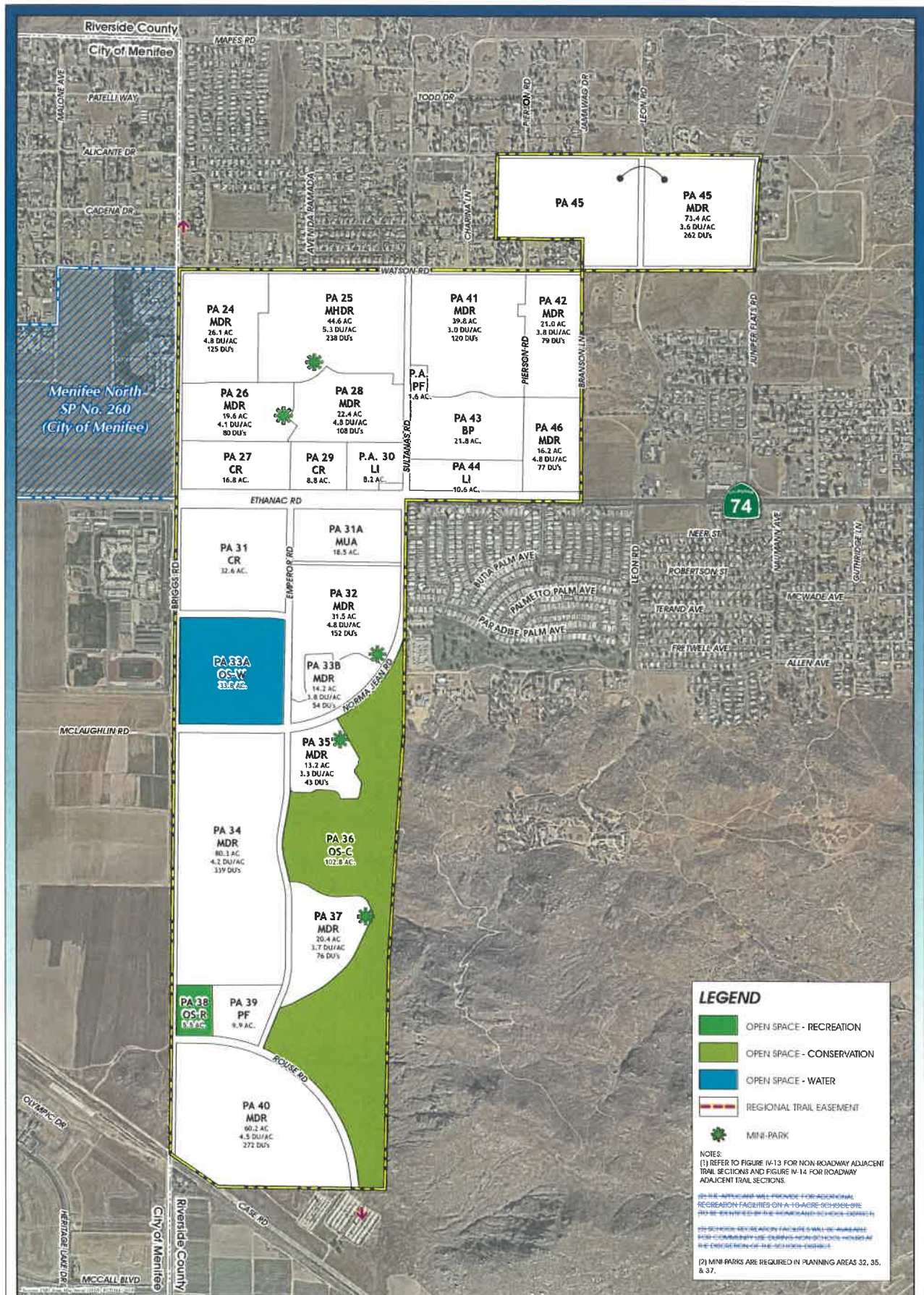
The *MENIFEE NORTH* project provides for an open space and recreation program which offers recreational opportunities in which all members of the community can participate. The program incorporates many diverse elements in a coordinated, cohesive plan that interrelates with and links the various neighborhoods of the community and certain destination points, such as an elementary school, neighborhood parkland, open spaces and shopping facilities. Recreational opportunities vary from passive (i.e. undeveloped open space), to active (i.e. community parks and mini-parks). Varying types and degrees of activities will be available which will provide residents with the opportunity to take quiet "walks in the park," participate in social gatherings, and participate in active outdoor informal recreational activities such as hiking and biking. Figure III-9, *Open Space and Recreation Plan*, depicts the various open spaces and recreational areas that are proposed for *MENIFEE NORTH*. The elements and acreages of the *Open Space and Recreation Plan* are summarized in Table III and discussed below.

The adopted MENIFEE NORTH Specific Plan Amendment No. 2 provided 29.4 acres of neighborhood parkland as well as trails and other open space. ~~However, since~~ Since the adoption of Amendment No. 2, the City of Menifee incorporated, and annexed the portion of MENIFEE NORTH located west of Briggs Road, which included including 23.9 acres of the Specific Plan's 29.4 acres of recreational facilities. ~~(out of a total of 29.4 acres).~~

**Table III
OPEN SPACE AND RECREATION PLAN SUMMARY**

	ACREAGE
Parks	
• Community Park (Planning Area 38)	5.5
• Mini-Parks (Portions of Planning Areas <u>25, 26</u> , 32, 35, and 37)	5.18.5
School Recreation Facilities	—*
SUBTOTAL	10.614.0
Natural Open Space	102.8
Community Trail	—
Landscaped Parkways	—
OVERALL OPEN SPACE AND RECREATION OPPORTUNITIES	<u>113.4117.8</u>

*School recreation facilities will be available for community use during non-school hours at the discretion of the School District.



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FIGURE III-9

- **COMMUNITY PARK:** The *MENIFEE NORTH* Specific Plan includes one community park in Planning Area 38, and is designated as Open Space-Recreation. This 5.5-acre park is located in the southern portion of the community and is designed to offer a variety of active recreational opportunities to *MENIFEE NORTH* residents. The park in Planning Area 38 is located adjacent to the elementary school site, providing an excellent opportunity for sharing facilities. Proposed park amenities include picnic areas, tot lots, sport fields and courts, and barbecue facilities, as well as parking areas and restrooms.
- **MINI-PARKS:** Three mini-parks, totaling approximately ~~5.18.5~~ acres are proposed within the *MENIFEE NORTH* community. The mini-parks, varying in size from 0.2 acres to 4 acres are proposed within Planning Areas ~~25, 26, 32, 35 and 37~~. These parks will function as central gathering places for the neighborhoods in which they are located, adding to the overall amenity package for *MENIFEE NORTH*. The mini-parks may be either public or private.
- **NATURAL OPEN SPACE:** The *MENIFEE NORTH* community provides for 102.8 acres of natural open space. The open space—represented by Planning Area 36—is located on the southeastern portions of the site. The open space may allow for some passive recreational activities, depending upon the nature of the vegetation and terrain.
- **REGIONAL TRAIL AND LANDSCAPED PARKWAYS:** A regional trail will be provided in Planning Area 36 and along designated project roadways. Landscaped parkways will be incorporated within the streetscapes of major project roads. These elements will provide additional open space for pedestrian use.
- **SCHOOL RECREATION FACILITIES:** One elementary school is proposed for *MENIFEE NORTH*. Recreational facilities developed on the school sites will be available for community use during non-school hours, at the discretion of the School District. Typical recreational equipment and sports fields which may be provided by the School District include playground equipment, basketball courts, tennis courts, volleyball courts, softball fields, soccer fields and football fields.

The revised Specific Plan limits reflected in Substantial Conformance No. ~~1-2~~ provide for ~~10.614.0~~ acres of dedicated, neighborhood parkland, which include a 5.5-acre community park in Planning Area 38 and ~~5.18.5~~-acres of pocket parks in Planning Areas 32, 35, and 37. In addition, recreation facilities at the school in Planning Area 39 will be available to residents, and passive recreation opportunities are provided in Planning Area 36 (which includes a regional trail).

Riverside County's policy implementing the State Quimby Ordinance (regulating parkland requirements) requires that 5.0 acres of parkland be provided for each 1,000 residents. Using the County's standard of ~~3.012.59~~ persons per single-family dwelling unit (~~attached garage~~) and ~~2,025 dwelling units~~, *MENIFEE NORTH* is estimated to generate a population of ~~6,0955,245~~. As depicted below in Table IIIA - Quimby Act Requirements, the project would require ~~30.526.2~~ acres of parkland. ~~However, the Due to the~~ annexation of the area west of Briggs Road ~~by the City of Menifee that~~ removed 23.9 acres of ~~the Specific Plan's 29.4 acres of~~ recreational facilities. ~~Substantial Conformance No. 1-2 provides-increases the park acreage within the County portion of the SP from 10.6 to 10.614.0 acres-of-parkland.~~

**Table IIIA
QUIMBY ACT REQUIREMENTS**

LAND USE	SPECIFIC PLAN RESIDENTIAL DENSITY	ORDINANCE 460 HOUSEHOLD GENERATION RATE	NO. OF DWELLING UNITS	TOTAL RESIDENTS	QUIMBY ACREAGE REQUIRED
Single Family Detached	Medium and Medium-High	3.01 2.59	2,025	6,0955,245	30.526.2
TOTAL				6,0955,245	30.526.2

b. Open Space and Recreation Plan Development Standards

- 1) A community park will be provided for the benefit of all residents within the community.
- 2) At a minimum, the community park will contain the following facilities/equipment: Picnic area(s), tot lot(s), two sport fields or courts, restrooms and parking areas.
- 3) The community park (Planning Area 38), natural open space (Planning Area 36), the regional trail and landscaped parkways will be publicly owned and maintained. Possible maintenance mechanisms include CSA 146, Valley-Wide Recreation and Park District and the formation of a new Community Service District. The maintenance mechanism shall be selected at the time that the first implementing development application is submitted.
- 4) The mini-parks may either be public or private. If they are public, they shall be owned and maintained as described in item 3) above. If they are private, a neighborhood homeowners' association shall be formed for ownership and maintenance.
- 5) All recreational facilities will be landscaped, and where necessary, irrigated in a manner that is conducive to the type of plant material and landscape setting.
- 6) All recreational facilities will provide parking in accordance with Riverside County standards.
- 7) Landscaping within recreation and open space areas will be further governed by the Development Standards contained with this Specific Plan (Section III.B.7.) and the Design Guidelines contained within this Specific Plan (Section IV).

9. PUBLIC FACILITY SITES PHASING PLAN

a. Public Facility Phasing Description

In order to ensure timely development of public facilities, a phasing plan has been prepared for the community parks (Planning Area 38), the elementary schools (Planning Area 39), and the mini-parks within Planning Areas 32, 35, and 37. The public facility sites phasing plan is depicted in Figure III-12.

Public facility construction shall be phased as provided by the Public Facilities Phasing Table (Table IV), below:

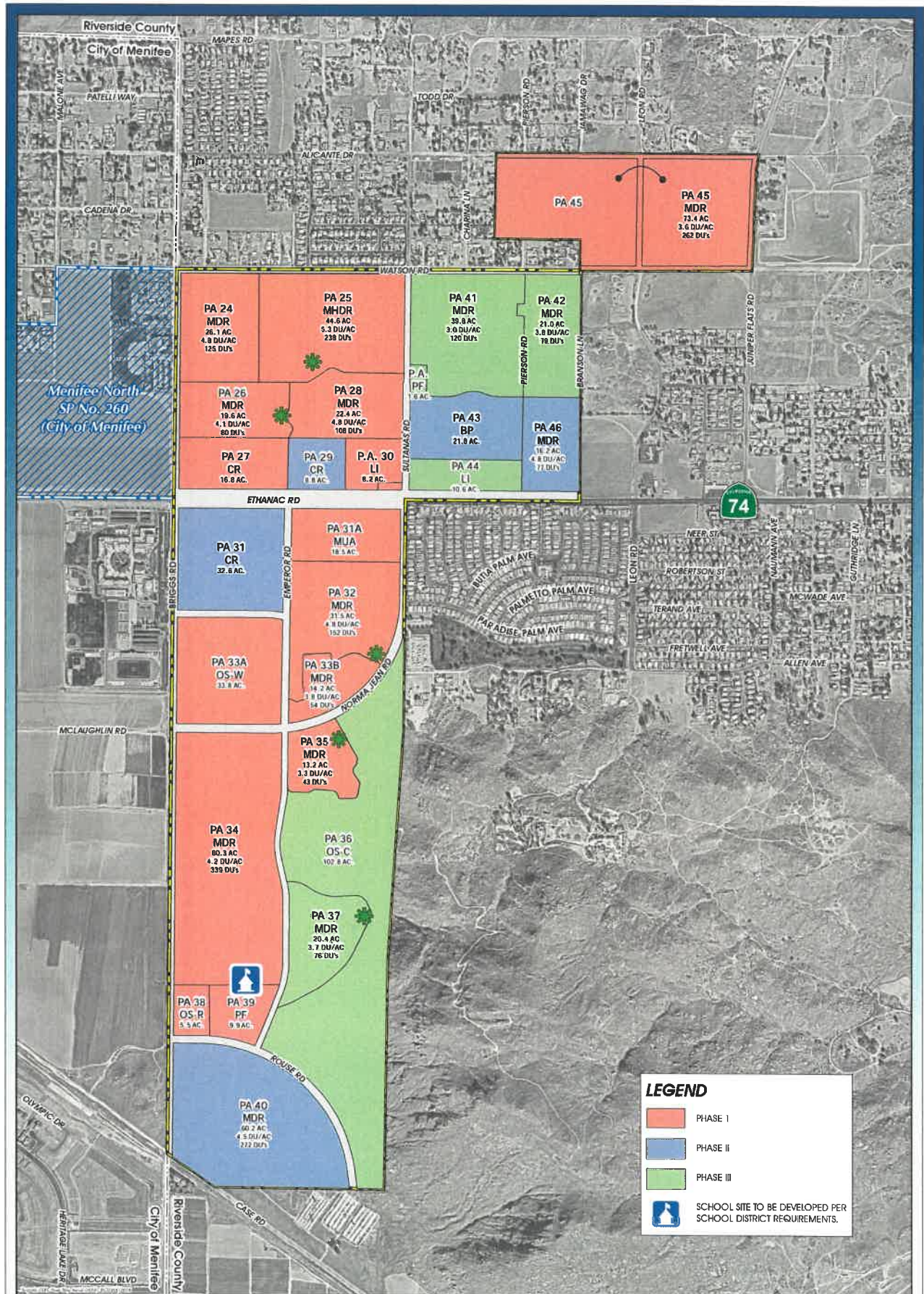
**Table IV
PUBLIC FACILITIES PHASING**

PLANNING AREA	PUBLIC FACILITY	ACREAGE	MILESTONES AND REQUIREMENTS
25 (portion)	Mini-Park	3.2	To be completed during Phase I, prior to issuance of the 180th building permit in Planning Area 25.
26 (portion)	Mini-Park	0.2	To be completed during Phase I, prior to issuance of the 60th building permit in Planning Area 26.
32 (portion)	Mini-Park	4.0 *	To be completed during Phase I, prior to issuance of the 25th building permit in Planning Area 32.
35 (portion)	Mini-Park	0.4	To be completed during Phase I, prior to issuance of the 21st building permit in Planning Area 35.
38	Community Park	5.5	To be completed during Phase I in conjunction with the development of Planning Area 34.
37 (portion)	Mini-Park	0.2	To be completed during Phase III, prior to issuance of the 23rd building permit in Planning Area 37.
39	Elementary School	9.9	To be constructed by the School District in accordance with their pupil demand and funding capabilities.
	Fire Station	1.6	Existing.

** The acreage of the mini-park in Planning Area 32 is an approximation.*

b. Public Facility Phasing Standards

- 1) Improvement plans for mini-park sites shall accompany the first development application for the Planning Area in which the park is contained.
- 2) Improvement plans for the 5.5-acre community park (Planning Area 38) shall accompany the first development application for Planning Area 34 or 40, whichever occurs first.



LEGEND

- PHASE I
- PHASE II
- PHASE III
- SCHOOL SITE TO BE DEVELOPED PER SCHOOL DISTRICT REQUIREMENTS.

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FIGURE III-13

**TABLE V
PHASING PLAN**

LAND USE	PLANNING AREA	ACRES	MAXIMUM DWELLING UNITS
PHASE I			
Medium Density Residential	24	25.726.1	115125
Medium-High Density Residential	25	44.744.6	226238
Medium-High Density Residential	26	18.219.6	9780
Commercial Retail	27	16.8	—
Medium Density Residential	28	22.4	108
Light Industrial	30	8.2	—
Mixed Use/Planning Area	31A	18.5	—
Medium Density Residential	32	31.5	152
Medium Density Residential	33B	14.2	54
Medium Density Residential	34	80.3	339
Medium Density Residential	35	13.2	43
Open Space - Recreation	38	5.5	—
Medium Density Residential	45	73.4	262
SUBTOTAL - PHASE I		350.2372.6	1,288,1396
PHASE II			
Commercial Retail	29	8.8	—
Commercial Retail	31	32.6	—
Medium Density Residential	40	60.2	272
Business Park	43	21.8	—
SUBTOTAL - PHASE II		123.4	272
PHASE III			
Medium-High Density Residential	28	21.8	113
Medium Density Residential	37	20.4	76
Medium Density Residential	41	39.8	120
Medium Density Residential	42	21.0	79
Light Industrial	44	10.6	—
Medium Density Residential	46	16.2	77
SUBTOTAL - PHASE III		129.8108.0	465352
OTHER LAND USES			
Public Facility (School)	39	9.9	—
Major Roads	—	77.174.8	—
Easements/Existing Uses	—	0.6	—
Public Facility (existing Fire Station)	—	1.6	—
Open Space-Conservation	—	102.8	—

III. SPECIFIC PLAN
MENIFEE NORTH SPECIFIC PLAN NO. 260 AMENDMENT NO. 2
SUBSTANTIAL CONFORMANCE NO. 2

24. PLANNING AREA 24: MEDIUM DENSITY RESIDENTIAL

a. Descriptive Summary

Planning Area 24, as depicted in Figure III-14, provides for development of 25-726.1 acres of Medium Density Residential uses with minimum lot sizes of 5,000 square feet. A maximum total of 115-125 dwelling units are planned at a target density of 4.5-4.8 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

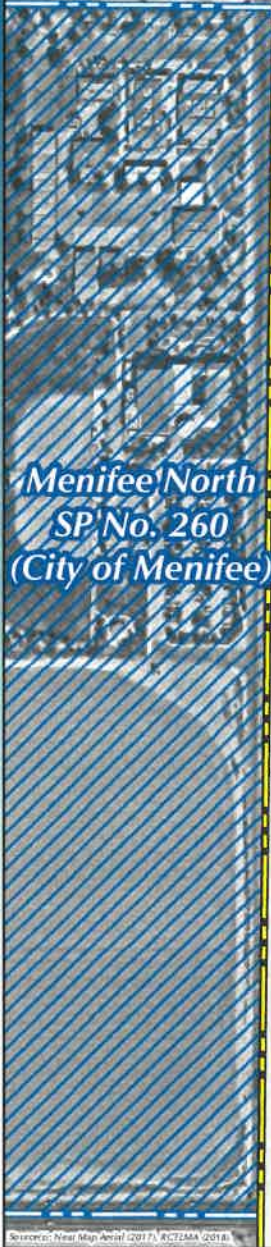
- 1) Access to Planning Area 24 shall be provided from Briggs Road.
- 2) Roadway landscape treatments, such as those depicted in Figures IV-17 and 18, shall be provided along Briggs Road, and Watson Road.
- 3) A drainage channel edge treatment shall be provided between the residential uses in Planning Area 24 and the adjacent drainage channel proposed along the northern edges of this planning area, as shown on Figure IV-9.
- 4) A special landscape treatment, as shown on Figure IV-8, shall be provided along Watson Road to limit views of this planning area from existing adjacent residential uses.
- ~~5) A project entry/intersection statement, as shown on Figure IV-3, shall be provided at Briggs Road near the southwest corner of Planning Area 24.~~
- 6) A regional trail easement is proposed along Briggs Road, as displayed on Figure IV-14.
- ~~7) A retaining wall, which results in an increase in the Solid Wall height of up to two (2) feet may be constructed along Planning Area 24's perimeter abutting Briggs Road.~~
- ~~78)~~ Please refer to Section IV, Design Guidelines, for design-related criteria.
- ~~89)~~ Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan

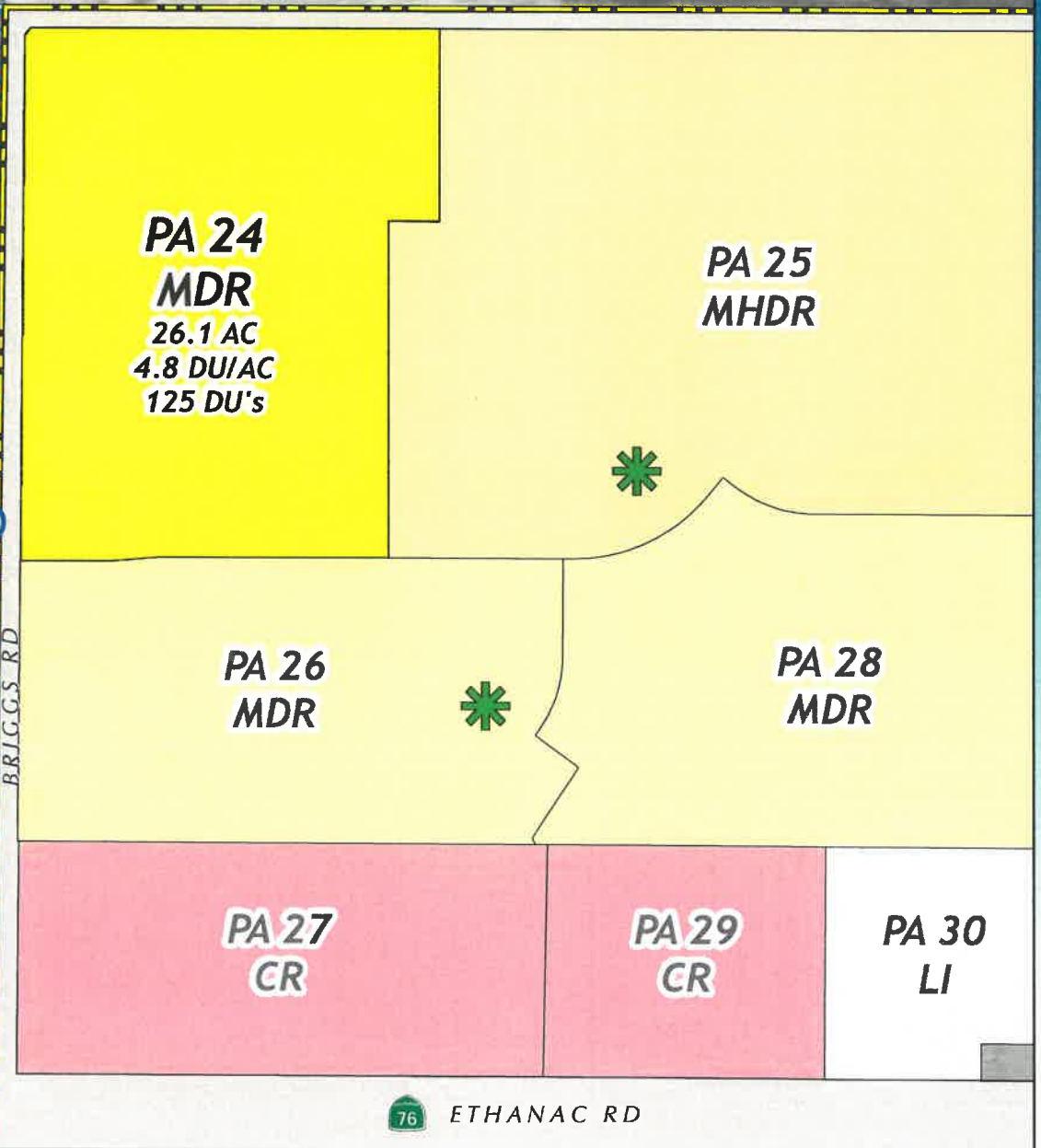
III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan



WATSON RD



Menifee North
SP No. 260
(City of Menifee)



BRIGGS RD

76 ETHANAC RD

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FIGURE III-14



25. PLANNING AREA 25: MEDIUM-HIGH DENSITY RESIDENTIAL

a. Descriptive Summary

Planning Area 25, as depicted in Figure III-15, provides for development of 44.744.6 acres of ~~medium~~Medium-high ~~High density~~ Density residential ~~Residential~~ uses with minimum lot sizes of ~~6,000~~3,500 square feet. A maximum total of ~~226~~238 dwelling units are planned at a target density of ~~5.1~~5.3 du/ac.

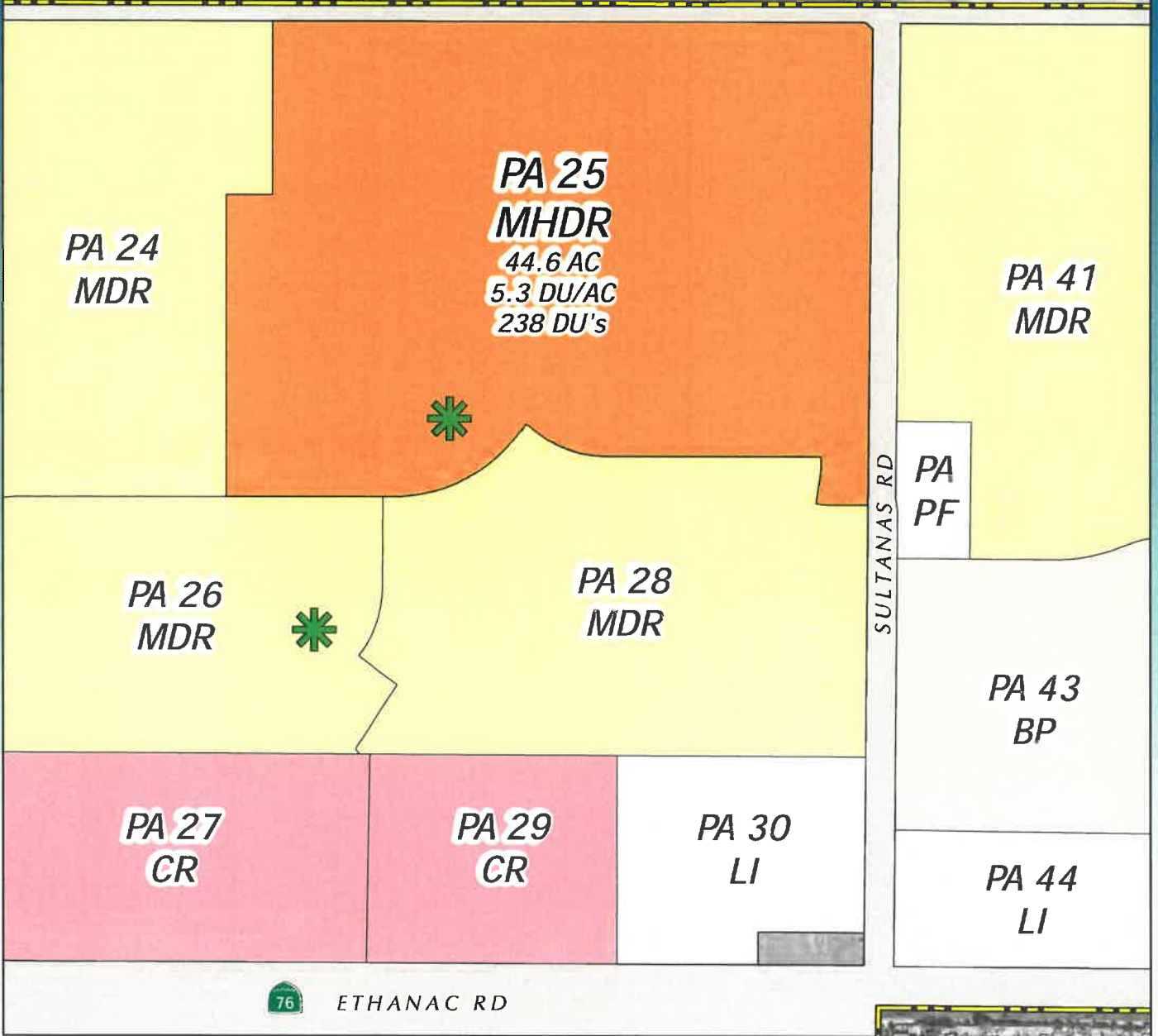
b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. Planning Standards

- 1) Access to Planning Area 25 shall be provided from Sultanas Road, and Watson Road.
- 2) A special landscape treatment, as shown in Figure IV-8, shall be provided along Watson Road to limit views of this planning area from existing adjacent residential uses.
- ~~3) A minor intersection statement, as shown on Figure IV 4, is planned at the intersection of Sultanas Road and the access road near the southeast corner of Planning Area 25.~~
- 4) A drainage channel edge treatment, as depicted on Figure IV-9, shall be established between the residential uses in Planning Area 25 and the adjacent drainage channel proposed along the northern edge of the planning area.
- ~~6) A retaining wall, which results in an increase in the Solid Wall height of up to two (2) feet may be constructed along Planning Area 25's perimeter abutting Sultanas Road.~~
- ~~57) Please refer to Section IV, Design Guidelines, for design-related criteria.~~
- ~~68) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:~~

- | | |
|---|---|
| III.A.1: Specific Land Use Plan | III.A.6: Grading Plan |
| III.A.2: Circulation Plan | III.A.7: Landscaping Plan |
| III.A.3: Drainage Plan | III.A.8: Public Facilities Phasing Plan |
| III.A.4: Water and Sewer Plans | III.A.9: Phasing Plan |
| III.A.5: Open Space and Recreation Plan | |



MENIFEE NORTH SP 260 - A2, SC2

FIGURE III-15



26. **PLANNING AREA 26: MEDIUM-HIGH DENSITY RESIDENTIAL**

a. **Descriptive Summary**

Planning Area 26, as depicted in Figure III-16, provides for development of ~~18-219.6~~ acres of Medium-high Density Residential uses with minimum lot sizes of 6,000 square feet. A maximum total of ~~97-80~~ dwelling units are planned at a target density of 5-34.1 du/ac

b. **Land Use and Development Standards**

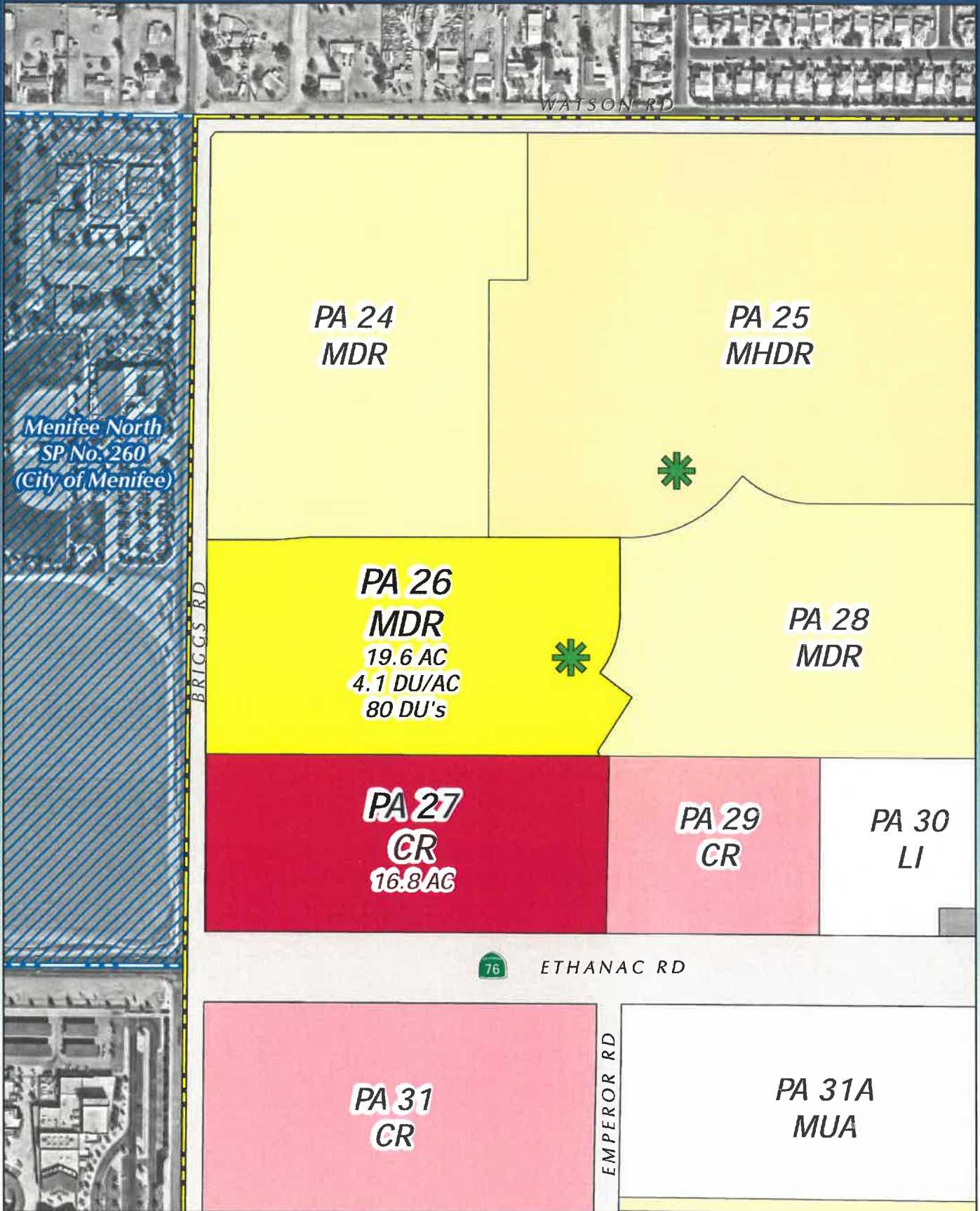
Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

c. **Planning Standards**

- 1) Primary access to Planning Area 26 shall be provided from Briggs Road.
- ~~2) A project entry/intersection statement shall be provided at Briggs Road and the northwest corner of Planning Area 26, as shown on Figure IV-3.~~
- 3) A regional trail easement, as shown on Figure IV-14, is proposed along Briggs Road at the planning area's western boundary.
- 4) Roadway landscape treatments, as illustrated in Figures IV-17, shall be provided along Briggs Road.
- 5) A drainage channel edge treatment, as depicted on Figure IV-10, shall be established between the residential uses in Planning Area 26 and the proposed drainage channel along Briggs Road.
- ~~6) A retaining wall, which results in an increase in the Solid Wall height of up to two (2) feet may be constructed along Planning Area 26's perimeter abutting Briggs Road.~~
- ~~67)~~ Please refer to Section IV, Design Guidelines, for design-related criteria.
- ~~78)~~ A special landscaped treatment, as depicted on Figure IV-12, shall be established between the residential uses in Planning Area 26 and the adjacent commercial retail uses in Planning Area 27.
- ~~89)~~ Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

III.A.1: Specific Land Use Plan
III.A.2: Circulation Plan
III.A.3: Drainage Plan
III.A.4: Water and Sewer Plans
III.A.5: Open Space and Recreation Plan

III.A.6: Grading Plan
III.A.7: Landscaping Plan
III.A.8: Public Facilities Phasing Plan
III.A.9: Phasing Plan



MENIFEE NORTH SP 260 - A2, SC2

FIGURE III-16

28. PLANNING AREA 28: MEDIUM-HIGH DENSITY RESIDENTIAL

a. Descriptive Summary

Planning Area 28, as depicted on Figure III-17, provides for the development of 21.8 acres of ~~medium~~ **Medium-high** Density Residential uses with minimum lot sizes of 6,000 square feet. A maximum total of ~~113-108~~ dwelling units are planned at a target density of ~~5.24.8~~ du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348. (See Specific Plan Zone Ordinance Tab.)

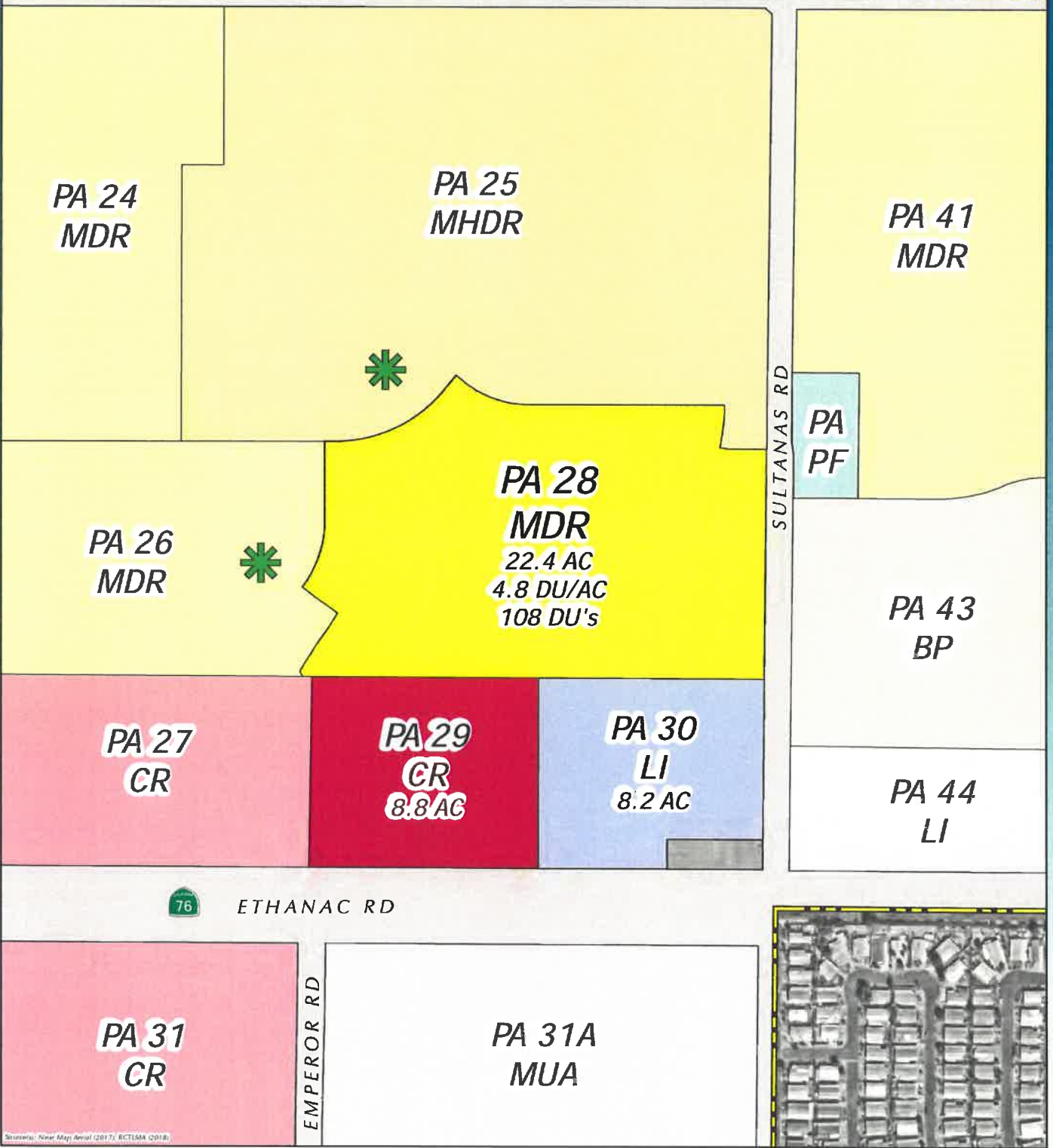
c. Planning Standards

- 1) Primary access to Planning Area 28 shall be provided from Sultanas Road.
- 2) Please refer to Section IV, Design Guidelines, for design-related criteria.
- 3) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:
- 4) A special landscaped treatment, as depicted on Figure IV-12, shall be established between the residential uses in Planning Area 28 and the adjacent non-residential uses in Planning Areas 29 and 30.
- 5) A retaining wall, which results in an increase in the Solid Wall height of up to two (2) feet may be constructed along Planning Area 28's perimeter abutting Sultanas Road.
- ~~5) A minor intersection statement, as shown on Figure IV-4, is planned at the intersection of Sultanas Road and the access road.~~
- 6) Please refer to Section III.A. for the following Development Plans and Standards that apply site-wide:

- | | |
|---|---|
| III.A.1: Specific Land Use Plan | III.A.6: Grading Plan |
| III.A.2: Circulation Plan | III.A.7: Landscaping Plan |
| III.A.3: Drainage Plan | III.A.8: Public Facilities Phasing Plan |
| III.A.4: Water and Sewer Plans | III.A.9: Phasing Plan |
| III.A.5: Open Space and Recreation Plan | |



WATSON RD



MENIFEE NORTH SP 260 - A2, SC2

FIGURE III-17

c. Mini-Parks (Figure IV-20)

The land use plan proposes the development of three mini-parks located in Planning Areas 25, 26, 32, 35, and 37. These parks vary in size from 0.2 to approximately 4 acres and are intended serve as gathering places for the residential enclaves in which they are located. Generally these parks might be improved to include a picnic area with tables, benches and barbecues, and a turfed area or sand surfaced tot lot or playground. The park would be planted with a combination of Eucalyptus, Pine or Sycamore tree species to provide shade and to define the individual active or passive use areas. A meandering paved, pedestrian pathway or walkway system could be provided for the park and, where appropriate, would be linked to pedestrian walkway systems to adjacent residential neighborhoods.

5. COMMUNITY WALLS AND FENCING

Community walls and fences that can be viewed from the public streets form an integral park of the community design. They can unify the various land uses and reinforce the design themes established at the project entries. A set of standards has been developed for community walls and fences as illustrated in Figure IV-22, *Community Walls and Fence Details*. The location of each wall or fence is conceptually illustrated in Figure IV-21, however, the location will vary depending upon final detail design and grading considerations. In general, solid walls will be located adjacent to residential uses along major highways and secondary roads, where the lot is at approximately the same grade as the street, and as screen elements between incompatible land uses. Concrete, decorative block, or stucco with brick or molded caps are all the accepted materials for these walls. In cases where side and rear yards have desirable views, in which security is a prime consideration but a solid wall is not necessary to inhibit fire or wildlife, high quality wrought iron or tubular steel-type fencing should be employed. Solid walls may be increased by up to two (2) feet with a retaining wall, where required.

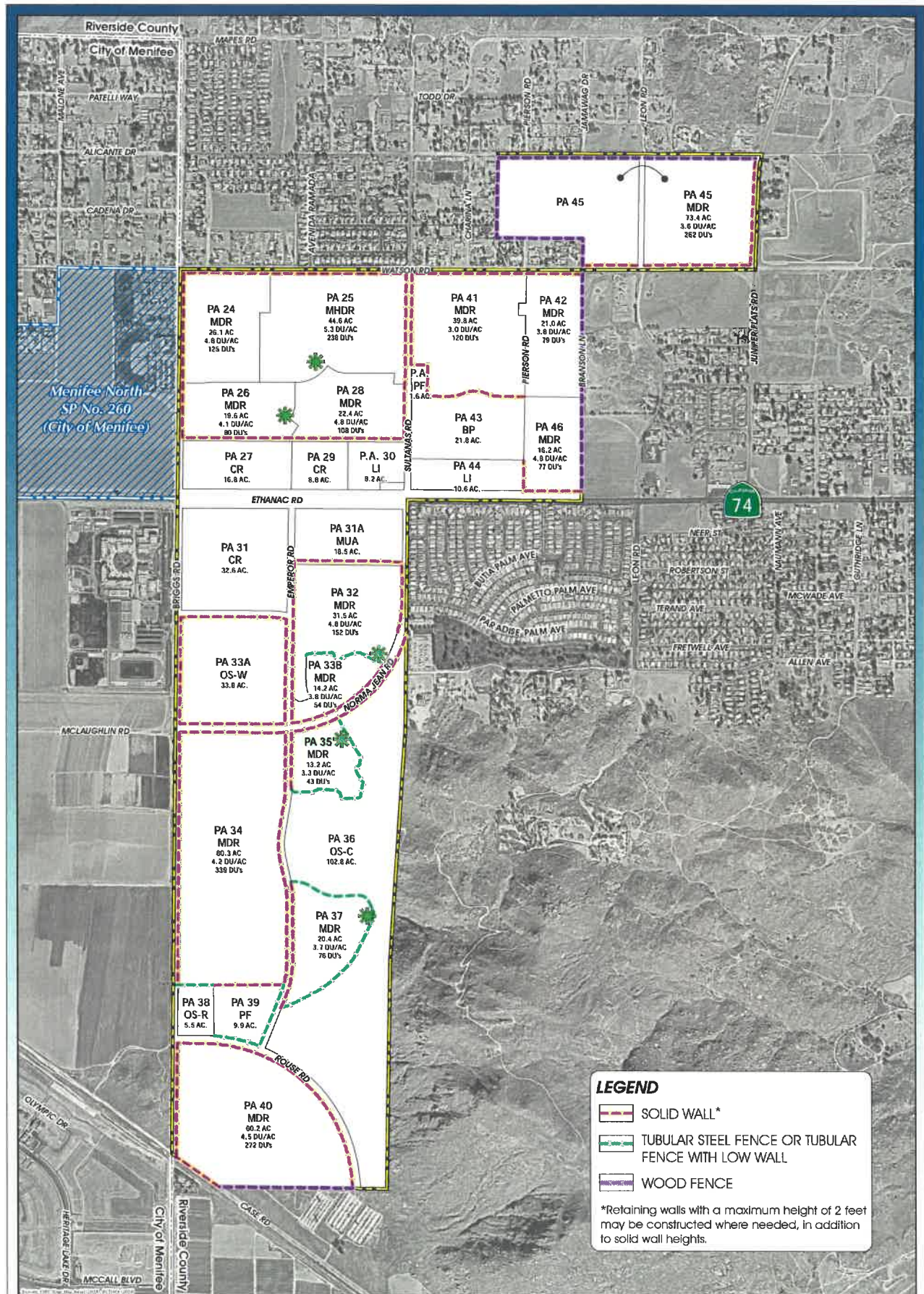
Finally, a solid wood or vinyl fence, as depicted in Figure IV-22, is acceptable for use between residential lots.

6. SIGNAGE

The *MENIFEE NORTH* Specific Plan area is intended as a high-quality, mixed-use community. Therefore, only a limited amount of signage shall be permitted in the community.

a. General Intent

- Signage shall be attractive and subdued in keeping with the character of a contemporary urban environment.
- Signs shall be limited to community identification, direction and building or company identification only. Signs should not be used for product advertising.
- All business signs shall be compatible with the architecture of the building they identify.
- Retail commercial signage shall be limited to below the roofline and be consistent in color and theme. Monument signs are encouraged and should be of a size only necessary for identification.



MENIFEE NORTH SP 260 - A2, SC2

FIGURE IV-21



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: August 22, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
P.D. Environmental Programs Division

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission

Board of Supervisors - Supervisor: 3rd District
Planning Commissioner: 3rd District
Menifee Sphere of Influence

CHANGE OF ZONE NO. 1800018, SPECIFIC PLAN NO. 260, SUBSTANTIAL CONFORMANCE NO. 2, TENTATIVE TRACT MAP NO. 37533 – CEQ180075 – Applicant: Richland Communities, LLC – Engineer: K&A Engineering, Inc.– Representative: T&B Planning Inc. – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density (CD:MDR) & Community Development: Business Park (CD:BP) – Location: North of Highway 74, east of Briggs Road, west of Sultanas Road, and south of Watson Road – 112 Gross Acres – Zoning: Specific Plan Zone (Menifee North 260) – **REQUEST: The Change of Zone proposes to revise the Zoning Ordinance to modify the minimum lot size requirements and other development standards for Planning Areas 24, 25, 26 and 28 of Specific Plan No. 260. The Specific Plan Substantial Conformance will reallocate 22 dwelling units from Planning Areas 26 and 28 to Planning Areas 24 and 25 and incorporate the changes to the Specific Plan Zoning Ordinance. The Tentative Tract Map is a Schedule “A” subdivision to create 363 residential lots with a 3.2 acre park on 76 acres. - APN: 457-330-009, 457-320-034, 457-320-024, et al. **BBID: 010-493-273****

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner’s name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on August 30, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Kevin White, Project Planner at (951) 955-1417, or e-mail at kewwhite@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



August 5, 2019

Mr. David Alvarez, Project Planner
County of Riverside Planning Division
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

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

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR’S DETERMINATION**

File No.: ZAP1378MA19 – Letter 2 of 2
Related File Nos.: TR37553 (Tentative Tract Map), TR29322MC1 (Tentative Tract Map Minor Change No.1), PM37690 (Tentative Parcel Map)
APNs: 457-320-005 through 457-320-007; 457-320-010 through 457-320-012; 457-320-021; 457-320-023 through 457-320-027; 457-320-030; 457-320-032; 457-320-035 (TTM37533)
457-330-007 through 457-330-010; 457-330-020; 457-330-021; 457-330-025; 457-330-026 (TTM29322)
Airport Zone: Compatibility Zone E

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

Dear Mr. Alvarez:

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. TR37553 (Tentative Tract Map No. 37553), a proposal to divide 70.7 gross acres (Planning Areas 24 and 25 of Specific Plan No. 260, as amended by Substantial Conformance No. 2) located southerly of Watson Road, easterly of Briggs Road, and westerly of Sultana Road into 363 residential lots (with a 3.2-acre park), TR29322MC1 (Tentative Tract Map No. 29322, Minor Change No.1), a proposal to modify approved, but as yet unrecorded, Tentative Tract Map No. 29322 so as to reduce the number of residential lots therein from 210 to 188 while increasing its area by 2 acres, and PM37690 (Tentative Parcel Map No. 37690), a proposal to divide the larger 114.14 gross acres constituting the combined areas of the two tracts into five (5) parcels for financing purposes.

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, residential density and non-residential is not restricted.

Although the project is located within the March Air Reserve Base/Inland Port AIA, the actual nearest runway is Runway 15-33 at Perris Valley Airport. However, the southerly terminus of this runway is located approximately 24,900 feet from the project site, so the site is beyond the 20,000-foot radius within which notice to the Federal Aviation Administration Obstruction Evaluation Service (FAA OES) could be required. Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is 10 miles from the site. Therefore, FAA OES

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

AIRPORT LAND USE COMMISSION

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 for Tentative Tract Map No. 37553:

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Harvest Valley/Winchester Area Plan:
 - (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use or activity which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; and hazards to flight.
4. The attached notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon.
5. All new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

AIRPORT LAND USE COMMISSION

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

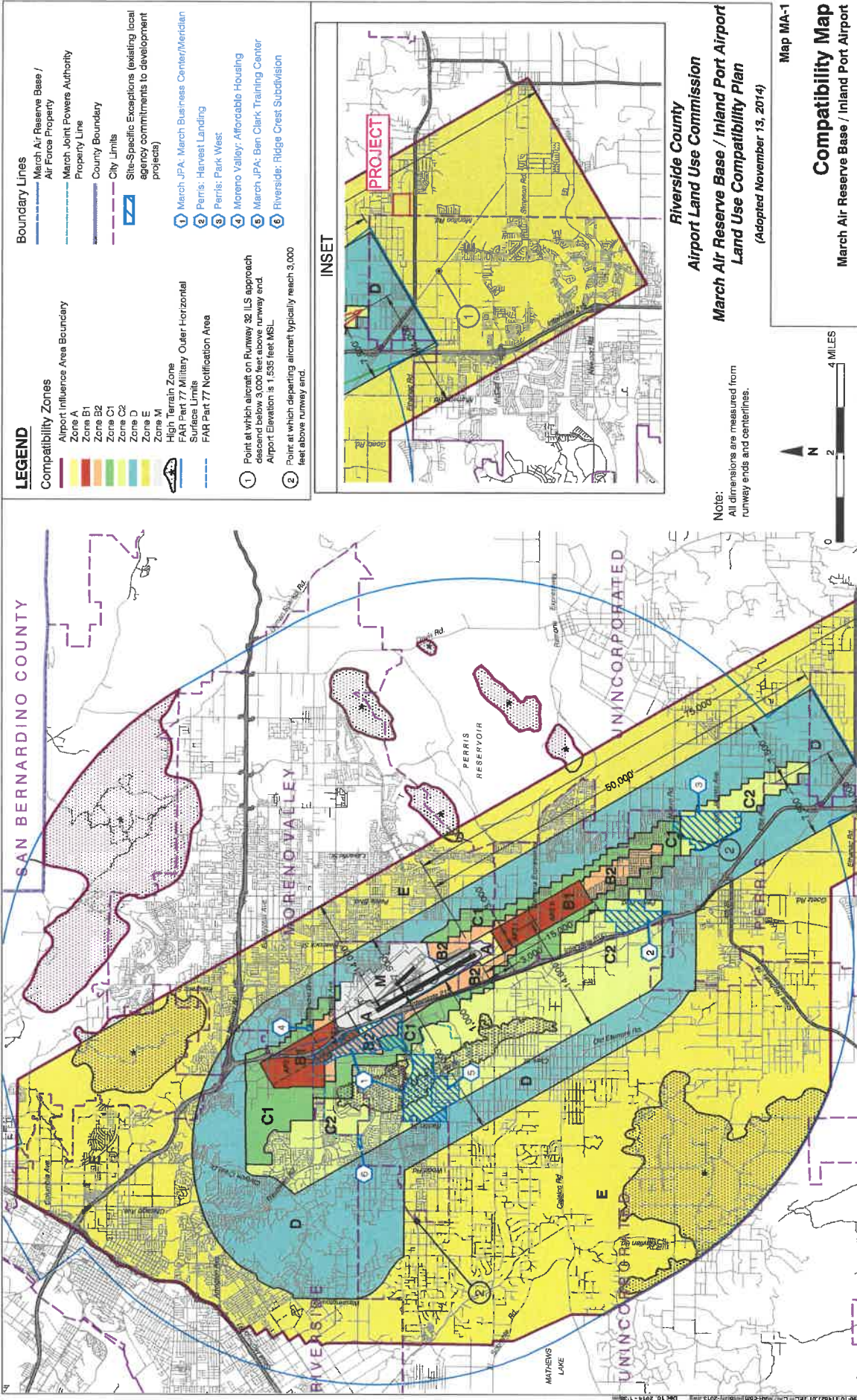
Attachments: Notice of Airport in Vicinity

cc: WSI Land Holdings, LLC (Attn.: Brian Hardy) (applicant/landowner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Sean Feeley or Denise Hauser, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1378MA19\ZAP1378MA19TTM.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 influent area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



LEGEND

Compatibility Zones

- Zone E
- Zone D
- Zone C1
- Zone C2
- Zone B1
- Zone B2
- Zone A

Boundary Lines

- March A7 Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits

Site-Specific Exceptions (existing local agency commitments to development projects)

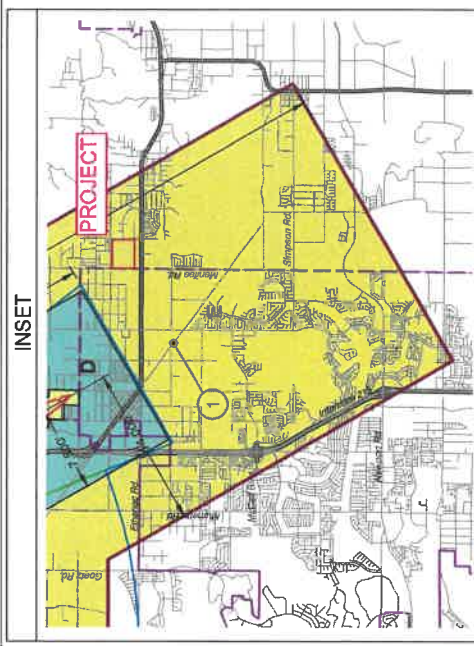
- 1 March JPA: March Business Center/Meridian
- 2 Perris: Harvest Landing
- 3 Perris: Park West
- 4 Moreno Valley: Affordable Housing
- 5 March JPA: Ben Clark Training Center
- 6 Riverside: Ridge Crest Subdivision

Other Features

- High Terrain Zone
- FAA Part 77 Military Outer Horizontal Surface Limits
- FAA Part 77 Notification Area

Callouts

- 1 Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- 2 Point at which departing aircraft typically reach 3,000 feet above runway end.



Riverside County
 Airport Land Use Commission
 March Air Reserve Base / Inland Port Airport
 Land Use Compatibility Plan
 (Adopted November 13, 2014)

Map MA-1
Compatibility Map
 March Air Reserve Base / Inland Port Airport

Note:
 All dimensions are measured from runway ends and centerlines.



Base map source: County of Riverside 2013

SEE INSET AT RIGHT

Prepared by: Mead & Hunt, Inc. (June 2013)



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | |
|---|---|
| <input checked="" type="checkbox"/> TENTATIVE TRACT MAP 37533 | <input type="checkbox"/> TENTATIVE PARCEL MAP |
| <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: WSI Land Holdings, LLC

Contact Person: Brian Hardy E-Mail: bhardy@richlandcommunities.com

Mailing Address: 3161 Michelson, Suite 425
Street
Irvine, CA 92612
City State ZIP

Daytime Phone No: (949) 698-2191 Fax No: (_____) _____

Engineer/Representative Name: K&A Engineering, Inc.

Contact Person: Keith Osborn E-Mail: KeithO@kaengineering.com

Mailing Address: 357 N. Sheridan St., Suite 117
Street
Corona, CA 92880
City State ZIP

Daytime Phone No: (951) 279-1800 ext. 114 Fax No: (951) 279-4380

Property Owner Name: WSI Land Holdings, LLC

Contact Person: Brian Hardy E-Mail: bhardy@richlandcommunities.com

Mailing Address: 3161 Michelson, Suite 425

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

Irvine, CA 92612
City State ZIP
Daytime Phone No: (949) 698-2191 Fax No: ()

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

WSJ Land Holdings, LLC
PRINTED NAME OF PROPERTY OWNER(S) [Signature] 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): 457-320-006, 007, 010, 011, 023, 024, 026, 027, 029, 030, 032, and 035, and portions of 457-320-005, 012, 021 and 025
Approximate Gross Acreage: 70.7 Acres Gross

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Highway 74, South of Watson Road, East of Briggs Road, West of Sultanas Road.

SUBDIVISION PROPOSAL:

Map Schedule: A Minimum Developable Lot Size: _____
Number of existing lots: _____ Number of proposed developable lots: 363
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): _____ Subdivision Density: 5.34 dwelling units per acre. (Net)

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). TTM 29262 (Expired); Menifee North Specific Plan (SP 260)
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): Traffic Study, Acoustic, Cultural and Bio Studies

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.

**MEMORANDUM OF ACTION
IN LIEU OF HOLDING A MEETING
OF THE SOLE MEMBER OF
WSI LAND HOLDINGS, LLC**

The undersigned, being the sole member of **WSI LAND HOLDINGS, LLC**, a Delaware limited liability company (the "Company"), executing this Memorandum of Action in lieu of holding a meeting, does hereby take, authorize, approve, and consent in writing to the adoption of the following resolutions:

RESOLVED, that the following persons be and hereby are appointed to the offices of the Company set out beside their names below, to serve as such until they are removed or their successors are duly appointed:

John H. Bray	-	Chairman
Matthew J. Bray	-	President/Secretary/Treasurer
Dawn M. Lemons	-	Assistant Vice President/Assistant Secretary
John H. Schafer	-	Vice President
John C. Troutman	-	Vice President/Assistant Secretary
J. Curt Wilkinson	-	Vice President

RESOLVED, that each of the Officers, acting individually or in connection with any other Officer, is hereby authorized to act on behalf of the Company and to execute any and all necessary documentation for the furtherance of the business of the Company.

FURTHER RESOLVED, that all legal actions of the Officers of the Company taken prior to the date hereof be and the same hereby are approved, ratified and confirmed.

IN WITNESS WHEREOF, the undersigned, constituting the sole member of the Company, hereby executes this Memorandum of Action as and for the written consent of the sole member, this 31st day of December, 2016.

WARM SPRINGS INVESTMENTS, LTD.,
a Florida partnership, sole member

By: Urban Properties of California, Inc.,
a Florida corporation, general partner

By: 
John C. Troutman, Vice President



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | |
|---|---|
| <input checked="" type="checkbox"/> TENTATIVE TRACT MAP | <input type="checkbox"/> TENTATIVE PARCEL MAP |
| <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 checked="" type="checkbox"/> MINOR CHANGE | Original Case No. <u>TR29322 Menifee North 260 A2</u> |
| <input type="checkbox"/> REVISED MAP | Original Case No. _____ |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: WSI Land Holding LLC c/o Brian Hardy

Contact Person: Brian Hardy E-Mail: bhardy@richlandcommunities.com

Mailing Address: 3161 Michelson Drive Suite 425

Irvine CA 92612
City State ZIP

Daytime Phone No: (949) 383-4134 Fax No: (949) 261-7016

Engineer/Representative Name: K&A Engineering

Contact Person: Keith Ozborn E-Mail: keitho@kaengineering.com

Mailing Address: 357 N. Sheridan St. Suite 117

Corona CA 92880
City State ZIP

Daytime Phone No: (951) 279 1800 Fax No: (951) 279-4380

Property Owner Name: WSI Land Holdings, LLC

Contact Person: Brian Hardy E-Mail: Bhardy@Richlandcommunitites.com

Mailing Address: 3161 Micheson Drive, Suite 425 Irvine, CA

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 SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of State Highway 74, South of Watson Road, East of Briggs Road, West of Sultana Road.

SUBDIVISION PROPOSAL:

Map Schedule: A Minimum Developable Lot Size: 6,000 Square Feet
Number of existing lots: 202, allowable 216 Number of proposed developable lots: 188
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): _____ Subdivision Density: 4.8 to 4.1 dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). Tract 29322
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA 38625 (4/2007) EIR No. (if applicable): 329

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): submitted with the initial application for TR29322

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: WSI Land Holdings, LLC

Address: 3161 Michelson Drive, Suite 425 Irvine, CA 92612

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: Map Book 14, Pages 44-46

Specify any list pursuant to Section 65962.5 of the Government Code: _____

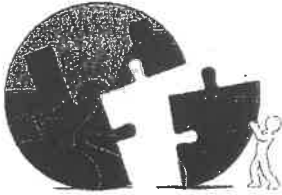
Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 08/03/18



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
 REVERSION TO ACREAGE
 AMENDMENT TO FINAL MAP
 MINOR CHANGE
 REVISED MAP
- TENTATIVE PARCEL MAP 37690
 EXPIRED RECORDABLE MAP
 VESTING MAP
- Original Case No. _____
 Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: WSI Land Holdings, LLC

Contact Person: Brian Hardy E-Mail: bhardy@richlandcommunities.com

Mailing Address: 3161 Michelson, Suite 425

Irvine, CA 92612
City State ZIP

Daytime Phone No: (949) 698-2191 Fax No: (_____) _____

Engineer/Representative Name: K&A Engineering, Inc.

Contact Person: Keith Osborn E-Mail: KeithO@kaengineering.com

Mailing Address: 357 N. Sheridan St., Suite 117

Corona, CA 92880
City State ZIP

Daytime Phone No: (951) 279-1800 ext. 114 Fax No: (951) 279-4380

Property Owner Name: WSI Land Holdings, LLC

Contact Person: Brian Hardy E-Mail: bhardy@richlandcommunities.com

Mailing Address: 3161 Michelson, Suite 425

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APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Irvine, Street 92612
City CA State ZIP


Daytime Phone No: (949) 698-2191 Fax No: ()

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)



PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 457-320-005, 006, 007, 010, 011, 012, 021, 023, 024, 025, 026, 027, 029, 030, 032, 035; 457-330-007, 008, 009, 010, 020, 021, 025, 026

Approximate Gross Acreage: 114.14 Acres Gross, 108.21 Acres Net

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Highway 74, South of Watson Road, East of Briggs Road, West of Sultanas Road.

SUBDIVISION PROPOSAL:

Map Schedule: J Minimum Developable Lot Size: N/A
Number of existing lots: _____ Number of proposed developable lots: N/A (Schedule "J")
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 5 (Schedule "J") Subdivision Density: (5.34) dwelling units per acre. (Net)

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). TTM 29262 (Expired); Menifee North Specific Plan (SP 260); TTM 37533 and 29322
(e.g. Tentative Parcel Map, Zone Change, etc.) Minor Change No. 1.

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide signed copy(ies): Traffic Study, Acoustic, Cultural and Bio Studies
For TTM 37533

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.

Note: WQMP submitted for TTM 37533 and 29322 Minor Change No. 1.



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.

 6/29/18

Property Owner(s) Signature(s) and Date

WSI Land Holdings, LLC

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

**MEMORANDUM OF ACTION
IN LIEU OF HOLDING A MEETING
OF THE SOLE MEMBER OF
WSI LAND HOLDINGS, LLC**

The undersigned, being the sole member of **WSI LAND HOLDINGS, LLC**, a Delaware limited liability company (the "Company"), executing this Memorandum of Action in lieu of holding a meeting, does hereby take, authorize, approve, and consent in writing to the adoption of the following resolutions:

RESOLVED, that the following persons be and hereby are appointed to the offices of the Company set out beside their names below, to serve as such until they are removed or their successors are duly appointed:

John H. Bray	-	Chairman
Matthew J. Bray	-	President/Secretary/Treasurer
Dawn M. Lemons	-	Assistant Vice President/Assistant Secretary
John H. Schafer	-	Vice President
John C. Troutman	-	Vice President/Assistant Secretary
J. Curt Wilkinson	-	Vice President

RESOLVED, that each of the Officers, acting individually or in connection with any other Officer, is hereby authorized to act on behalf of the Company and to execute any and all necessary documentation for the furtherance of the business of the Company.

FURTHER RESOLVED, that all legal actions of the Officers of the Company taken prior to the date hereof be and the same hereby are approved, ratified and confirmed.

IN WITNESS WHEREOF, the undersigned, constituting the sole member of the Company, hereby executes this Memorandum of Action as and for the written consent of the sole member, this 31st day of December, 2016.

WARM SPRINGS INVESTMENTS, LTD.,
a Florida partnership, sole member

By: Urban Properties of California, Inc.,
a Florida corporation, general partner

By: 
John C. Troutman, Vice President

**AMENDED AND RESTATED
OPERATING AGREEMENT
OF
WSI LAND HOLDINGS, LLC**

THIS AMENDED AND RESTATED OPERATING AGREEMENT (the "Agreement") is hereby entered into by and between **WARM SPRINGS INVESTMENTS, LTD.** (hereinafter sometimes referred to as the "Member"), and **WSI LAND HOLDINGS, LLC**, a Delaware limited liability company (hereinafter referred to as the "Company").

RECITALS

WHEREAS, the Company was formed pursuant to the provisions of the Delaware Limited Liability Company Act (the "Act"), for the purposes set forth herein, and desires to enter into this Agreement in order to set forth the terms and conditions of the business and affairs of the Company and to determine the rights and obligations of the Member; and

WHEREAS, WACHOVIA DEVELOPMENT CORPORATOIN (the "Original Member") formed the Company by filing the Company's Articles of Organization in the State of Delaware on March 7, 2006 (the "Formation Date"), and the Original Member and the Company entered into that certain Operating Agreement dated March 7, 2006 (the "Original Agreement"); and

WHEREAS, the Original Member assigned all of its Membership Interest in the Company to the Member pursuant to that certain Agreement of Assignment and Assumption dated effective as of December 31, 2007 (the "Assignment"); and

WHEREAS, the parties hereto desire to enter into this Amended and Restated Agreement in order to amend, restate and supersede in its entirety the Original Agreement and to set forth the terms and conditions of the business and affairs of the Company and to determine the rights and obligations of the Member.

NOW, THEREFORE, the parties, intending to be legally bound by this Agreement, hereby agree that the Operating Agreement of the Company shall be as follows:

**ARTICLE I
ORGANIZATION**

1.1. FORMATION. The Original Member formed the Company as a single-member limited liability company pursuant to the Act on the Formation Date.

1.2. ARTICLES OF ORGANIZATION. The Company's Articles of Organization have been filed with the Delaware Secretary of State for the formation of the Company, effective upon the Formation Date. Any and all amendments to the Articles required by law to be filed

and recorded hereafter for any reason shall be filed by the Company in such office or offices as are required under the laws of the State of Delaware or elsewhere. The Company shall do all other acts and things that may now or hereafter be required for the perfection and continuation of the Company as a limited liability company under the laws of the State of Delaware or necessary in order to protect the limited liability of the Member under the laws of the State of Delaware or elsewhere.

1.3. NAME. The name of the Company is **WSI LAND HOLDINGS, LLC**. All Company business must be conducted in such name or other names that comply with applicable law as the Member may, in the Member's sole discretion, select from time to time. If the Company does business under a name other than that set forth in its Articles of Organization, then the Company shall file a fictitious name registration as required by law.

1.4. TERM. The term of the Company commenced on the filing of the Articles of Organization with the Secretary of State of Delaware and shall continue until terminated in accordance with the provisions of this Agreement or by operation of law.

1.5. PRINCIPAL OFFICE. The principal office of the Company shall be maintained at **4100 Newport Place, Suite 800, Newport Beach, CA 92660**, or at such other place which the Member, in the Member's sole discretion, determines.

1.6. REGISTERED AGENT/REGISTERED OFFICE. The name of the registered agent of the Company in the State of Delaware is **CorpDirect Agents, Inc.** The street address of the registered office of the Company is **615 South DuPont Highway, Dover, DE 19901**.

1.7. MEMBER. The present mailing address of the sole Member of the Company is **4100 Newport Place, Suite 800, Newport Beach, CA 92660**. The Member shall own 100% of the Membership Rights in the Company, including 100% of the Membership Interests.

ARTICLE II PURPOSE AND BUSINESS OF THE COMPANY

2.1. PURPOSE. The Company is organized for the purpose of transacting all lawful activities and businesses that may be conducted by a limited liability company under the laws of Delaware.

2.2. AUTHORITY OF THE COMPANY. The Company shall have the powers and authority to do all things necessary to carry out its business and affairs as authorized by the Act.

ARTICLE III CONTRIBUTIONS TO CAPITAL AND CAPITAL ACCOUNTS

3.1. INITIAL CONTRIBUTIONS. Prior to the date hereof, the Member has contributed certain property and funds to the Company.

3.2. ADDITIONAL CAPITAL CONTRIBUTIONS. The Member may make additional contributions of capital to the Company as the Member determines are necessary, appropriate or desirable; provided, however, that the Member shall have no obligation to contribute any additional capital to the Company, and except as set forth in the Act, the Member shall have no personal liability for any obligations of the Company.

3.3. CAPITAL ACCOUNTS. A capital account shall be maintained by the Company for the Member.

3.4. LOANS.

(a) **LOAN TERMS.** The Member may, at any time, make or cause a loan to be made to the Company in any amount and on those terms upon which the Company and the Member agree. Such funds shall represent a debt, payable on demand, unless otherwise specifically provided, from the Company to the Member.

(b) **REPAYMENT OF LOANS.** Distributions of cash to the Member in repayment of loans made by the Member shall be made pursuant to the terms of such loans, but all distributions shall be subject to maintaining the Company in a sound financial condition, including the establishment of reserves reasonably required in the judgment of the Member for the proper operation of the business of the Company.

**ARTICLE IV
PROFIT, LOSS, AND DISTRIBUTIONS**

4.1. DETERMINATION OF PROFIT OR LOSS. The items of income, gains, expenses, deductions, losses and credits generated by the Company for federal income tax purposes shall be determined in accordance with a generally accepted method of accounting as soon as practicable after the close of the fiscal year of the Company.

4.2. COSTS AND EXPENSES. The Company shall pay all expenses of the Company (which expenses shall be billed directly to the Company), which may include but are not limited to: (i) legal, audit, accounting and other fees; (ii) expenses and taxes incurred in connection with the issuance, distribution and transfer of documents evidencing ownership of an interest in the Company or in connection with the business of the Company; (iii) expenses of organizing, revising, amending, converting, modifying or terminating the Company; (iv) expenses in connection with distributions made by the Company to, and communications and bookkeeping work necessary in maintaining relations with, the Member; and (v) costs of any accounting, statistical or bookkeeping equipment necessary for the maintenance of the books and records of the Company.

4.3. ALLOCATION. The net profits, net gains and net losses generated by the Company, for each taxable year of the Company, shall be allocated to the Member.

4.4. DISTRIBUTABLE AMOUNTS. The Company may make distributions to the Member of any amount in excess of its reasonable operating requirements as determined by the Member. Notwithstanding the foregoing, no distribution shall be made unless after the

distribution the Company retains assets sufficient to pay all its debts as they become due and such distribution, if made, would not cause the Company to otherwise become insolvent.

4.5. LIQUIDATING DISTRIBUTIONS. In the event of liquidation of the Company, the assets of the Company shall be distributed to the Member in accordance with Section 5.2.

ARTICLE V DURATION, LIQUIDATION, AND TERMINATION

5.1. DURATION OF COMPANY. The Company shall continue in existence until the Member, in the Member's sole discretion, determines to dissolve the Company. In the event there should at any time be no Members of the Company, the Company shall not be dissolved and the successor-in-interest (or the personal or other legal representative of the last remaining Member) shall have the option to either dissolve the Company or agree in writing to continue the Company and to the admission of the successor-in-interest (or personal or other legal representative of the last remaining Member) or its nominee or designee to the Company as a Member, effective as of the occurrence of the event that terminated the membership of the last remaining Member.

5.2. LIQUIDATION. In the event of dissolution of the Company, the Member shall wind up the affairs of the Company and shall distribute the money and other property of the Company in the following order of priority:

(a) To creditors, including a Member who is a creditor, to the extent permitted by law in satisfaction of the Company's debts and liabilities whether by payment or establishment of reserves, other than liabilities for distributions to the Member under the Act; then

(b) The remainder, if any, to the Member or to the Member's successors or assigns.

5.3. ARTICLES OF DISSOLUTION. In the event the Company is dissolved, Articles of Dissolution shall be promptly filed with the Delaware Secretary of State.

ARTICLE VI MANAGEMENT

The management and control of the Company shall be vested solely in the Member. The Member shall have full and exclusive authority in the management and control of the Company, and shall have all the rights and powers to make all decisions with respect thereto and to do or cause to be done any and all acts or things deemed by the Member to be necessary, appropriate or desirable to carry out or further the business and affairs of the Company.

The Member may appoint such officers as the Member may desire from time to time and delegate to such officers certain duties and obligations with regard to the day-to-day operations of the Company. The Member shall appoint such officers in writing signed by the Member, and

any officer so appointed may be removed by the Member, with or without cause, at any time immediately upon notice to such officer. Any officer may resign upon giving written notice to the Member. The officers of the Company, and any successors to such positions appointed by the Member, shall have the duties, authorities and powers customarily granted to such officer positions.

ARTICLE VII LIMITATION OF LIABILITY AND INDEMNIFICATION

7.1. LIMITATION OF LIABILITY. Except as otherwise provided by the Act, the debts, obligations and liabilities of the Company, whether arising in contract, tort or otherwise, shall be solely the debts, obligations and liabilities of the Company, and the Member shall not be personally obligated for any such debt, obligation or liability of the Company, solely by reason of being a Member. The failure of the Company to observe any formalities or requirements relating to the exercise of its powers or the management of its business or affairs under this Agreement or the Act shall not be grounds for imposing personal liability on the Member for any debts, liabilities or obligations of the Company. Except as otherwise expressly required by law, the Member, in the Member's capacity as such, shall have no liability in excess of (a) the amount of the Member's Capital Contributions, (b) the Member's share of any assets and undistributed profits of the Company, and (c) the amount of any distributions required to be returned pursuant to the Act.

7.2. INDEMNIFICATION. The Company (including any receiver or trustee of the Company), shall, to the fullest extent provided or allowed by law, indemnify, save harmless and pay all judgments and claims against the Member and each of the Member's agents, affiliates, heirs, legal representatives, successors and assigns (each hereinafter individually referred to as an "Indemnified Party") from, against and in respect of any and all liability, loss, damage and expense incurred or sustained by the Indemnified Party in connection with the business of the Company or by reason of any act performed or omitted to be performed in connection with the activities of the Company or in dealing with third parties on behalf of the Company, including costs and attorney's fees before and at trial and at all appellate levels, whether or not suit is instituted (which attorneys' fees may be paid as incurred), and any amounts expended in the settlement of any claims of liability, loss or damage, provided that the act or omission of the Indemnified Party does not constitute fraud or willful misconduct by such Indemnified Party. The Company shall not pay for any insurance covering liability of the Member or the Member's agents, affiliates, heirs, legal representatives, successors and assigns for actions or omissions for which indemnification is not permitted hereunder; provided, however, that nothing contained herein shall preclude the Company from purchasing and paying for such types of insurance, including extended coverage liability and casualty and worker's compensation, as would be customary for any Person owning, managing and/or operating comparable property and engaged in a similar business or from naming the Member and any of the Member's agents, affiliates, heirs, legal representatives, successors or assigns, or any Indemnified Party as additional insured parties thereunder.

7.3. NON-EXCLUSIVE RIGHT. The provisions of this Article VII shall be in addition to and not in limitation of any other rights of indemnification or reimbursement or limitations of liability to which Indemnified Party may be entitled under the Act, common law,

or otherwise. Notwithstanding any repeal of this Article VII or other amendment hereof, its provisions shall be binding upon the Company (subject only to the exceptions above set forth) as to any claim, loss, expense, liability, action or damage due to or arising out of matters which occur during or relate to the period prior to any such repeal or amendment of this Article VII.

ARTICLE VIII TRANSFER OF INTEREST AND ADDITIONAL MEMBERS

8.1. TRANSFERS. The Member may transfer all, or any portion of, its Membership Rights to one or more successors. For purposes of this Article VIII, the term "transfer" shall mean to voluntarily sell, hypothecate, pledge, assign, or otherwise transfer.

8.2. RIGHTS OF ASSIGNEE. In the event of any transfer of all or any part of the Member's Membership Rights to a successor, the successor shall thereupon become a Member and the Company shall continue in existence. In the event a judgment creditor obtains a charge against the Member's Membership Interest pursuant to the Act, the judgment creditor shall have only the rights of an assignee and shall not become a Member and shall not have any other Membership Rights. In the event of a transfer of all of the Member's Membership Rights to a successor, such successor shall automatically succeed to the position of Member.

8.3. ADDITIONAL MEMBERS. The Member may, in the Member's sole discretion, determine to admit additional Members.

ARTICLE IX BOOKS, RECORDS, ACCOUNTING AND TAXATION

9.1. BOOKS AND RECORDS. The books and records of the Company, if any, shall be maintained on a cash or accrual basis as determined by the Member, in the Member's sole discretion, in accordance with generally accepted accounting principles, consistently applied. These and all other records of the Company required to be kept pursuant to the Act shall be kept at the principal office of the Company.

9.2. ACCOUNTANTS. The accountants for the Company shall be such certified public accountants as shall be selected by the Member. The accountants shall certify, in accordance with generally accepted accounting principles, the financial statements of the Company.

9.3. FISCAL YEAR. The fiscal year of the Company shall be the twelve (12) month period ending **December 31st**.

9.4. ANNUAL REPORT. The Company shall file an annual report with the Delaware Secretary of State each year in the form provided by the Secretary of State.

9.5. INCOME TAX REPORTING. The Member is aware of the income tax consequences of the allocations made pursuant to Article IV hereof and hereby agrees to be bound by the provisions of Article IV hereof in reporting the Member's share of Company income and loss for federal and state income tax purposes.

9.6. DISREGARDED AS AN ENTITY. Notwithstanding anything contained herein to the contrary, pursuant to Treasury Regulation Section 301.7701-3(b) of the Code, the Company shall be disregarded as an entity separate from the Member for federal and state income tax purposes, unless and until the Member causes the Company to file an election pursuant to Treasury Regulation Section 301.7701-3(c) of the Code.

ARTICLE X DEFINITIONS

10.1. "ACT" AND "DELAWARE LIMITED LIABILITY COMPANY ACT" shall mean The Delaware Limited Liability Company Act, as amended from time to time and any successor statute.

10.2. "AGREEMENT" shall mean this Operating Agreement, as amended, modified, or supplemented from time to time.

10.3. "CAPITAL CONTRIBUTIONS" shall mean the amount of cash and the agreed value of the property, the services, or the promissory note or other obligation to contribute cash or property or to perform services contributed by the Member for such Member's interest in the Company, equal to the sum of the Member's initial capital contributions plus the Member's additional capital contributions, if any, made pursuant to Sections 3.1 and 3.2, respectively.

10.4. "CODE" shall mean the Internal Revenue Code of 1986, as amended.

10.5. "COMPANY" shall mean the Company organized in accordance with this Agreement.

10.6. "MEMBER" shall mean the Member and any Person who is subsequently admitted as a member of the Company.

10.7. "MEMBERSHIP INTEREST" shall mean a Person's share of the profits and losses of, and the right to receive distributions from, the Company.

10.8. "MEMBERSHIP RIGHTS" shall mean all of the rights of a Member in the Company, including a Member's: (i) Membership Interest and (ii) right to inspect the Company's books and records.

10.9. "PERSON" shall mean and includes an individual, corporation, partnership, association, limited liability company, trust, estate, or other entity.

ARTICLE XI AMENDMENT

This Agreement may not be altered or modified except by the written consent of the Member.

**ARTICLE XII
GENERAL PROVISIONS**

12.1. CAPTIONS. Section titles or captions contained in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, extend or describe the scope of this Agreement, or the intent of any provision hereof.

12.2. VARIATIONS OF PRONOUNS. All pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural as the identity of the Person may in the context require.

12.3. CONSTRUCTION. This Agreement shall be interpreted in accordance with the laws of the State of Delaware.

12.4. BINDING EFFECT. This Agreement shall be binding upon and inure to the benefit of the undersigned, its legal representatives, heirs, successors and assigns.

12.5. SEVERABILITY. Every provision of this Agreement is intended to be severable. If any term or provision is illegal or invalid for any reason, such illegality or invalidity will not affect the validity of the remainder of this Agreement.

12.6. COUNTERPART SIGNATURES. This Agreement may be executed in one or more counterparts (and by facsimile signatures) and, notwithstanding that all of the parties did not execute the same counterpart, each of such counterparts shall, for all purposes, be deemed to be an original, and all of such counterparts shall constitute one and the same instrument, binding on all of the parties hereto.

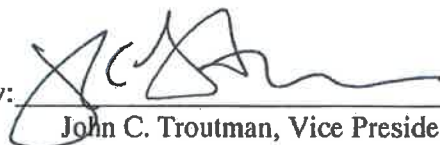
[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have executed this Agreement, effective as of the 31ST day of December, 2007.

MEMBER:

WARM SPRINGS INVESTMENTS, LTD.,
a Florida limited partnership, its sole member

By: Urban Properties of California, Inc.,
a Florida corporation, general partner

By: 
John C. Troutman, Vice President



**State of California
Secretary of State**

File # 200610010842

FILED
In the office of the Secretary of State
of the State of California
APR 06 2006

**LIMITED LIABILITY COMPANY
APPLICATION FOR REGISTRATION**

A \$70.00 filing fee AND a certificate of good standing from an authorized public official of the jurisdiction of formation must accompany this form.

IMPORTANT - Read instructions before completing this form.

This Space For Filing Use Only

ENTITY NAME (End the name in item 1 with the words "Limited Liability Company," "Ltd. Liability Co.," or the abbreviations "LLC" or "L.L.C.")

1. NAME UNDER WHICH THE FOREIGN LIMITED LIABILITY COMPANY PROPOSES TO REGISTER AND TRANSACT BUSINESS IN CALIFORNIA
WSI Land Holdings, LLC

2. NAME OF THE FOREIGN LIMITED LIABILITY COMPANY, IF DIFFERENT FROM THAT ENTERED IN ITEM 1 ABOVE

DATE AND PLACE OF ORGANIZATION

3. THIS FOREIGN LIMITED LIABILITY COMPANY WAS FORMED ON 03 - 7 - 06 IN Delaware
(MONTH) (DAY) (YEAR) (STATE OR COUNTRY)

AND IS AUTHORIZED TO EXERCISE ITS POWERS AND PRIVILEGES IN THAT STATE OR COUNTRY.

AGENT FOR SERVICE OF PROCESS (If the agent is an individual, the agent must reside in California and both items 4 and 5 must be completed. If the agent is a corporation, the agent must have on file with the California Secretary of State a certificate pursuant to Corporations Code section 1505 and item 4 must be completed (leave item 5 blank).)

4. NAME OF AGENT FOR SERVICE OF PROCESS
Corporation Service Company which will do business in California as CSC-Lawyers Incorporating Service

5. IF AN INDIVIDUAL, ADDRESS OF INITIAL AGENT FOR SERVICE OF PROCESS IN CALIFORNIA CITY STATE ZIP CODE
CA

APPOINTMENT (The following statement is required by statute and may not be altered.)

8. IN THE EVENT THE ABOVE AGENT FOR SERVICE OF PROCESS RESIGNS AND IS NOT REPLACED, OR IF THE AGENT CANNOT BE FOUND OR SERVED WITH THE EXERCISE OF REASONABLE DILIGENCE, THE SECRETARY OF STATE OF THE STATE OF CALIFORNIA IS HEREBY APPOINTED AS THE AGENT FOR SERVICE OF PROCESS OF THIS FOREIGN LIMITED LIABILITY COMPANY.

OFFICE ADDRESSES (Do not abbreviate the name of the city.)

7. ADDRESS OF THE PRINCIPAL EXECUTIVE OFFICE CITY AND STATE ZIP CODE
One Wachovia Center, 301 South College Street Charlotte, NC 28288

8. ADDRESS OF THE PRINCIPAL OFFICE IN CALIFORNIA, IF ANY CITY STATE ZIP CODE
CA

EXECUTION

9. I DECLARE I AM THE PERSON WHO EXECUTED THIS INSTRUMENT, WHICH EXECUTION IS MY ACT AND DEED.
By: WSI Investment Properties, LLC, as sole member By: Wachovia Development Corporation, as sole member

SIGNATURE OF AUTHORIZED PERSON David C. Montgomery DATE March 4, 2006
TYPE OR PRINT NAME OF AUTHORIZED PERSON TITLE OF AUTHORIZED PERSON

RETURN TO (Enter the name and the address of the person or firm to whom a copy of the filed document should be returned.)

10. NAME []
FIRM
ADDRESS
CITY/STATE/ZIP []

Delaware

PAGE 1

The First State

I, HARRIET SMITH WINDSOR, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "WSI LAND HOLDINGS, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE SIXTH DAY OF APRIL, A.D. 2006.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE NOT BEEN ASSESSED TO DATE.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "WSI LAND HOLDINGS, LLC" WAS FORMED ON THE SEVENTH DAY OF MARCH, A.D. 2006.

AND I DO HEREBY FURTHER CERTIFY THAT THE AFORESAID LIMITED LIABILITY COMPANY IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE NOT HAVING BEEN CANCELLED OR DISSOLVED SO FAR AS THE RECORDS OF THIS OFFICE SHOW AND IS DULY AUTHORIZED TO TRANSACT BUSINESS.



4121036 8300

060324404

Harriet Smith Windsor

Harriet Smith Windsor, Secretary of State

AUTHENTICATION: 4648962

DATE: 04-06-06

200610010342

NOTICE OF PUBLIC HEARING
and
INTENT TO CONSIDER AN ADDENDUM TO AN
ENVIRONMENTAL IMPACT REPORT (EIR)

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

SPECIFIC PLAN NO. 260 SUBSTANTIAL CONFORMANCE NO. 2, CHANGE OF ZONE NO. 180018, TENTATIVE TRACT MAP NO. 37533, TENTATIVE TRACT MAP NO. 29322 MINOR CHANGE NO. 1, and TENTATIVE PARCEL MAP NO. 37690 – Intent to Consider an Addendum to Environmental Impact Report NO. 329 – CEQ180075 – Applicant: Richland Communities, LLC – Engineer: K&A Engineering, Inc. – Representative: T&B Planning Inc. – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density (CD-MDR) – Community Development: Business Park (CD-BP) – Location: Northerly of Highway 74, easterly of Briggs Road, westerly of Sultanas Road, and southerly of Watson Road – 112 Gross Acres – Zoning: Specific Plan (Menifee North 260) – REQUEST: Specific Plan No. 260 Substantial Conformance No. 2 is a proposal to reallocate units within Planning Areas 24, 25, 26, and 28; modify the development standards for Planning Areas 24, 25, 26, and 28 in the Specific Plan Zoning Ordinance by; 1) Reallocating 22 dwelling units from Planning Areas 26 and 28 to Planning Areas 24 and 25. This substantial conformance also includes a technical correction for the land use designations of Planning Areas 26 and 28, from “Medium-High Density Residential” to “Medium Density Residential”, so that the land use designations are consistent with previously approved TM 29322; and 2) Modifying the minimum lot sizes for Planning Area 25 to a minimum lot size of 3,500 sq. ft. and modify other development standards including, but not limited to setbacks, lot coverage, and lot size. Change of Zone No. 180018 is a proposal to revise the Specific Plan Zoning Ordinance to modify the minimum lot size requirements and other development standards for Planning Areas 24, 25, 26 and 28 of Specific Plan No. 260 consistent with the changes proposed by the Specific Plan Substantial Conformance No. 2. Tentative Tract Map No. 37533 is a Schedule “A” subdivision to create 363 residential lots with a 3.2 acre park on 76 acres. Tentative Tract Map No. 29322, Minor Change No. 1 is a proposal for a Schedule “A” subdivision to reduce the number of approved lots of 210 residential lots to 188 new residential lots, and an additional street, and relocated and increased size of proposed water quality detention basin on 42 acres. Tentative Parcel Map No. 37690 proposes a Schedule “J” subdivision of 114.14 gross acres into five (5) parcels. APN: 457-320-005, 006, 007, 010, 011, 012, 021, 023, 024, 025, 026, 027, 029, 030, 032, 035, 457-330-007, 008, 009, 010, 020, 021, 025, and 026. The Addendum considers whether the proposed project, which would result in new or substantially more severe impacts than were disclosed in EIR No. 329. This examination includes an analysis pursuant to the provisions of Public Resources Code Section 21166 and State CEQA Guidelines Section 15162. The analysis was based on new technical studies prepared for the project.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	SEPTEMBER 4, 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 David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the addendum to the environmental impact report, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: David Alvarez, P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 20, 2019,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ1800018/SP0260/TTM37533/TTM29322/TPM37690 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

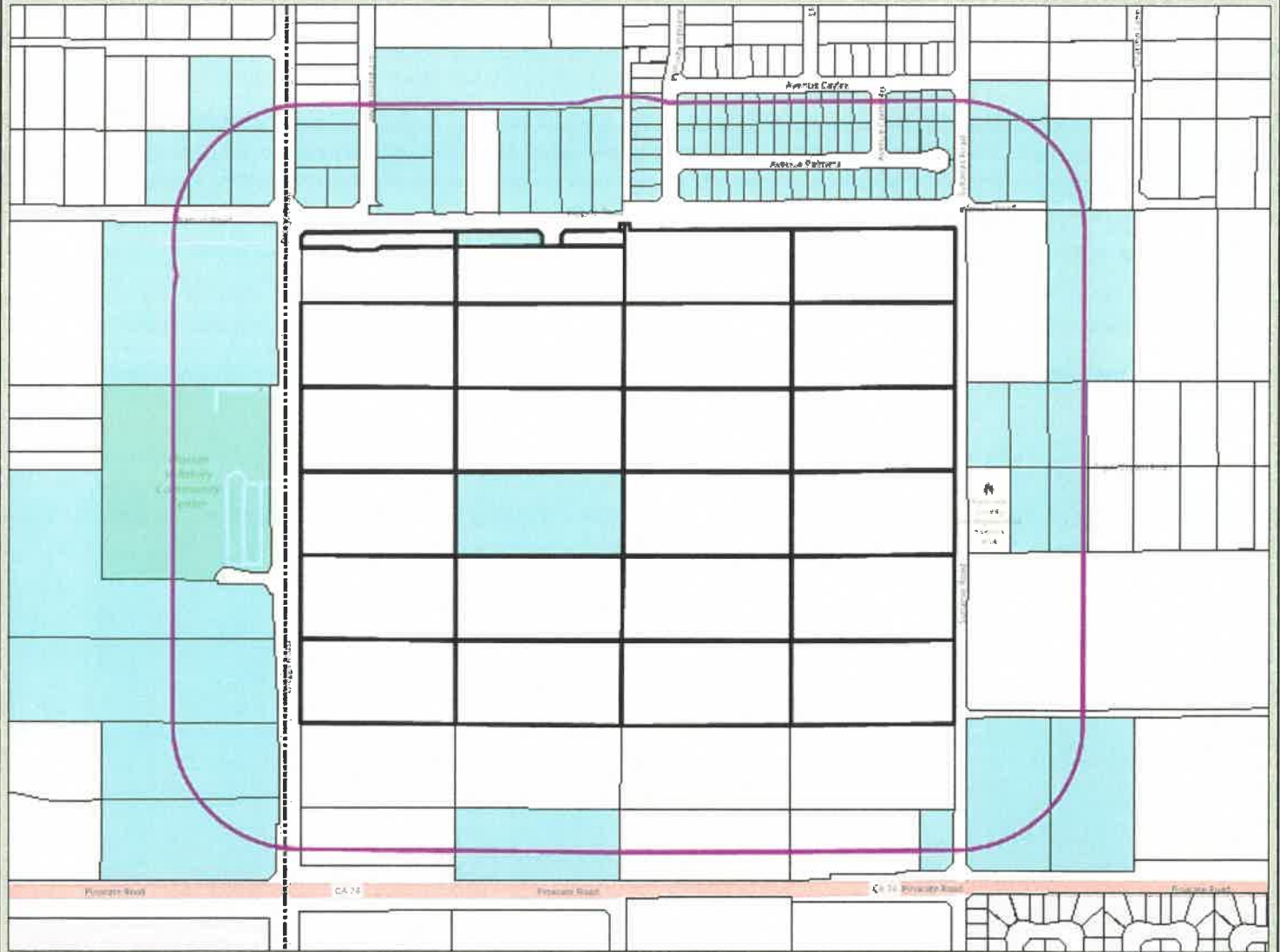
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

CZ1800018/SP0260/TTM37533/TTM29322/TPM37690
(600 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... 8/20/2019 3:56:09 PM

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327440027
MARCUS A REICH
YOLANDA U MARTINEZ
1019 COBBLESTONE CT
VACAVILLE CA 95687

457340018
ROMOLAND WATSON 206
10621 CIVIC CENTER DR
RANCHO CUCAMONGA CA 91730

457405003
NORTHEAST HOMES
11332 TREYBURN WAY
SAN DIEGO CA 92131

457220016
BRENT LEASING
BRENT JOHNSON
1433 MESA VIEW
HEMET CA 92543

457350026
BARRY ARONOFF
151 KALMUS DR STE H10
COSTA MESA CA 92626

457403014
JAMES OTTO HEITING
CINDY ELLEN HEITING
15992 SUMMIT CREST DR
RIVERSIDE CA 92506

457220019
JOSE GUTIERREZ
MARIA A GUTIERREZ
1947 NADEAU ST
LOS ANGELES CA 90001

457320033
RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET ST
RIVERSIDE CA 92501

457330005
COUNTY LANDS INC
2001 LERNER LN
SANTA ANA CA 92705

457350028
FREEDOM SELF STORAGE
2055 3RD AVE STE 200
SAN DIEGO CA 92101

457240042
KENNETH JERROLD ROCK
25424 SULTANAS RD
HOMELAND CA. 92548

457405006
ALMA D CERVANTES
25431 AVENIDA RAMADA
HOMELAND CA. 92548

457220041
GERARDO GARCIA
CHRISTINA RUTH GARCIA ORTA
25440 EL PARAISO DR
HOMELAND CA. 92548

457220032
CATHERINE M STIEFEL
25450 BRIGGS RD
HOMELAND CA. 92548

457405002
JOSE A VALDIVIA
IRENE VALDIVIA
25479 AVENIDA RAMADA
HOMELAND CA. 92548

457405001
JUAN HUIZAR
25491 AVENIDA RAMADA
HOMELAND CA. 92548

457403019
THOMAS ALAN WRIGHT
26665 GARBANI RD
MENIFEE CA 92584

457405007
ROBERT L FLOREZ
29343 AQUIFER LN
SUN CITY CA 92585

327440028
JACOB R FLORES
KRIZIA FLORES
29950 WATSON RD
MENIFEE CA. 92585

327440016
JOHN A LOZANO
29955 CADENA DR
MENIFEE CA. 92585

327440029
LISA MARIE GLOVER
DONALD WARREN GLOVER
29990 WATSON RD
MENIFEE CA. 92585

457220034
MARIA LEDESMA
30040 WATSON RD
HOMELAND CA. 92548

457220042
MARIO VAZQUEZ GOMEZ
PRISCILA CANDIDA LIMA
30090 WATSON RD
HOMELAND CA. 92548

457220020
OLIVIA RODRIGUEZ
MARIA DE LOURDES DESANTIAGO
30290 WATSON RD
HOMELAND CA. 92548

457404007
TAYLOR MEHELIC
30293 AVENIDA CAYLEE
HOMELAND CA. 92548

457403001
JUSTIN L LEFEVRE
30297 AVENIDA PALMERA
HOMELAND CA. 92548

457404005
ENRIQUE MARINO COCA
MARTHA MARINO
30304 AVENIDA PALMERA
HOMELAND CA. 92548

457404008
ROXANNE HUPE
PHILIPPE BALL
30305 AVENIDA CAYLEE
HOMELAND CA. 92548

457403002
EFRAIN J MONTEJANO
MARISA C MONTEJANO
30309 AVENIDA PALMERA
HOMELAND CA. 92548

457404004
MARISSA MICHELLE CASTRO
JOSE LUIS FERNANDEZ
30316 AVENIDA PALMERA
HOMELAND CA. 92548

457403003
JOSE LOPEZ AGUILAR
30321 AVENIDA PALMERA
HOMELAND CA. 92548

457404003
JOSE M DELGADO GONZALEZ
ALICIA REYNA
30328 AVENIDA PALMERA
HOMELAND CA. 92548

457404010
SILVIA O TOSCANO
30329 AVENIDA CAYLEE
HOMELAND CA. 92548

457220021
JESUS M TAPIA
ADRIANA GALLEGOS
30330 WATSON RD
HOMELAND CA. 92548

457403004
DEANNA DELGADO
30333 AVENIDA PALMERA
HOMELAND CA. 92548

457404011
JONATHAN J BOYCE
DONNA J BOYCE
30341 AVENIDA CAYLEE
HOMELAND CA. 92548

457403005
DINH VAN NGUYEN
THUAN THI HO
30345 AVENIDA PALMERA
HOMELAND CA. 92548

457404001
MARIANO DE PAZ ORTUNO
30352 AVENIDA PALMERA
HOMELAND CA. 92548

457404018
MICHAEL WHEELER
LAURA WHEELER
30353 AVENIDA CAYLEE
HOMELAND CA. 92548

457403006
ESTEBAN CORTEZ CARRILLO
MARTHA B CORTEZ
30357 AVENIDA PALMERA
HOMELAND CA. 92548

457404019
LINDA A STONE
30365 AVENIDA CAYLEE
HOMELAND CA. 92548

457403021
MICHAEL THOMAS
30369 AVENIDA PALMERA
HOMELAND CA. 92548

457404013
ELSA VARGAS TINOCO
CYNTHIA VARGAS
30376 AVENIDA PALMERA
HOMELAND CA. 92548

457404020
KIRK M DAUS
JANISE M DAUS
30377 AVENIDA CAYLEE
HOMELAND CA. 92548

457403020
JOSEPH P TAN
30381 AVENIDA PALMERA
HOMELAND CA. 92548

457404009
GARY ARDERY
30388 AVD PALMERA
HOMELAND CA 92548

457404014
GARY ARDERY
30388 AVENIDA PALMERA
HOMELAND CA. 92548

457404015
LUIS SILVA
MARGARITA SILVA
30400 AVENIDA PALMERA
HOMELAND CA. 92548

457404022
STEVEN M DANFORD
30401 AVENIDA CAYLEE
HOMELAND CA. 92548

457403018
JEFFREY JAMES STEWART
30405 AVENIDA PALMERA
HOMELAND CA. 92548

457404016
JOHN R FLEMING
30412 AVENIDA PALMERA
HOMELAND CA. 92548

457404023
DWAYNE D MONTANYE
30413 AVENIDA CAYLEE
HOMELAND CA. 92548

457404017
CATHERINE MARIE RASAR
30424 AVENIDA PALMERA
HOMELAND CA. 92548

457404024
RIGOBERTO SANCHEZ
MARIA G LOPEZ DESANCHEZ
30425 AVENIDA CAYLEE
HOMELAND CA. 92548

457403015
JACQUELINE L CARBAJAL
30441 AVENIDA PALMERA
HOMELAND CA. 92548

457403007
SIHAM SALHANI AYALA
30448 AVENIDA PALMERA
HOMELAND CA. 92548

457403022
KENNETH MADDUX
JACQUELINE MADDUX
30449 AVENIDA CAYLEE
HOMELAND CA. 92548

457403008
CANDACE M YON
RAYMOND J YON
30460 AVENIDA PALMERA
HOMELAND CA. 92548

457403023
MANUEL MARQUEZ
CHRISTINA MARQUEZ
30461 AVENIDA CAYLEE
HOMELAND CA. 92548

457403013
ELOIDA ERASMO
30465 AVENIDA PALMERA
HOMELAND CA. 92548

457403009
RUSSELL A MORRIS
CHERISE MORRIS
30472 AVENIDA PALMERA
HOMELAND CA. 92548

457403024
ZACHARY WILLIAM GLEN BURNS
ASHLEY MARIE BURNS
30473 AVENIDA CAYLEE
HOMELAND CA. 92548

457403012
CRAIG ROBINSON
ANTONIA ESPINOZA
30477 AVENIDA PALMERA
HOMELAND CA. 92548

457403010
ROBERT V GONZALEZ
30484 AVENIDA PALMERA
HOMELAND CA. 92548

457403025
YOLANDA LOPEZ
KYLE ALLEN COPELAND
30485 AVENIDA CAYLEE
HOMELAND CA. 92548

457403011
LETICIA CAMACHO HARO
DAVID RAZO
30489 AVENIDA PALMERA
HOMELAND CA. 92548

457240043
DANNY L WILLIAMSON
ROBIN D WILLIAMSON
30508 WATSON RD
MENIFEE CA. 92585

457340029
DOUGLAS P MERCADO
30510 TRIPLE CROWN RD
HOMELAND CA. 92548

457340004
BRENDA JAIMES
JOEL LOPEZ
30549 TRIPLE CROWN RD
HOMELAND CA. 92548

457340002
BENJAMIN LLOYD JACOBS
MARIE YVONNE JACOBS
VALORIE JEAN POTTER
30560 TRIPLE CROWN RD
HOMELAND CA. 92548

457240031
JOHN M PIO
30570 WATSON RD
HOMELAND CA. 92548

457220033
BRUNO MORALES
ROSA MORALES
30625 TRIPLE CROWN RD
HOMELAND CA 92548

457340005
DIANE K GUTIERREZ
30650 TRIPLE CROWN RD
HOMELAND CA 92548

327320018
WSI DESERT PROP
3161 MICHELSON AV STE 425
IRVINE CA 92612

457320005
WSI LAND HOLDINGS
3161 MICHELSON DR STE 425
IRVINE CA 92612

327320028
BRIGGS & 74
41391 KALMIA ST STE 200
MURRIETA CA 92562

327320020
MOTTE LEON E
445 S D ST
PERRIS CA 92570

327320023
MOTTE HISTORICAL MUSEUM INC
445 S D ST
RIVERSIDE CA 925070

457405005
CESAR MADERA
45323 ESMERADO CT
TEMECULA CA 92592

457405004
JOSE A GALLEGOS
612 BAILEY LN
SAN JACINTO CA 92582

457404006
KEITH W THOMPSON
731 BUCHANAN ST
HEMET CA 92543

457220040
KINTAI YUE LAPWAN
753 RIESLING ST
HEMET CA 92545

457220018
NEIL S CAIRNS
VERLA J CAIRNS
P O BOX 1020
HOMELAND CA 92548

327320011
ROMOLAND SCHOOL DIST
P O BOX 1028
RIVERSIDE CA 92502

327320012
COUNTY OF RIVERSIDE
P O BOX 1180
RIVERSIDE CA 92502

327440017
ORVILLE W CARTER
P O BOX 1375
HAWTHORNE CA 90251

457240044
EDWARD J KULAKOWSKI
LAURA L KULAKOWSKI
P O BOX 177
HOMELAND CA 92548

457403016
JULIE J RASNICK
DAVID ANTHONY JUDD
DIANE MARIE KREPSZ

P O BOX 1887
LAKE HAVASU CITY AZ 86405

457330023
MU GIL PARK
OAK MAI PARK
P O BOX 3156
TORRANCE CA 90510

457340007
DEBRA K DUNN
P O BOX 343
HOMELAND CA 92548

457403017
STEVE DEKLE
P O BOX 416
AUGUSTA GA 30903

457220038
TERRY A WARP
DONA G WARP
PO BOX 1475
SUN CITY CA 92585

457404021
STEVEN D DOMENIGONI
KIMBERLY A DOMENIGONI
PO BOX 428
WINCHESTER CA 92596

457404012
CARLA DENISE BROCKMAN
KARL WADE KOCH
PO BOX 575
HOMELAND CA 92548

457404002
MUNIR M ARMANIOUS
BLANCHE G ARMANIOUS
PO BOX 596
NEWPORT BEACH CA 92661

Palm Springs Fish and Wildlife
Office
777 E. Tahquitz Canyon Way, Suite
208
Palm Springs, California 92262

U.S. Army Corps of Engineers
Regulatory Division
5900 La Place Court, Suite 100
Carlsbad, CA 92008

SCAG
Attn: Intergovernmental Review
818 West 7th Street, 12th Fl
Los Angeles, CA 90017-3435

California Dept of Fish & Wildlife
Eastern Sierra, Inland Desert
Region
3602 Inland Empire Blvd., C-220
Ontario, CA 91764

Santa Ana RWQCB
3737 Main Street, Suite 500
Riverside, CA 92501

South Coast AQMD
Attn: CEQA Review
21865 Copley Drive
Diamond Bar, CA 91765

Riverside County Flood Control and
Water Conservation District
1995 Market Street
Riverside, CA 92501

Romoland and Perris Union High
155 E. 4th Street
Perris, CA 92570

Pechanga Band of Luiseño Mission
Indians
P.O. Box 2183
Temecula, CA 92593

California Dept of Fish and Wildlife
South Coast Region
3883 Ruffin Road
San Diego, CA 92123

Western Riverside County Regional
Conservation Authority
3403 10th St., #320
Riverside, CA 92501

Soboba Band of Luiseño Mission
Indians
P.O. Box 487
San Jacinto, CA 92581

K& A Engineering
357 N. Sheridan St, Suite 117
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Richland Communities
3161 Michelson Dr, Suite 425
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Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Specific Plan No. 260 Substantial Conformance No. 2, Change of Zone No. 180018, Tentative Tract Map No. 37533, Tentative Tract Map No. 29322 Minor Change No. 1, Tentative Parcel Map No. 37690 / CEQ180075

Project Title/Case Numbers

Dave Alvarez
County Contact Person

951-955-5719
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Richland Communities
Project Applicant

3161 Michelson Drive, Suite 425, Irvine, CA 92612
Address

North of Highway 74, east of Briggs Road, west of Sultanas Road, and south of Watson Road
Project Location

Specific Plan No. 260 Substantial Conformance No. 2 is a proposal to reallocate units within Planning Areas 24, 25, 26, and 28; modify the development standards for Planning Areas 24, 25, 26, and 28 in the Specific Plan Zoning Ordinance by: 1) Reallocating 22 dwelling units from Planning Areas 26 and 28 to Planning Areas 24 and 25. This substantial conformance also includes a technical correction for the land use designations of Planning Areas 26 and 28, from "Medium-High Density Residential" to "Medium Density Residential", so that the land use designations are consistent with previously approved TM 29322; and 2) Modifying the minimum lot sizes for Planning Area 25 to a minimum lot size of 3,500 square feet and modify other development standards including, but not limited to setbacks, lot coverage, and lot size. Change of Zone No. 180018 is a proposal to revise the Specific Plan Zoning Ordinance to modify the minimum lot size requirements and other development standards for Planning Areas 24, 25, 26 and 28 of Specific Plan No. 260 consistent with the changes proposed by the Specific Plan Substantial Conformance No. 2. Tentative Tract Map No. 37533 is a Schedule "A" subdivision to create 363 residential lots with a 3.2 acre park on 76 acres. Tentative Tract Map No. 29322 Minor Change No. 1 is a proposal for a Schedule "A" subdivision to reduce the number of approved lots of 210 residential lots to 188 new residential lots, and an additional street, and relocated and increased size of proposed Water Quality Detention Basin on 42 acres. Tentative Parcel Map No. 37690 proposes a Schedule "J" subdivision of 114.14 gross acres into five (5) parcels.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on September 4, 2019 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to EIR No. 329 was prepared for the project pursuant to the provisions of the California Environmental Quality Act Section 15162.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner

Title

7/22/2019

Date

Please charge deposit fee case#: ZEA

FOR COUNTY CLERK'S USE ONLY



Date Received for Filing and Posting at OPR: _____