



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

NOVEMBER 20, 2019

**Planning
Commissioners
2019**

1st District
Carl Bruce
Shaffer

2nd District
David Leonard

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
SPECIAL PRESENTATION
OATH OF OFFICE
ROLL CALL

1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)

1.1 ADOPTION OF THE REVISED 2019 PLANNING COMMISSION CALENDAR – Change meeting location and time of the December 4, 2019 meeting to be heard in the City of Perris at 9:30.

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

NONE

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

NONE

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

4.1 CHANGE OF ZONE NO. 7954 and TENTATIVE PARCEL MAP NO. 37340 – Intent to Adopt a Negative Declaration – EA43076 – Applicant: Shozo & Ming Nozawa – Engineer/Representative: Guan Wang – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (1 Acre Minimum) (RC-VLDR) – Location: Northerly of Hibiscus Avenue, southerly of Gentian Avenue, easterly of Chicago Avenue, and westerly of Cecil Avenue – 2.27 Gross Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST: Change of Zone No. 7954** proposes to change the zone from Light Agriculture, 10 Acre Minimum (A-1-10), to Light Agriculture, 1 Acre Minimum (A-1-1). **Tentative Parcel Map No. 37340** proposes a Schedule "H" subdivision of 2.27 acres into two (2) parcels; 1.18 and 1.08 acre lots for single family residential development. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.

4.2 CHANGE OF ZONE NO. 6946 and TENTATIVE TRACT MAP NO. 31810 – Intent to Adopt a Mitigated Negative Declaration – EA39475 – Applicant: Cornwell Group, Inc.- Engineer: Blaine Womer Civil Engineering – Third Supervisorial District – Valley Vista Zoning District – San Jacinto Valley Area Plan – Community Development: Medium Density Residential (CD-MDR) – Community Development: Medium High Density Residential (CD-MHDR) – 42.52 Acres – Location: Northerly of Palm Avenue, southerly of Olive Avenue, and westerly of Lincoln Avenue – Light Agriculture– 5 Acre Minimum (A-1-5) – Heavy Agriculture – 10 Acre Minimum (A-2-10) – Scenic Highway Commercial (C-P-S) – Mobilehome

Subdivisions and Mobilehome Parks (R-T) – **REQUEST:** Change of Zone No. 6946 is a proposal to change the existing zoning from Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acres Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobile home Subdivision (R-T) to Planned Residential (R-4). Tentative Tract Map No. 31810 is a proposal for a Schedule “A” subdivision of 42.6 gross acres into 195 single-family residential lots with a minimum lot size of 5,000 sq. ft., and five (5) open space lots which will include a park, paseos, and basins. Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.

- 4.3 **CONDITIONAL USE PERMIT NO. 190008 and DEVELOPMENT AGREEMENT NO. 1900004 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption) – Applicant: The Artist Tree IVA, LLC – Engineer/Representative: MSA Consulting c/o Luke Beverly – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Center Street, southerly of Main Street, easterly of Iowa Avenue, and westerly of Pacific Avenue – 0.36 Net Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit No. 190008 proposes to establish a retail cannabis business (Adult-Use and Medical Storefront Retail, State License Type 10), where the storefront portion of the business will be located within an existing 2,365 sq. ft. building and the accompanying office space will be located within the adjacent, existing 1,437 sq. ft. building. Development Agreement No. 1900004 is a proposal whereby the applicant enters into a development agreement with the County of Riverside, consistent with the County’s Cannabis Ordinance, and it includes terms for providing a community benefit to the Highgrove area. CAN190053. Project Planner: Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org.

5.0 WORKSHOPS:

5.1 **ORDINANCE NO. 348 UPDATE**

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR’S REPORT

8.0 COMMISSIONERS’ COMMENTS

2019 PLANNING COMMISSION CALENDAR

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

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

Desert/TBD: Location TBD

No Meeting: Dark

Holidays: Closed

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



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1

Planning Commission Hearing: November 20, 2019

PROPOSED PROJECT

Case Number(s): CZ07954 and PM37340

Applicant(s): Ming Chin Nozawa

EA No.: 43076

Representative(s): Guan Wang


Area Plan: Lake Mathews/Woodcrest

Zoning Area/District: Woodcrest District

Supervisory District: First District

Project Planner: Dionne Harris

Project APN(s): 280-060-003



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 7954 (CZ07954) - The Project site consists of one parcel totaling approximately 2.27 gross acres and is presently zoned with Light Agriculture, 10-acre minimum (A-1-10). The applicant is proposing to change the zone from Light Agriculture, 10-acre minimum (A-1-10) to Light Agriculture, 1-acre minimum.

Tentative Parcel Map No. 37340 (PM37340) – Schedule “H” subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two.

Together, CZ07954 and PM37340 comprise the “Project.”

CZ07954 and PM37340 is associated with Agricultural Preserve No. 1071 (Diminishment / Cancellation/ Agricultural Preserve Notice of Non-Renewal No. 180001) (“APN180001”), which is being processed concurrently as a related approval and is also analyzed as part of Environmental Assessment No. 43076. The Board of Supervisors’ have exclusive jurisdiction over all Agricultural Preserves. For APN180001, the applicant proposes to diminish 2.27 acres from Woodcrest Agricultural Preserve No. 1 and cancel the land conservation contract executed for Woodcrest Preserve No. 1, Amendment #6, Map No. 946. The applicant also filed an application for a Notice of Nonrenewal (APN No. 180001) on February 7, 2018, for the abovementioned land conservation contract. The Notice of Nonrenewal (APN No. 180001) was completed on July 31, 2018. Therefore, the project APN No. 180001 would not be included with the project review by the Planning Commission or Board of Supervisors. APN No. 180001 will be joined with CZ No. 07954 and PM No. 37340 when they are considered by the Board of Supervisors.

The project site is located northerly of Hibiscus Ave., southerly of Gentian Ave., easterly of Chicago Ave., and westerly of Cecil Ave, within the Lake Mathews/Woodcrest Area Plan.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43076**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7954, amending the project site’s Zoning Classification from Light Agriculture (A-1-10) to Light Agriculture (A-1-1), as shown on the exhibit for CZ07954 subject to the Board adoption of the Zoning Ordinance; and,

APPROVE TENTATIVE PARCEL MAP NO. 37340, subject to the attached conditions of approval and advisory notification document, subject to final adoption of the zoning ordinance by the Board of Supervisors, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (VLDR)
East:	Very Low Density Residential (VLDR)
South:	Very Low Density Residential (VLDR)
West:	Very Low Density Residential (VLDR)
Existing Zoning Classification:	Light Agricultural, 10-Acre Minimum (A-1-10)
Proposed Zoning Classification:	Light Agricultural, 1-Acre Minimum (A-1-1)
Surrounding Zoning Classifications	
North:	Light Agricultural, 10-Acre Minimum (A-1-10)
East:	Light Agricultural, 1-Acre Minimum (A-1-1)

South:	Light Agricultural, 10-Acre Minimum (A-1-10)
West:	Light Agricultural, 10-Acre Minimum (A-1-10)
Existing Use:	Single-Family Residence
Surrounding Uses	
North:	Single-Family Residence
South:	Single-Family Residence
East:	Single-Family Residence
West:	Buckwheat Farmland

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.27 Acres	N/A
Existing Building Area (SQFT):	2,012 square feet	N/A
Building Height (FT):	12'	40'
Proposed Minimum Lot Size:	1.08	1 acre (If CZ7954 were approved)
Total Proposed Number of Lots:	2	2
Map Schedule:	H	

Located Within:

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	Yes – Woodcrest Map No. 124 (AG01071)
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High / Local Responsibility Area (LRA)
Mount Palomar Observatory Lighting Zone:	No , 1.73 miles outside of Zone B
WRCMSHCP Criteria Cell:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – Zone D

PROJECT LOCATION MAP

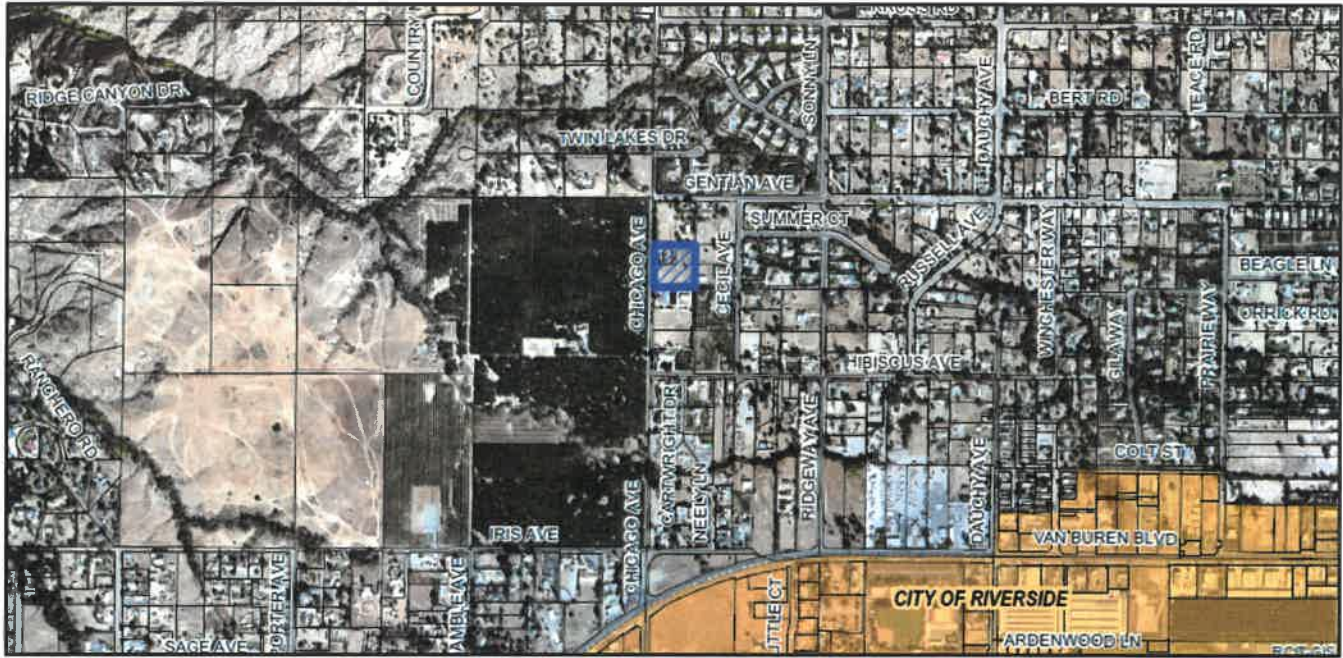


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Site Characteristics

The Tentative Parcel Map No. 37340 (PM37340) is located north of Hibiscus Avenue, predominantly along Chicago Avenue, south of Gentian Avenue, and east of Cecil Avenue within the unincorporated Riverside County. The project site is a 2.27 acre parcel that is improved with an existing 2,012 square foot single-family residence that will remain on a 1.182 gross acre parcel (Parcel 1). The existing residence was constructed in 1977 and the site has been used as residential since 1977. The project proposes to subdivide the existing parcel into two parcels that front Chicago Avenue. The project proposed to subdivide the existing 2.27-acre parcel into two parcels ranging in size from 47,175 square feet (Parcel 1) to 51,487 square feet (Parcel 2). Parcel 1 (47,175 square feet) and Parcel 2 (51,487 square feet) are proposed to be orientated towards Chicago Avenue with front property line frontage of 168 feet and 153.90 feet, respectively. The subdivision would provide a right-of-way dedication that would facilitate the widening of Chicago Avenue to 20 feet of the half-width right-of-way, east of centerline requirement for private roads, per Standard No. 106, Section "A", of Ordinance No. 461. The current Zoning Classification is Light Agriculture, 10-Acre Minimum. The surrounding Zoning Classifications are: Light Agriculture, 10-Acre Minimum (A-1-10) to the north, west, south, and Light Agriculture, 1-Acre Minimum (A-1-1) to the east. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of scattered residential development and agricultural development. Therefore, the Change of Zone will

not result in an incompatible land use for the above reasons and since the project site will continue to be zoned for and utilized for residential uses.

Zoning/Development Standards

No construction is proposed as part of the project. However, the applicant has identified the general location/footprint of development on the vacant parcel to show compliance with the applicable development standards of Ordinance No. 348, specifically the A-1 Zone Classification (Article XIII). The project site has a Zoning Classification of Light Agriculture, 10 acre minimum (A-1-10). The A-1-10 zoning generally permits one-family dwellings, light agriculture, animal husbandry, farm animals, and allows a range of other uses with the approval of a land use permit. The minimum lot size for the A-1-10 is 10 acres; the existing 2.27 acre parcel currently does not meet this requirement. The proposed zoning classification to Light Agriculture, 1 acre minimum (A-1-1 Acre) would facilitate the subdivision of one residential parcel totaling 2.27 acres to two residential parcels of 1.08 and 1.18, which is consistent with the General Plan Land Use Designation of Rural Community: Very Low Density Residential (RC: VLDR) (1/2 Acre Minimum).

The Schedule "H" Tentative Parcel Map is a land division in the unincorporated area of the County of Riverside and is subject to all the applicable provisions of the Subdivision Map Act and Ordinance No. 460. The Project is in compliance with the following standards:

- **Lot Size:** The minimum lot size for A-1-1 Zone Classification is 1 acre, or 43,560 feet. The minimum average lot width for the A-1-1 Zone Classification is 100 feet, and the minimum average lot depth is 150 feet. The project's shortest lot width proposed is approximately 154 feet, and shortest lot depth of approximately 306.60 feet. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.

When lots are greater than 20,000 square feet are proposed, the depth shall not exceed four times the width. In this case, the Project proposes lot widths ranging from approximately 154 feet to 168 feet, and lot depth is approximately 306.60 feet, which is generally results in a lot depth two times the lot width. Therefore, as proposed, the Project is in compliance with the lot width to depth ratio.

- **Schedule "H" Parcel Map Division:** Any division of land into four or less parcels, where all parcels are not less than 1 acre in area shall be defined as a Schedule "H" parcel map division. The Project has been conditioned and is required to comply with all applicable standards of Ordinance No. 460, and therefore would be in compliance with this Ordinance.

General Plan

The Project site has a General Plan Foundation Component of Rural Community, and a land use designation of Very Low Density Residential (RC-VLDR). The RC-VLDR provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. The density range is from 1 dwelling unit per acre to 1 dwelling unit per two acres. Currently, the A-1-10 zoning does not meet the density range identified for the RC-VLDR, since one dwelling unit would only be allowed on a parcel of 10 acres or more. By contrast, the proposed zoning classification of A-1-1 would be consistent with the RC-VLDR density range, as it would allow one dwelling unit permit one acre. The proposed map

is consistent with the General Plan's identified density range as it will subdivide an existing parcel into two single-family residential lots. Parcel one would be approximately 1.182 gross acres and Parcel two would be approximately 1.083 gross acres, thus within the density range for the RC-VLDR. Rural Community: Very Low Density Residential (RC-VLDR), land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Very Low Density Residential designation), equestrian and other animal-keeping uses are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. In addition, the proposed map is consistent with the General Plan Land Use Policy 22.2 as each lot will have access to a public road and provide adequate septic capacity on each lot for each single-family residential use as demonstrated in the will serve letter by the Western Municipal Water District. General Plan Land Use Policy 22.3, states "Ensure that development does not adversely impact the open space and rural character of the surrounding area." The change of zone will not adversely impact the open space and rural character of the surrounding area because the project will still maintain the rural character of large acre lots of approximately 1 acre each. The project proposing to change the Zoning Classification from 10-acre minimum to 1-acre minimum. The proposed project's General Plan Designation is Rural Community: Very Low Density Residential and the surrounding parcels to the north, south, east and west are approximately 1 acre each and are also within the Rural Community: Very Low Density Residential Land Use Designation and the project does not propose a change, which is consistent with the policy. Therefore, the proposed map is consistent with General Plan.

Woodcrest Agricultural Preserve No. 1

An Agriculture Preserve is an area devoted to those agricultural uses allowed under the provisions of the California Land Conservation Act of 1965 or the Williamson Act. The Williamson Act allows the County of Riverside to designate agricultural preserves wherein agricultural properties will be assessed on the basis of agricultural production rather than the current market value. The Woodcrest Agricultural Preserve is a boundary of farmland in a land conservation contract agreement within the Lake Mathews/Woodcrest Area Plan. The proposed project is within the Woodcrest Agricultural Preserve No.1, Map No. 20. The Woodcrest Agricultural Preserve No.1 was established and adopted on February 24, 1969 by Board of Supervisors, consisting of 119.39 acres. The project parcel of 2.27 acres was added to the Agricultural Preserve Woodcrest No. 1, within the Agricultural Enlargement Project of the Agricultural Preserve Woodcrest No. 1, Map No. 124, on adopted on February 8, 1971, adding 173.04 acres to the preserve. The applicant is requesting an Agricultural Preserve Diminishment Application No. 1071 (AG01071) to remove the parcel from the Woodcrest Agricultural Preserve No. 1 and develop the property into two residential parcels. The Agricultural Diminishment will be considered at the Board of Supervisors along with the Change of Zone. Further technical findings of the Agricultural Diminishment will be documented within the Form 11 for the Board of Supervisors Hearing.

Assembly Bill 52

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eleven tribes on November 2, 2017. Consultations were requested by the Pechanga Band of Luiseno Mission Indians (Pechanga) and the Soboba Band of Luiseno Indians (Soboba). Both tribes requested specific conditions of approval be placed on the project. These included a condition for procedures in the case of unanticipated resources and human remains being identified during ground disturbing activities related to construction of the project. These conditions of approval were provided to the Tribes on June 13, 2018.

Consultation with Soboba was concluded on June 14, 2018. Consultation with Pechanga on June 13, 2018. No tribal cultural resources were identified on the subject site. (15. Planning. CUL)

Airport Land Use Commission

On November 2, 2017, notification in regards to this project was sent to the Airport Land Use Commission (ALUC), for review. The project was scheduled for an ALUC hearing on April 12, 2018 (File No. ZAP1299MA18) and was found to be consistent as it relates to airport compatibility issues and does not necessarily constitute an endorsement of the change of zone. As the site is located within Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area, where resident densities are not restricted, both the existing and proposed zoning are consistent.

File No(s). CZ07954, PM37340, and AG01071 was submitted to the County of Riverside on October 20, 2017.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Negative Declaration (Neg Dec) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA) (Environmental Assessment No. 43076). The Initial Study determined that the project would not result in a significant impact on the environment. The IS and Neg Dec represent the independent judgment of Riverside County. The documents were circulated for a 20-day public review period per the California Environmental Quality Act Statute and Guidelines Section 15105.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Rural Community: Very Low Density Residential (RC: VLDR) (1-Acre Minimum), and is located in the Woodcrest/Lake Mathews Area Plan. The Tentative Parcel Map conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property. The surrounding uses are farmland to the west and to the north, south, and east are single family residences. The site will remain residential with the existing residence and a new parcel for a future single-family residence. The project is not proposing development for this site. However, the design of the proposed land division will not conflict with easements acquired by the public at large for access through, or use of property within the proposed land division, because the Transportation Department did not require a circulation improvements and the existing road is already improvement. However, the project does provide adequate primary access on Chicago Avenue. Therefore, the project design, conditions of approval, and permitting will ensure that the project will not have a negative effect on the public's health, safety, and general welfare. The land use component and designation allow for single family residences on large 1 to 2 acre parcels. The project will result in two parcels of 1 acre or more.

Therefore, for these reasons and for the additional reasons set forth above, the project is consistent with the General Plan.

2. The project site has a Zoning Classification of Light Agriculture ten (10) Acre Minimum, which is generally inconsistent with the existing Riverside County General Plan Land Use Designation of Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum), because the Zoning Classification requires more acreage than the General Plan Land Use Designation recognizes is appropriate for the given Land Use Designation. A Zone Change application has been submitted with the Tentative Parcel Map to facilitate Zoning and General Plan consistency. The project proposes to change the zoning classification from Light Agricultural ten (10) Acre Minimum, to Light Agricultural one (1) Acre Minimum. The General Plan designation of Rural Community: Very Low Density Residential and the Zoning Classification of Light Agricultural one (1) Acre Minimum will be consistent.
3. **Community/Specific Plan.** The subject site is not located within a Specific Plan, General Plan Policy Area, or Community Plan. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of scattered residential development, vacant land, and agricultural development because the proposed project is a tentative parcel map proposing two residential lots of 1 acre each. The surrounding parcels range from 1 acre to 2 acre parcels, the surrounding General Plan Land Use Designations Rural Community: Very Low Density Residential (1/2 Acre Minimum), the surrounding Zoning Classifications of Light Agriculture, 1 Acre Minimum (A-1-1) and Light Agriculture, 10 Acre Minimum (A-1-10) and the surround parcels are not within a Specific Plan, General Plan Policy Area, or Community Plan.

Entitlement Findings:

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

Tentative Parcel Map No. **37340** is a proposal to subdivide **2.27**-acres into two (**2**) lots. The findings required to approve a Map, pursuant to the provisions of the Ordinance No. 460, are as follows:

1. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "H" Map.
2. The design of the tentative parcel map is consistent with the General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster a variety and choice in community development, particularly in choice and opportunity for housing in various styles, of varying densities and of wide range prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. Promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed map will comply with General Plan by providing one-acre single-family residences that comply with the minimum

density, and the intent of the principle of the General Plan. The project site is not located within a Specific Plan.

3. The proposed map, subdivision design and improvements are consistent with the General Plan and with all applicable requirements of State law and the ordinances of Riverside County, because the project site is designated Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) in the Lake Mathews/Woodcrest Area Plan. The land use designation allows for single family residences on large 1 to 2 acre parcels. The property is a 2.27 acre parcel, and the tentative parcel map is consistent, because the project is proposing to change the zone from Light Agricultural ten (10) acre minimum to Light Agricultural one (1) acre minimum. The Land Use designation and the Zoning classification will be consistent and with the one (1) acre minimum parcel requirement. Therefore, the Schedule "H" subdivision is consistent with the General Plan. There are no applicable specific plans.
4. The site of the proposed land division is physically suitable for a two lot subdivision development in that the project site is located in an area that is comprised of single-family residential uses on large lots, has access readily available from Chicago Avenue, and has no environmental constraints that prohibits the proposed land division. The density proposed is compatible with the existing and planned surrounding land uses within the project vicinity. Therefore, the project site meets this requirement.
5. The land division is located within a Very High Fire Hazard Area; however, emergency vehicle access is available to the project site from Chicago Avenue. Fire Department conditions of approval, such as location of fire hydrants, fire lanes painted with appropriate signage, portable fire extinguishers, sprinkler system blue dot reflectors, water system capable of required fire flow of 20 PSI will ensure that life and property are protected. The project site is not located within a fault zone, or within a ½ mile of a fault. The Project site has a low potential for liquefaction and is susceptible to subsidence the safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery and will have no impacts on biological resources. The County of Riverside has conditioned the project prior to grading permit issuance for the completions of a pre-construction nesting bird survey. Compliance with the requirements of the California Building Code and standard conditions of approval will ensure that structure will be built to withstand any potential hazards related to potential for liquefaction and is susceptibility. Therefore, health, welfare and safety of the community and property owners will not be jeopardized by the proposed land division.
6. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division, because the project design will ensure there will be not conflict with providing accessibility. Southern California Edison Company has a utility easement and this easement not affect the proposed land division.

7. The lots or parcels as shown on the Tentative Map are consistent with the minimum size required by the project site's Zoning Classification of Light Agriculture, 1 acre minimum in that the proposed map will create 2 residential lots at approximately 1 acre each.
8. The Environmental Assessment prepared for the project analyzed the potential environmental impacts of the project. Based on the findings and conclusions in the attached Environmental Assessment the design of the tentative parcel map is not likely to cause substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat due to the incorporation of mitigation measures and standard conditions of approval.
9. The proposed map is in compliance with all applicable California Law, specifically the Subdivision Map Act. The proposed map was prepared by Mahmoud Khalili Samani, California Licensed Land Surveyor #8766, under the guidelines of the Subdivision Map Act.

Schedule "H" Findings:

1. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "H" Map. Based on review by staff, the proposed Project is consistent with the minimum improvements for a Schedule H subdivisions as provided in Section 10.13.A.1. (*Schedule "H" Parcel Map Division*) of Ordinance No. 460 as they pertain to streets, domestic water, fire protection, sewage disposal, and electrical and communication facilities.

A. Streets. The minimum improvements for streets shall be as follows:

a. Proposed Streets. No improvements are required. The parcel map is not proposing new streets for this minor lot division. The Transportation Department is requiring sufficient right-of-way dedication for public use to provide a 20 foot half-width for the frontage road of 'Chicago Avenue' per Standard No. 106, Section "A" of Ordinance No. 461. (50. TRANS. Sufficient R-O-W).

b. Non-circulatory streets located in an area where the geography will not sustain parcels of less size may have the street section reduced to 28 feet in width. The street shall be improved with asphalt concrete paving, designed and constructed in conformance with Ordinance No. 461. The frontage road 'Chicago Avenue' is already existing. The project is conditioned to provide 20 feet half-width of dedication for future road improvements. (50. TRANS. Sufficient R-O-W).

1)Rural Residential (Local) roads shall be not less than 24 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with Ordinance No. 461, Standard No. 138. The existing project's frontage road is paved with an aggregate base along the private road 'Chicago Avenue' has a width of 40 feet, which exceeds the required 24 foot minimum width requirement for private

roads.

c. Existing streets: If any segment of an existing roadway section in which the grade, alignment, and drainage are not adequate as determined by the Transportation and Fire Departments and/or the width of the traveled way is less than 18 feet; street and drainage improvement plans shall be prepared detailing the work necessary for the deficient section to be brought in compliance with County's grade, alignment, and drainage standards as stated in Ordinance Nos. 460 and 461, and the designated roadway sections as listed in section A.1.a. of Ordinance No. 460, Section 10.13. The existing frontage road 'Chicago Avenue' has a width of 40 feet, with a 10 foot dedication for future road improvements. Standard conditions have been applied to ensure that the land divider adheres to the guidelines for drainage requirements.

d. Access Roads: The design and construction requirements as stated in sections A.1.a. and A.1.b. above shall pertain for access road(s) from the nearest maintained road(s) as defined in Section 2.3 to the map boundary street(s). The existing access road to the property is a private road 'Chicago Road'. Chicago Road has a width of 40 feet, with a 10 foot for future road improvements.

- B. Street Improvement Plans.** *For the purposes of this section, Street Improvement Plans means plans prepared by a registered civil engineer and, as approved by the Transportation Department. The plans shall be drawn on acceptable reproducible material, drawn to a horizontal scale of not greater than 80 feet to an inch, a vertical scale of not greater than 8 feet to an inch, and contain a contour interval plotting of not greater than 5 feet. The plans shall show the following: The existing ground line profile at centerline, the engineered profile at centerline, the plan view layout of all right-of-way dedications, the water courses and the rate of surface runoff for a 100-year storm (Q's 100), the proposed drainage facilities within road dedications, the roadway cut and fill slope requirements, and all major topographic features and existing improvements. Design parameters shall be in compliance with Ordinances Nos. 460 and 461, unless otherwise approved by the Director of Transportation. The existing frontage road 'Chicago Avenue' is already paved, and required to provide 10 feet of dedication for future road improvements.*
- C. Other Improvements.** *Domestic water, fire protection facilities and electrical and communication facilities shall be as required by the Advisory Agency. This project has domestic water from WMWD. The project has access along Chicago Avenue for the Fire Department. The project be required to have electrical and communication facilities for future development.*
- D. Sewage Disposal.** *The minimum requirements for sewage disposal shall be as follows:*
- 1) No sewage disposal collection system is required; however, the land divider may be required to provide the Health Department with a sewage disposal feasibility report in conformance with Health Department and Regional Water Quality Control Board Standards. The project is proposing potable water service from Western Municipal Water District (WMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with WMWD as well as all other applicable agencies. (10.E Health-USE - WMWD WATER SERVICE.)*

E. Agricultural Lands. The following agricultural land shall be exempt from all improvement requirements specified within this section:

- 1) Lands lying within established agricultural preserves formed pursuant to the California Land Conservation Act and Riverside County Ordinance No. 509. This project is within the Woodcrest Agricultural Preserve No. 1. However, the project proposes an Agricultural Preserve Diminishment No. 1071 to remove this parcel from the Woodcrest Agricultural Preserve No. 1.*
- 2) Lands zoned A-1, A-2, or A-P, or A-D identified in the Riverside County Comprehensive General Plan as important farmland shown on the Agricultural Resources Map, and not less than 5 acres in size. The project is zoned Light Agriculture (A-1), however this project is less than 5 acres and therefore this not applicable to with this requirement.*

F. Exceptions. For the purposes of this section, the following exceptions shall apply to any parcel map division located in its entirety within a community services district:

- 1) Whenever in this ordinance reference is made to any street design, standards, minimum improvements, maintenance, access, or dedication thereof, the adopted street standards of the community services district shall apply in meeting any street requirement for land division approval, provided the Transportation Department has previously approved such standards. The land divider shall submit to the Transportation Department a street construction permit issued by the community services district approving the proposed street construction. The existing project's frontage road is paved with an aggregate base along the private road 'Chicago Avenue' has a width of 40 feet, which exceeds the required 24 foot minimum width requirement for private roads.*

General Public Health & Welfare

The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The project will be required to adhere to conditions of approval and be required to obtain building permits. The review of the project design by departments and agencies will 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. In addition, the applicant has received a 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.

Change of Zone Findings:

Change of Zone No. **7954** is a proposal to change the project site's Zoning Classification from Light Agriculture 10-Acre Minimum (A-1-10) to Light Agriculture One Acre Minimum (A-1-1).

1. The requested change of zone does not involve a change in or conflict with:
 - a. The Riverside County Vision, because the zone change is a request to change the Zoning Classification from Light Agriculture, Ten Acre Minimum to Light Agriculture, One Acre Minimum, which conforms with the Land Use Designation of Community Development: Very Low Density Residential, One Acre Minimum (CD: VLDR). As demonstrated above, the Land Use designation and the proposed Zoning Classification will be consistent generally and with the one (1) acre minimum parcel requirement.
 - b. The proposed zone amendment would not be detrimental to the health, safety or general welfare of the community, because the proposed change will not result in a physical change to the property. The property is currently utilized for residential uses and the proposed change of zone will allow the continued use of residential uses on the site.
 - c. The Change of Zone is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The design of the proposed land division are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridor, or impede the use of native wildlife nursery sites. The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery. The County of Riverside has conditioned the project prior to grading permit issuance for the completions of a pre-construction nesting bird survey.

The land division is located within a Very High Fire Hazard Area; however, emergency vehicle access is available to the project site from Chicago Avenue. Fire Department conditions of approval, such as location of fire hydrants, fire lanes painted with appropriate signage, portable fire extinguishers, sprinkler system blue dot reflectors, water system capable of required fire flow of 20 PSI will ensure that life and property are protected. The project site is not located within a fault zone, or within a ½ mile of a fault. The County of Riverside has conditioned the project prior to grading permit issuance for the completions of a pre-construction nesting bird survey. Compliance with the requirements of the California Building Code and standard conditions of approval will ensure that structure will be built to withstand any potential hazards related to these geological factors. Therefore, health, welfare and safety of the community and property owners will not be jeopardized by the proposed land division.

- d. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of scattered residential development, vacant land, and agricultural development. Therefore the change of the zoning classification will not result in an incompatible land use, since the project site will continue to be zoned for and utilized for residential uses.
- e. The project site area is 2.27 gross acres. Pursuant to Ordinance No. 348, the A-1-1 (1 Acre Minimum) zoning classification also requires a minimum lot size of one acre, (43,560

square feet). The project's lot sizes will approximately range in size from 1.08 acres (47,175 square feet) to 1.18 acres (51,487 square feet), which is compatible with the surrounding development pattern in the project vicinity. Therefore, the change of zone is consistent with the A-1-1 (1-Acre Minimum) zoning classification.

Light Agriculture (A-1) Ordinance No. 348 Article XIII, Section 13.2 Development Standards

Findings:

- A. *Lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average lot depth of 150 feet.* The minimum lot size for A-1-1 Zone Classification is 1 acre, or 43,560 feet. The minimum average lot width for the A-1-1 Zone Classification is 100 feet, and the minimum average lot depth is 150 feet. The project's shortest lot width proposed is approximately 154 feet, and shortest lot depth of approximately 306.60 feet. Therefore, as proposed, the Project is in compliance with the minimum lot size and dimensions.
- B. *Minimum yard requirements shall be 20 feet front yard, five feet side yard, and ten feet rear yard.* The proposed site has an existing residence that will remain. The project does not propose any new plans for development for the remaining parcel. The proposed new parcel will give the ability to comply with the Development Standards per Section 13.2.B. The developed lot's (Parcel 1) front yard setback is 84.44 feet, side yard is 13 feet and the rear yard is 190.12 feet.
- C. *One family residences shall not exceed forty (40') feet in height. No other 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 exceed seventy-five (75') feet in height or any other structure exceed one hundred five (105') feet in height, unless a variance is approved pursuant to Section 18.27. of this ordinance.* The proposed site has an existing residence at 12 feet in height and constructed 1977 which will remain. The project does not propose any new development for the remaining parcel. Any future development will be required to adhere to these standards.
- D. *Automobile storage space shall be provided as required by Section 18.12. of Ordinance No. 348.* The project has an existing residence and attached garage constructed in 1977.

Other Findings:

- 1. The project site is not located within a Conservation Area of the Western Riverside Valley Multiple Species Habitat Conservation Plan, however it is within the boundaries. The project consists creating an additional parcel of land by subdividing the current 2.27-acres. The new parcel will consist of a vacant lot as no development project is currently proposed. The project will not have a substantial adverse effect, either directly or through habitat modification, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations. According to the MSHCP Compliance Document the presence of wetlands waters and non-wetland waters of the U.S. and California Department of Fish and Game (CDFG) jurisdictional drainages on the property did not exist. The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridor, or impede the use of native wildlife nursery sites. The project site is located within the required habitat

assessment survey area for burrowing owl. According to the biological report, there was habitat for this species on site, and protocol burrowing owl surveys were performed. Also, no burrowing owls were detected on or with the 150-meter buffer area of the property over the course of the four protocol-level focused burrowing owl surveys. The project is consistent with Section 6.3.2 of the MSHCP.

2. The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery. The County of Riverside has conditioned the project prior to grading permit issuance for the completions of a pre-construction nesting bird survey. Therefore, the project fulfills the plan requirements.
3. The project site is located within the City of Riverside Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. This project conforms to the MOU because information regarding the project was provided to the City of Riverside for review on November 2, 2017, for comment. No comments were received either in favor or opposition of the project. The project is consistent with the City of Riverside's Land Use Designation of VLDR - Very Low Density Residential.
4. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. **Very High Fire:** This land division is located within a high fire hazard severity zone in the Local Responsibility Area. Building setbacks and vegetation management plan shall be in accordance with the California Public Resources Code. Buildings already exist on lots created by this land division, but shall comply with the special construction requirements of the California Building Code. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 503.2.1 Dimension of the and Riverside County Fire Ordinance No. 787 that road access shall be unobstructed with a width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and a unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

The project meets this requirement by providing primary access on Chicago Avenue to the property. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by

road standards for fire equipment access – requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall have covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needs, or other vegetation, standards for signs identifying streets, and roads and buildings. The project location provides adequate accessibility to the project site for all emergency vehicles. Fire protection and suppression services will be available for the subdivision through Riverside County Fire. (50. Fire)

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

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

APPEAL INFORMATION

The Board of Supervisors is required to hold a public hearing on the proposed Project. The decision of Board of Supervisors is considered final.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Planning Director

NEGATIVE DECLARATION

Project/Case Number: CZ07954, PM37340, and AG01071

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

PROJECT DESCRIPTION AND LOCATION. (see Environmental Assessment/Initial Study and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Dionne Harris Title: Project Planner Date: October 22, 2019

Applicant/Project Sponsor: Ming Chin Nozawa Date Submitted: October 22, 2019

ADOPTED BY: Planning Director

Person Verifying Adoption: Dionne Harris Date: November 7, 2019

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

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

For additional information, please contact Dionne Harris at 951-955-6836.

Revised: 06/20/19

Y:\Planning Case Files-Riverside office\PM37340\DH-PC-BOS Hearings\DH-PC\PM37340.Negative Declaration.docx

Please charge deposit fee case#: ZEA 43076 ZCFG6451

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 43076
Project Case Type (s) and Number(s): CZ07945, PM37340 and AG01071
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Dionne Harris
Telephone Number: (951) 955-8254
Applicant's Name: Ming Chin Nozawa
Applicant's Address: 8223 Orange St. Rosemead, CA 91770

I. PROJECT INFORMATION

Project Description:

Change of Zone No. 7954 (CZ07954) - The Project site consist of one parcel totaling approximately 2.27 gross acres and is presently zoned with Light Agriculture, 10 acre minimum (A-1-10). The applicant is proposing to change the zone from Light Agriculture, 10 acre minimum (A-1-10) to Light Agriculture, 1 acre minimum (A-1-1).

Tentative Parcel Map No. 37340 (PM37340) – Schedule “H” subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existng single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two.

AGRICULTURAL PRESERVE NO. 1071 (DIMINISHMENT/CANCELLATION) - The applicant proposes to diminish 2.27 acres from Wood Preserve Agricultural Preserve No. 1 and cancel the land conservation contract executed for Wood Preserve No. 1, Amendment #6, Map No. 946. The applicant also filed an application for a notice of nonrenewal for the abovementioned land conservation contract.

Together, CZ07954 and PM37340 comprise the “Project.”

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

B. Total Project Area:

Residential Acres: 2.27	Lots: 2	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:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 280-060-003

Street References: The project site is located northerly of Hibiscus Ave., southerly of Gentian Ave., easterly of Chicago Ave., and westerly of Cecil Ave.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township 3 South, Range 4 West, Section 19 Southwest

E. Brief description of the existing environmental setting of the project site and its surroundings: The project site has a residence on it surrounded by vacant land and scattered single family residences.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** General Plan Foundation: Rural Community, General Plan Land Use Designation: Very Low Density Residential (VLDR).
2. **Circulation:** Although the project is not along a General Plan Amendment Circulation Element Right-of-Way, adequate circulation facilities exist and are proposed to serve the project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land is required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is within a high fire hazard area and has low potential for liquefaction, and high wind erosion in the project area. The proposed project is not located within any other special hazard zone (including fault zone and dam inundation zone). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project 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, because the project is to request the subdivision of a parcel and does not propose any new construction.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project is a subdivision of two parcels with one existing residence. The Agricultural Preserve Diminishment and a Change of Zone will not impact the air quality because the project scope is relatively limited with no construction proposed at this time. Given the project's scope it a traffic impact analysis, Air Quality and Green House Gas studies were not required. The project incorporates the Climate Action Plan policy AQ 20.11, which states, to increase energy efficiency of the new developments through efficient use of utilities (water, electricity, natural gas) and infrastructure design. Also, increase energy efficiency through the use of energy efficient mechanical systems and equipment. This project will be serviced by EMWD and would include Title 24 Standard for energy efficiency for ultimate development. The design will allow for one or a second dwelling as a use by right on the proposed vacant lot. No grading or development is proposed for this project.
8. **Healthy Communities:** The project is for a Tentative Parcel Map, Agricultural Preserve Diminishment and a Change of Zone, which will comply with the Healthy Communities policies.

A. **General Plan Area Plan(s):** Lake Mathews/Woodcrest

B. **Foundation Component(s):** Rural Community (RC)

C. **Land Use Designation(s):** Very Low Density Residential (VLDR)

D. **Overlay(s), if any:** There are no overlays

E. Policy Area(s), if any: There are no policy areas

F. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Lake Mathews/Woodcrest
2. **Foundation Component(s):** Rural Community (RC)
3. **Land Use Designation(s):** Very Low Density Residential (VLDR)
4. **Overlay(s), if any:** There are no overlays
5. **Policy Area(s), if any:** There are no policy areas

G. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not applicable
2. **Specific Plan Planning Area, and Policies, if any:** Not applicable

H. Existing Zoning: Light Agriculture, Ten Acre Minimum (A-1-10)

I. Proposed Zoning, if any: Light Agriculture, One Acre Minimum (A-1-1)

J. Adjacent and Surrounding Zoning: Light Agriculture, Ten Acre minimum (A-1-10) to the west, in immediate proximity surrounding the project site, the zoning is Light Agriculture (A-1), and Light Agriculture, One Acre minimum (A-1-1) to the south.

II. 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 | |

III. 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.

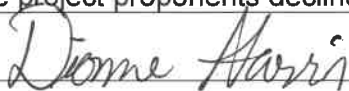
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

10/22/19

Date

Dionne Harris Project Planner

Printed Name

For: Charissa Leach, P.E.

Assistant TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no impact.

b-c) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, the property is currently improved with an existing residence and landscaping. The remaining area of the site does not contain any rock outcroppings or unique or landmark features. The undeveloped portion of the project site is vacant land with a variety of scattered trees that would remain as part of the project. The project does not request construction at this time, however, the project provide an opportunity for one single-family residence per parcel. The single-family residences would be subject to all applicable County development standards, design guidelines, and is not anticipated to be aesthetically offensive to public view. The project also includes a zoning acreage change, and the diminishment and cancellation of the agricultural preserve. The Agricultural Preserve diminishment and cancellation would not present an impact to the environment because the project has an existing residence and the project proposes an additional residence for the foreseeable future, however does not propose the construction of a

residence. The parcel does not have agricultural uses currently and single family residences are allowed in the Light Agriculture Zoning Classification. Therefore, the proposed use will not will not cause a significant impact. The project is in and will maintain the rural setting and is surrounded by rural residential uses. Therefore, this project will not degrade the visual character or quality of the public views of the site and its surroundings area. Therefore, impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

Source(s): GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is located approximately 1.73 miles outside the Mt. Palomar Observatory and not within any Zone of Ordinance No. 655. The project is not subject to the provisions of Ord No. 655. The project has an existing residence. No construction is proposed at this time, however, the project will facilitate the construction of one new residential structure on the proposed parcel that could add light sources to the site. Although the potential for a new source of light would generally accompany the future development of the site, the site is located outside of the area identified in Ordinance No. 655. Furthermore, it is anticipated that these light sources would not reach a significant level due to the size, scale, scope of a new residential structure. No impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source(s): On-site Inspection, Project Application Description

Findings of Fact:

a-b) The parcel created by this tentative map will ultimately be developed with one (1) additional residential unit similar in character with any surrounding residential development. Therefore, the project is not anticipated to create a significant new source of light or glare in the area or expose adjacent residential properties to unacceptable light levels. Therefore, impacts are less than significant.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials. "A Guide to the Farmland Mapping and Monitoring Program 2004 Edition" prepared by California Department of Conservation.

Findings of Fact:

a) According to the Farmland Mapping and Monitoring Program (FMMP), the project site is comprised of approximately 100% Other Lands Below are the defining factors of these designations:

Prime Farmland – Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Unique Farmland – Farmland of lesser quality soils used for the production of the state’s leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

Other Lands – Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

As proposed, the Change of Zone and Tentative Parcel Map could result in the ultimate development of one (1) additional single-family residences and 2.27 acres of Other Lands farmland will occur. However, the proposed Tentative Parcel Map is located in the Other Lands area. The Tentative Parcel Map exhibit indicates and notes that this proposed project is a Schedule H subdivision of 2.27 acres into 2 parcels; 1.18 and 1.08 acre lots.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Although the project proposes to convert primarily Other Lands/ Urban and Built-Up Land farmland to non-agricultural uses, this conversion alone does not necessarily result in a significant impact. As shown on the FMMP, there is a number of areas designated as Other Lands that will remain in the area and the current proposed change represents a small portion to the total farmland area surrounding the project. Furthermore, the project is currently improved with an existing single-family residential dwelling. Therefore, less than significant impacts will occur in regards to conversion of agricultural land to non-agricultural uses.

b) The project site is currently zoned Light Agriculture ten (10 Acre Minimum), which is considered an agricultural zone, pursuant to Section 21.3 of Riverside County Ordinance No. 348. The project proposes a rezoning to Light Agriculture (1 Acre Minimum), which is consistent with the Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) Land Use Designation. The proposed project is a Change of Zone from with Light Agriculture, 10-acre minimum (A-1-10) to Light Agriculture, 10-acre minimum (A-1-10) to Light Agriculture, 1-acre minimum and a Tentative Parcel Map of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The project is not proposing to change the zoning classification, the project is proposing the change in the size of the zoning classification requirements, therefore this would not create a conflict with existing agricultural zoning and the project does not currently have an agricultural use. The applicant has submitted a notice of non-renewal to cancel the Williamson Act Contract in nine (9) years and a Petition to diminish the parcel from the Riverside County Agricultural Preserve if adopted by the Board of Supervisors. Therefore, once the site is removed from the Agricultural Preserve, the project will not be subject to a Williamson Act contract or the land remain within a Riverside County Agricultural Preserve. Therefore, the proposed project will result in a less than significant impact.

However, the project site is currently located within Woodcrest Agricultural Preserve No. 1 (Map No. 946), having being added to this preserve on September 12, 2006 with the adoption of Map No. 124, and a Land Conservation Contract was executed for the project site and took effect as of February 24, 1971, according to recorded instrument number 19298.

Therefore, the project applicant has also filed (1) an application for a Notice of Nonrenewal within an Agricultural Preserve, (1) an application to diminish the size of Woodcrest Agricultural Preserve No. 1 by 2.27 gross acres (being the project site), and (1) a petition to cancel the land conservation contract for the portion of the agricultural preserve being diminished. The proposed project is not considered Prime farmland and the current use is residential. If the portion of the agricultural preserve is diminished and the land conservation contract cancelled, as described above, less than significant impacts will occur because the lands associated to the project will no longer be subject to a Williamson Act contract or an agricultural preserve as previously stated, and impacts would be less than significant.

c) The applicant is proposing a change of zone from Light Agriculture ten (10 Acre Minimum) to Light Agricultural one (1 minimum). Ordinance No. 625 defines land zoned for primarily agricultural purposes as A-1, A-P, A-2, A-D, and C/V. Property directly north of the project site is zoned Light Agricultural one (1 acre minimum), to the east, and west Light Agriculture ten (10 Acre Minimum), and to the south Light Agriculture ten (10 Acre Minimum). Uses permitted in these zoning classification allows for single-family development, and agricultural uses such as vineyards, groves, field crops and processing and packaging of agricultural. The proposed Change of Zone to Light Agricultural one acre minimum (A-1-1) will change the acreage and not the zoning classification. The Light Agriculture Zoning Classification is consistent with the Land Use Designation of Rural Community: Very Low Density Residential (RC:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VLDR) (1 Acre Minimum). The project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm") because the Light Agriculture (A-1) Zoning Classification will not change. The project proposes to change the zoning classification's acreage requirement not the zoning classification. Most of the adjacent land is designated Urban and Built-up, and the property does not appear to be used for agricultural purposes. Therefore, the diminishment of the project site will not likely result in the removal of any agricultural use given the nature of the request and the area. The surrounding properties are within the Light Agriculture (A-1) Zoning Classification and the surrounding properties to the north, south and east are developed with single family residences; to the west the property has over 110 acres of agriculture. Therefore, less than significant impacts will occur in regards to this issue area.

d) The proposed Change of Zone, and Tentative Parcel Map will result in the Project site being converted from the Zoning Classification of Light Agriculture A-1-10 (10 Acre Minimum) to Light Agriculture A-1-1 (1 Acre Minimum) with two (2) residential lots. The Zoning Classification of Light Agriculture is not being proposed to be amended. The project is proposing to change the (10 acre minimum) to (1 acre minimum). This project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use because the Light Agriculture (A-1) Zoning Classification will not change with the proposal to change the zoning classification, the proposal is for the acreage requirement. Most of the adjacent land is designated Urban and Built-up, and the property does not appear to be used for agricultural purposes. Therefore, the diminishment of the project site will not likely result in the removal of any agricultural use given the nature of the request and the area. The surrounding properties are within Light Agriculture (A-1) Zoning Classification and the surrounding properties to the north, south and east are developed with single family residences; to the west the property has over 110 acres of agriculture. Therefore, the project is less than significant impacts will occur on the site, which is classified Other Lands.

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," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code Section 51104(g)). Therefore, the proposed Project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. The project will have no impact.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed Project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest; therefore, no impact will occur

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook

Findings of Fact:

CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) The project site is located in the South Coast Air Basin, which is under the jurisdictional boundaries of the SCAQMD. The SCAQMD and Southern California Association of Governments (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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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greater than what was anticipated in the General Plan, then the proposed project would not conflict with the AQMP. The project is a Change of Zone from with Light Agriculture, 10-acre minimum (A-1-10) to Light Agriculture, 10-acre minimum (A-1-10) to Light Agriculture, 1-acre minimum and a Schedule "H" subdivision, which has a relatively small project scope that includes the subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The project does not require a traffic, CalEEMod, Air Quality and Green House Gas studies. The 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 is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP. Therefore, the impacts to air quality are considered less than significant.

b-c) 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. SCAQMD's cumulative air quality impact methodology states that if an individual project results in air emissions of criteria pollutants (ROG, CO, NOx, SOx, PM₁₀, or PM_{2.5}) that exceed the SCAQMD's daily thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of the criteria pollutant(s) for which the project region is in non-attainment under an applicable federal or state ambient air quality standard. Any development in the SCAB, would have a small or large cumulatively contribute to these pollutant violations. This proposed Project would have a less than significant impact.

The project is consistent with the General Plan and the Lake Mathews/Woodcrest Area Plan land use designations. The General Plan is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in the Climate Action Plan (CAP) within the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

Implementation of the project would not impact air quality beyond the levels documented. The project is a Change of Zone and a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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gross areas and is currently vacant. The project does not require a traffic, CalEEMod, Air Quality and Green House Gas studies. The project would not create an impact air quality in the short-term during construction and in the long-term through operation due to the project not proposing any construction at this time.

The project would not create an impact to air quality in the short-term during construction and in the long-term through operation due to the project not proposing any construction at this time. The project would ultimately result in a less than significant impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA. The proposed project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state fine particulate matter standards, and federal and state particulate matter standards. The project proposes a Change of Zone from with Light Agriculture, 10-acre minimum (A-1-10) to Light Agriculture, 10-acre minimum (A-1-10) to Light Agriculture, 1-acre minimum and a Schedule "H" subdivision and a 2-lot residential subdivision. Development of the project site will involve earth moving activities and construction of new facilities; however, the proposed project is not anticipated to exceed federal, state, or regional standards or thresholds or substantially contribute to existing or project air quality violations. Therefore, impacts will be less than significant.

A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions because it will not include commercial or manufacturing uses, or generate significant odors, as the creation of a single new parcel which may ultimately be developed to one additional single family residence and one potential second unit. Therefore, impacts will be less than significant.

d) According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). This project will result in 2-single family residences and will not include agriculture uses more than those use allowed by right for the Light Agricultural zoning classification. The proposed Project, involving a small subdivision of 2.27 acres into 2 lots. The project would be compliant with applicable General Plan Policies including AQ 2.1-2.4, 4.6, and 17.10 found in the Air Quality Element (County of Riverside 2015c). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed project is a four-lot residential subdivision that does not include any of the above uses. No impact will occur.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, 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): Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003), tentative Parcel Map 37340 Western Riverside County MSHCP Compliance Document, Searl Biological Services, dated revised June 14, 2018.

Findings of Fact:

a) The project consists creating an additional parcel of land by subdividing the current 2.27 acres. The new parcel will consist of a vacant lot as no development project is currently proposed. However, the new parcel would support the future development of a single-family residence.

The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Based on the Searl Biological Services study that was prepared for the proposed project on June 14, 2018, there is no habitat on site for any endangered, or threatened species. As a sensitive species with California

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Department of Fish and Game or U.S. Wildlife Service, and burrowing owls were not found on site. A 30-day preconstruction survey will be performed before a grading permit is issued to prevent impacts. The project will not have a substantial adverse effect, either directly or through habitat modification, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations. The project will not 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 California Department of Fish and Game or U.S. Wildlife Service. The long term SKR HCP provides Take Authorization for SKR within its boundaries when the SKR fee is paid. Therefore, impacts will be less than significant.

The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridor, or impede the use of native wildlife nursery sites. The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The project site will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of Clean Water Act. The proposed project will not conflict with any local policies or ordinances protection biological resources, such as a tree preservation policy or ordinance. There will be no impacts.

6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

The project site does not contain MSHCP Riparian/Riverine/Vernal Pool habitat or species associated with these habitats. The project is consistent with Section 6.1.2 of the MSHCP.

6.1.3 Protection of Narrow Endemic Plant Species

The project site is not located within a Narrow Endemic Plant Species Survey Area. Therefore, no surveys were required. The project is consistent with Section 6.1.3 of the MSHCP.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The project site is not located adjacent to an MSHCP Conservation Area. Therefore, the project is not subject to the MSHCP Urban/Wildland Interface Guidelines. The project is consistent with Section 6.1.4 of the MSHCP.

6.3.2 Additional Survey Needs and Procedures

The project site is located within the required habitat assessment survey area for burrowing owl. According to the biological report, there was habitat for this species on site, and protocol burrowing owl surveys were performed. No burrowing owls or their sign was observed on site or at any of the potential owl burrows locations, including the entrances, or suitable perch locations nearby) i.e., fence posts, stakes etc.). Also, no burrowing owls were detected on or with the 150-meter buffer area of the property over the course of the four protocol-level focused burrowing owl surveys. The project is consistent with Section 6.3.2 of the MSHCP.

b) Due to the fact no habitat for endangered or threatened species occurs on site. No impacts to any endangered, or threatened species will occur.

c) The project will have no 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. The Riverside County Planning Department, Environmental Programs Division determined the implementation of requiring a nesting bird surveys during the nesting bird season prior to grading, would

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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prevent impacts to special-status species from rising to a level of significance. Grading would not be allowed within a buffer area of the nest until the young fledge. There will be no impacts.

d) The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery.

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. 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. Nesting bird season is February 1st through August 31st. However, if habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted prior to ground disturbance or vegetation removal.

The County of Riverside has conditioned the project prior to grading permit issuance for the completions of a pre-construction nesting bird survey. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Environmental Programs Department/County Biologist for review and approval. (60. Planning-EPD)

The County of Riverside has conditioned the project prior to grading permit issuance for the completions of a 30-day preconstruction burrowing owl survey. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Environmental Programs Department/County Biologist for review and approval. (60. Planning-EPD)

The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites with adherence to Riverside County Conditions of Approval. No migratory wildlife corridors or nursery sites occur on site. There are no impacts.

e-f) According to the MSHCP Compliance Document the presence of wetlands waters and non-wetland waters of the U.S. and California Department of Fish and Game (CDFG) jurisdictional drainages on the property do not exist at the project site. There are no sensitive natural communities on site. There are no impacts.

g) The proposed project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees are located on the project site. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project:

8. Historic Resources

a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): On-site Inspection, Project Application Materials: Dudek 2018: "Phase I Cultural Resources Assessment for 15600 Chicago Avenue, Unincorporated Riverside County, California" dated April 2018.

Findings of Fact:

a) County Archaeological Report (PDA) No. 6044 submitted for this project (PM37340) was prepared by Dudek and is entitled: "Phase I Cultural Resources Assessment for 15600 Chicago Avenue, Unincorporated Riverside County, California" dated April 2018. This report was accepted by the County Archaeologist. Based on the Phase I Cultural Resources Assessment the site is not a historic site and would not alter a historic site. The South Central Coastal Information Center (SCCIC) records indicate that there are up to 60 resources have been recorded within one (1) mile of the project site. Based upon analysis of records and a survey of the property by a County approved Archaeologist, it has been determined that there will be no impacts to a historic site because the project site is not a historic site. There are no impacts.

b) Based upon analysis of records and a survey of the property by a County approved Archaeologist, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. There are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Dudek 2018: "Phase I Cultural Resources Assessment for 15600 Chicago Avenue, Unincorporated Riverside County, California" dated April 2018.

Findings of Fact:

a) County Archaeological Report (PDA) No. 6044 submitted for this project (PM37340) was prepared by Dudek and is entitled: "Phase I Cultural Resources Assessment for 15600 Chicago Avenue, Unincorporated Riverside County, California" dated April 2018. Based on the Phase I Cultural Resources Assessment the site is not a historic site and would not alter a historic site. The South Central Coastal Information Center (SCCIC) records indicate that there are up to 60 resources have been recorded within one (1) mile of the project site. Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site and therefore, the project will not destroy any archaeological site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to any archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. The project site is not a historic site and the possibility of finding archaeological resources would not occur with the implementation of the proposed project because there are no such archaeological resources onsite. There are no impacts.
- c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not disturb any human remains, including those interred outside of formal cemeteries within the potential impact area because there were none identified. There are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the project:

10. Energy Impacts

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a-b) Implementation of the proposed Project will comply with the California Green Building Standards Code and will not impact the environment due to wasteful, inefficient, or unnecessary consumption of energy resources. The Project is a tentative parcel map, which does not propose development at this time. However, the project would result in the ability to construct new residential uses per parcel. These residential uses and structures are not anticipated to utilize a significant amount of resources during project construction or operation. In addition, the project would be required to comply with the California Energy Code and the Title 24/California Green Building Standards Code, which establish mandatory measures related to energy efficiency in new construction. With the implementation of these measures, there would be no impact related to a conflict with an adopted energy conservation plan.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

GEOLGY AND SOILS Would the project directly or indirectly:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geology Report

Findings of Fact:

a) The proposed project is not located within proximity to the Alquist-Priolo Earthquake Fault Zone Overall, the project will not expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. The potential impact will be less than significant. As CBC requirements are applicable to all residential developments, the requirements are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source(s): Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geology Report

Findings of Fact:

a) According to RCLIS (GIS database), the potential for this site to be affected by seismically induced liquefaction is considered very low. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source(s): Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) Strong ground shaking can be expected at the site, as well as virtually all of southern California, during moderate to severe earthquakes in this general region. Potential impacts from ground-shaking can be lessened to a level of insignificance through compliance with the current California Building Code Seismic Design requirements and the building permit review process. Such compliance shall be required by Riverside County Ordinance. This requirement is not considered unique mitigation for CEQA purposes because it is generally applicable across the entire County. The proposed project will have a less than significant impact with regard to ground shaking.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geology Report

Findings of Fact:

a) The project site is not located within 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 rock fall hazards. There is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

Source(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Geology Report

Findings of Fact:

a) The effects of areal subsidence generally occur at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e. alluvium vs. bedrock) are present. This condition does not occur on the project site. However, according to "Map My County," the project site is mapped as susceptible to subsidence. California Building Code (CBC) requirements pertaining to development will prevent potential impacts. Through the CBC, the State provides a minimum standard for building design and construction. The CBC contains specific

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. It also regulates grading activities, including drainage and erosion control. As CBC requirements are applicable to all development, coupled with the lack of potential physical environmental impacts due to geologic hazards, they are not considered mitigation for CEQA implementation purposes. In addition, the project geologist concluded that unfavorable ground subsidence is not anticipated. Therefore, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): On-site Inspection, Project Application Materials, Geology Report

Findings of Fact:

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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"/>
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Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report

Findings of Fact:

a) The project site is relatively flat, there are no natural slopes on or near the site that could impact the proposed development, and no significant slopes are proposed. Furthermore, proposed grading will not create cut or fill slopes, nor will it affect or negate subsurface sewage disposal systems. Therefore, impacts will be less than significant

b) The proposed project is a tentative parcel map to subdivide two lots, there are no natural slopes on or near the site that could impact the proposed development, and no significant slopes are proposed. No grading is being proposed at this time and will not create cut or fill slopes greater than 2:1 or higher than 10 feet; therefore no impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project is a tentative parcel map to subdivide two lots and development is not being proposed at this time would not result in grading that affects or negates any active subsurface sewage disposal systems, however the project can result in a second dwelling use by right that will require grading. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

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

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would prevent the impact from rising to a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will prevent any potential impact from rising to a level of significance. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. The impact is less than significant.

c) The project is for a lot subdivision and will not require the use of sewers or septic tanks because the project only proposes to divide the parcel. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The site is located in an area of High Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:				
20. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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) Possible greenhouse gas producing elements of the proposed use, two lot subdivision, Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two. Short term construction activities will involve the use of diesel run construction equipment. The GHG analysis prepared for the proposed residential component of the proposed Project evaluated emissions associated with construction and operation and were compared with significance threshold developed by the SCAQMD, which provides a conservative means of evaluating whether project emissions would cause a significant impact. The project is to subdivide an existing residential parcel. The project development will ultimately result in an addition of a single family residence with the possibility of a second unit by right. There is no construction proposed for this project. The project will generate greenhouse gas emissions, either directly or indirectly, that may have a temporary less than significant impact on the environment during construction. Therefore, greenhouse gas emissions are expected to be generated, because no construction is proposed at this time. There is no impact.

b) The project is to subdivide an existing residential parcel. The project development will ultimately result in an addition of a single family residence with the possibility of a second unit by right. The project would not conflict with the General Plan policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The analysis determined that during construction and operation the Project would not generate greenhouse gas emissions, in excess of 3,000 metric tons of CO₂e either directly or indirectly, that may have a significant impact on the environment. The project will not conflict with any plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:				
21. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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): Project Application Materials

Findings of Fact:

a-b) The project has been reviewed by the Department of Environmental Health and is not anticipated to create a significant hazard to the public or the environment due to the transport, use, or disposal of hazardous materials or create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials. The project was reviewed by the Department of Environmental Health and was not found to have hazards to the public and environment. Therefore, the environmental impact is considered less than significant.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Therefore, there is no impact.

d) The project site is not located within one-quarter mile of an existing or proposed school. The Martin Luther King Jr. High School, is 1.6 miles from the site. Therefore, there is no impact.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment. The project site is not identified as a potential cleanup site on the EnviroStor website (<https://www.envirostor.dtsc.ca.gov/public/>), nor is it located in close proximity to any such site. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a) The project site is located within Airport Compatibility Zone B of the March Air Reserve Base/Inland Port Airport Influence area and therefore is subject to the review by the Airport Land Use Commission (ALUC). On November 2, 2017, notification in regards to this project was sent to the ALUC, requesting review of the project. The project was scheduled for an ALUC hearing on April 12, 2018 (File No. ZAP1299MA18) and was found to be consistent as it relates to airport compatibility plan subject to standard conditions of approval, (15. Gen- ALUC). Therefore, impacts are less than significant.

b) The tentative map and change of zone were reviewed by the Airport Land Use Commission on November 2, 2017. They determined that the project was consistent with the Airport Land Use Compatibility Plan. Therefore, impacts are less than significant.

c) It has been determined through ALUC review that the project where resident densities are located, that the project is not restricted. Therefore impacts are less than significant.

d) The project is not located within the vicinity of a private airstrip or heliport and therefore does not pose a safety hazard to people residing or working in the project area. Therefore, there are no 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:				
23. Water Quality Impacts				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater 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

Findings of Fact:

a) The project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two. The project does not propose any new construction. The project proposes to subdivide the parcel into two (2) parcels that would support an additional single-family residence. The project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality because the project has been fully graded and has an existing residence. Therefore impacts are less than significant.

b) The proposed project has an existing single family residence and has been fully graded. The proposed project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existng single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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There is no new development being proposed at this time. Ultimate development of the site will require review and approval by the Building and Safety Department and will be subject to conditions of approval that will ensure that grading and construction of the single-family residence will not interfere with any groundwater supply. The project will not significantly alter the existing drainage pattern. Therefore impacts are less than significant.

c) This project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two, therefore no drainage study was required or needed due to the small size and scope of the subdivision. Therefore, when grading and building plans are submitted for the future residential development of the site standard conditions of approval will ensure that any 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 water quality standards or waste discharge requirements are not violated by requiring the land divider to provide adequate drainage facilities and disposing of any off-site drainage flows. The project has an existing home and has been fully graded. In addition, there are no impervious improvements proposed and therefore, no WQMP was required. Therefore impacts are less than significant.

d) The project will not create or contribute to substantial erosion or siltation on-site or off-site and will not exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of substantial erosion or siltation on-site or off-site because the project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two.

e) The project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site, because the project is a small size and scope subdivision of 2.27 acres into two parcels. Therefore impacts are less than significant.

f) The project has an existing residence and is developed and has the potential for another residence and therefore would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The proposed project has an existing single family residence and has been fully graded. Therefore, when grading and building plans are submitted for the future residential development of the site standard conditions of approval will ensure that any contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. Therefore impacts are less than significant.

g) The project has an existing residence on site has been fully graded, the project will not degrade water quality. No storm water BMPs are required, because there is no development being proposed at this time nor does the scope of the project require BMPs or planned stormwater drainage systems. The project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two and would not impeded or redirect flood flows. Therefore, when grading and building plans are submitted for the future residential development of the site standard conditions of approval will ensure that the construction does not impeded or redirect flood flows. Therefore impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h-i) The project will not substantially degrade water quality or include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). The project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support an additional single-family residence on Parcel two and would not cause flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation or conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan because the project is not near a body of water and is fully graded. The impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING	Would the project:			
24. Land Use				
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The General Plan Foundation Component and Land Use Designation is Community Development: Very Low Density Residential, (1 Acre Minimum) (CD: VLDR). The project proposes the Change of Zone from Light Agricultural, Ten Acre Minimum, to Light Agricultural, One Acre Minimum. There is an existing residence that was constructed in 1977, and no new construction is proposed at this time. The project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two. The proposed Change of Zone from Light Agricultural (10 Acre Minimum) (A-1-10) to Light Agricultural (1 Acre Minimum) (A-1-1) will be consistent with the Land Use Designation of Rural Community: Very Low Density Residential (1 Acre Minimum). The General Plan designation of Rural Community: Very Low Density Residential and the Zoning Classification of Light Agricultural (1 Acre Minimum) (A-1-1) will be consistent with the Land Use Designation requirement of the acreage size (1 Acre Minimum). The project site is inconsistent with the existing Zoning Classification of Light Agricultural, (10 Acre Minimum) (A-1-10) and the Rural Community: Very Low Density Residential (1 Acre Minimum) due to the project's parcel size of only 2.27 acres. This proposed project is also to subdivide the lot into two parcels of approximately 1.08 acres and 1.18 acres, and the proposed zoning of to Light Agricultural one (1 Acre Minimum) would be consistent. The project's use will continue as residential and the Zoning Classification being proposed will is not change zone only the acreage requirement from 10 acres to 1 acres. Therefore, the project will result in a less than significant environmental impact or create conflict

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

b) The project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acreage and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acreage and is currently vacant. The subdivision would support a future single-family residence on Parcel two. The project site is already existing and no new construction is proposed at this time. Therefore, this project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). There are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a) The project site is not within Mineral Resource Zones, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources. There will be no impact.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. There will be no impact.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. There will be no impact.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise

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

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

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The site is located at 15600 Chicago A venue (on the easterly side of Chicago Avenue), southerly of Gentian Avenue, and northerly of Hibiscus Avenue, within the unincorporated community of Woodcrest, approximately 22,800 feet westerly of the northerly end of Runway 14-32 at March Air Reserve Base. It has been determined through ALUC review that the project where resident densities are located, that the project is not restricted. The March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan depicts the site as being outside the 60 CNEL range from aircraft noise. Therefore, impacts are less than significant.

b) As the site is located within Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area, where resident densities are not restricted, both the existing and proposed zoning are consistent. It has been determined through ALUC review that the project where resident densities are located. The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

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

Source(s): Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-b) The project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two. The proposed project has an existing residence and no construction is proposed for this tentative subdivision at this time. Therefore the project will not produce any new noise or expose any person to a generation of noise levels. There is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Paleontological Resource Impact Mitigation Program ("PRIMP") Report

Findings of Fact:

a) According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. There is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:

29. Housing

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Project Application Materials, GIS database, Riverside County General Plan Housing Element

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a-b) The project will create an additional parcel that could be developed to add a single-family residence in the future. It will therefore not displace housing or require the replacement of housing elsewhere and will not create a demand for additional housing or modify household earnings. There is no impact.

c) The project will not displace people or require the construction of replacement housing. The project will not affect the County Redevelopment Project area. There will be no increase of the population as a result of this project. There is no expected population growth as a result of this project which would require an increase in new homes or businesses. There is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

30. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be prevented by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to address the potential effects to fire services. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to address the potential effects to sheriff services. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside Unified School District School District correspondence, GIS database

Findings of Fact:

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Riverside Unified School District. This project must to comply with School Mitigation Impact fees in order to address the potential effects to school services. Therefore there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. This project shall comply with County Ordinance No. 659 to address the potential effects to library services. This is a standard Condition of Approval and pursuant to CEQA. There are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

The proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project will not include recreation facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Impacts are less than significant.

b) The project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support an additional single-family residence on Parcel two and would not create the 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. Therefore, impacts are less than significant.

c) The project site is not located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a trail system?				

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System

Findings of Fact:

The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts recreational trails.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Project Application Materials

Findings of Fact:

a) The project site would not result in any conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities because the project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existng single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two. The project frontage road is Chicago Avenue and is already paved. The There are no impacts.

b) The project will have a less than significant impact on the level of service standard established by the county 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 because the project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existng single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support an additional single-family residence on Parcel two. The project frontage road is Chicago Avenue and is already paved. Impacts are less than significant.

c) The project will have a less than significant impact on the increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses highways because the project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existng single-family dwelling. Parcel two is proposed at 1.083 gross acres and is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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currently vacant. The subdivision would support an additional single-family residence on Parcel two. The project frontage road is Chicago Avenue and is already paved. Impacts are less than significant.

d) The project site will have no impact on maintenance of roads because the project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support an additional single-family residence on Parcel two. The project frontage road is Chicago Avenue and is already paved. Impacts are less than significant.

e) The proposed project site would have no substantial impact on circulation during the project's construction because this project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two, which would not substantially increase circulation. The project frontage road is Chicago Avenue and is already paved. Impacts are less than significant.

f) The proposed project site would have less than significant impact on emergency access or access to nearby uses because the proposed project will have the same access road of Chicago Avenue. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact:

The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts bike trails.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

39. Tribal Cultural Resources

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eleven requesting tribes on November 02, 2017. Consultations were requested by the Pechanga Band of Luiseno Mission Indians and the Soboba Band of Luiseno Indians. Both tribes requested specific conditions of approval be placed on the project. These included a condition for procedures in the case of unanticipated resources and human remains being identified during ground disturbing activities related to construction of the project. These conditions of approval were provided to the Tribes on June 13, 2018. Consultation with Soboba was concluded on June 14, 2018. A closure letter was received from Pechanga on June 13, 2018. No tribal cultural resources were identified by any of the tribes because there are none present. Therefore there will be no impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Source(s): Project Application Materials, Water Company

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

a) The project will be served by the Western Municipal Water District with water. The Riverside County Department of Environmental Health has reviewed this project. The project will require the expansion of existing facilities to connect to the Western Municipal Water District water and septic, the construction of which would not cause significant environmental effects, because the project is not proposing future development at this time the expansion will not be required until future development is proposed. Therefore, impacts are less than significant.

b) Western Municipal Water District requires the project to connect to the water and sewer service. There is a sufficient water supply available to serve the project from existing residence and resources are established. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. The construction to connect to the water and sewer service which would not cause significant environmental effects, because the project is not proposing future development at this time the expansion will not be required until future development is proposed. Impacts are less than significant. (50.E Health)

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
41. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Department of Environmental Health Review

Findings of Fact:

a) There is no construction proposed for this project, therefore it will not result in the requirement for a new wastewater treatment facility. Furthermore, the existing residence is connected the septic and when the second residence is built it will be required to have new water treatment facilities. The construction to connect to the water and sewer service which would not cause significant environmental effects, because the project is not proposing future development at this time the expansion will not be required until future development is proposed. Therefore, impacts are less than significant.

b) The project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existng single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two. There is no need provide new services to this location at this time, however when the second residence is built it will be required an expansion to the existing wastewater treatment facilities. Therefore, impacts are less than significant. (50.E Health)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

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)?

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) Construction and operation of the proposed 2-lot subdivision would support a future single-family residence on Parcel two and would not substantially add to the landfill because the project is a subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. would result in the generation of solid waste, requiring disposal at a landfill. The Riverside County Waste Management Department operates six (6) landfills that serve Riverside County residents. Waste collected from unincorporated portions of western Riverside County are disposed of at one of four facilities: Badlands Landfill, Blythe Landfill, El Sobrante Landfill, and Lamb Canyon Landfill. Due to the Project's location, it is anticipated that solid waste generated during construction and long-term operation would be disposed of at Badlands Landfill, El Sobrante Landfill, and/or Lamb Canyon Landfill. These landfills have a permitted daily disposal capacity of between 3,000 and 16,054 tons per day. Therefore, the proposed Project would be served by landfills with adequate capacity to accommodate the Project's solid waste needs during both construction and long-term operation. Impacts are less than significant.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan). The project will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. 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
--	--------------------------------	--	------------------------------	-----------

43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

a-f) The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities such as drainage facilities and wastewater collection and treatment systems that support local systems. The applicant or applicant’s successor-in-interest shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities. Therefore, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) The proposed project is located within a very high fire and local responsibility area. The proposed project has been reviewed by the Riverside County Fire Department and several conditions of approval have been applied based on the above regulations to help ensure the safety of the residents and structures. Some of these conditions address the location of fire hydrants, construction materials, length and grade of the driveways, gated entries and turning radius. Therefore the project would not substantially impair an adopted emergency evacuation or response.

The project site is located within a very high fire hazard area. Development within the project site is required to comply with the wildland-urban interface fire area building standards of the California Building Code as well as the County’s Ordinance No. 787, use of fire retardant roofing materials and submittal of a fire protection/vegetation management (fuel modification) plan to the Riverside County Fire Department. The project would not contribute to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

The project site is served by the Riverside County Fire Department. The nearest fire station is the Riverside Fire Department located at Woodcrest Fire Station, 16533 Trisha Way, Riverside, CA 92504 approximately 3.3 miles south of the project. The project would possibly increase demands on fire protection but would be consistent with the Riverside County Fire Department Strategic Plan. In addition, the project would not significantly alter fire personnel response times and would be required to pay impact fees through the County fire protection impact mitigation program and development impact fee program and comply with County Fire Protection Ordinance No. 787.6 (50.Fire.2). These are standard conditions for developments and thus are not considered mitigation pursuant to CEQA. The project alone would not result in the need for 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, new fire station or the expansion of existing facilities, and thus impacts would be less than significant.

The project’s elevation is relatively flat at a range of 1540 - 1548 feet and is a subdivision project. Therefore, the project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, drainage changes, or to a significant risk of loss, injury, or death involving wildland fires.

The project would not contribute to the cumulative demands for new fire facilities. With the payment of impact fees, the project would have a less than cumulatively considerable impact on fire services. Therefore, the impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

<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 subdivision 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. As discussed in Section 9 (Archaeological Resources), the revised project and site would not impact any historical or cultural resources. Therefore, the proposed subdivision would not substantially degrade the quality of the environment. The project will incorporate the standard conditions of approval, will ensure all impacts are less than significant.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source(s): Staff Review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. These impacts can result from a combination of the proposed subdivision together with other residences causing related impacts. The proposed subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two. Each project is required to implement regulations, conditions and mitigation measures to limit cumulative impacts. Since the proposed project is a subdivision and does not produce any new environmental impacts not previously assessed and will implement conditions and measures to minimize environmental impacts, the proposed subdivision would not contribute substantially to cumulative impacts on any resource.

The subdivision of 2.27 acres into two parcels of residential uses. 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 project site in consistency with the existing General Plan land use designation for the site and would not result in substantial effects to any environmental resource

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

topic, as described though out this document. The project will incorporate the standard conditions of approval, will ensure all impacts are less than significant.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source(s): Staff Review, Project Application Materials

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. The site is not located near any sensitive receptors and implementation of conditions and mitigation measures required above would ensure the proposed revision would have a less than significant impact on human beings including impacts from air quality, geologic hazards, hazardous materials, and noise.

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.

Revised: 10/22/2019 10:51 AM
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RIVERSIDE COUNTY PLANNING DEPARTMENT

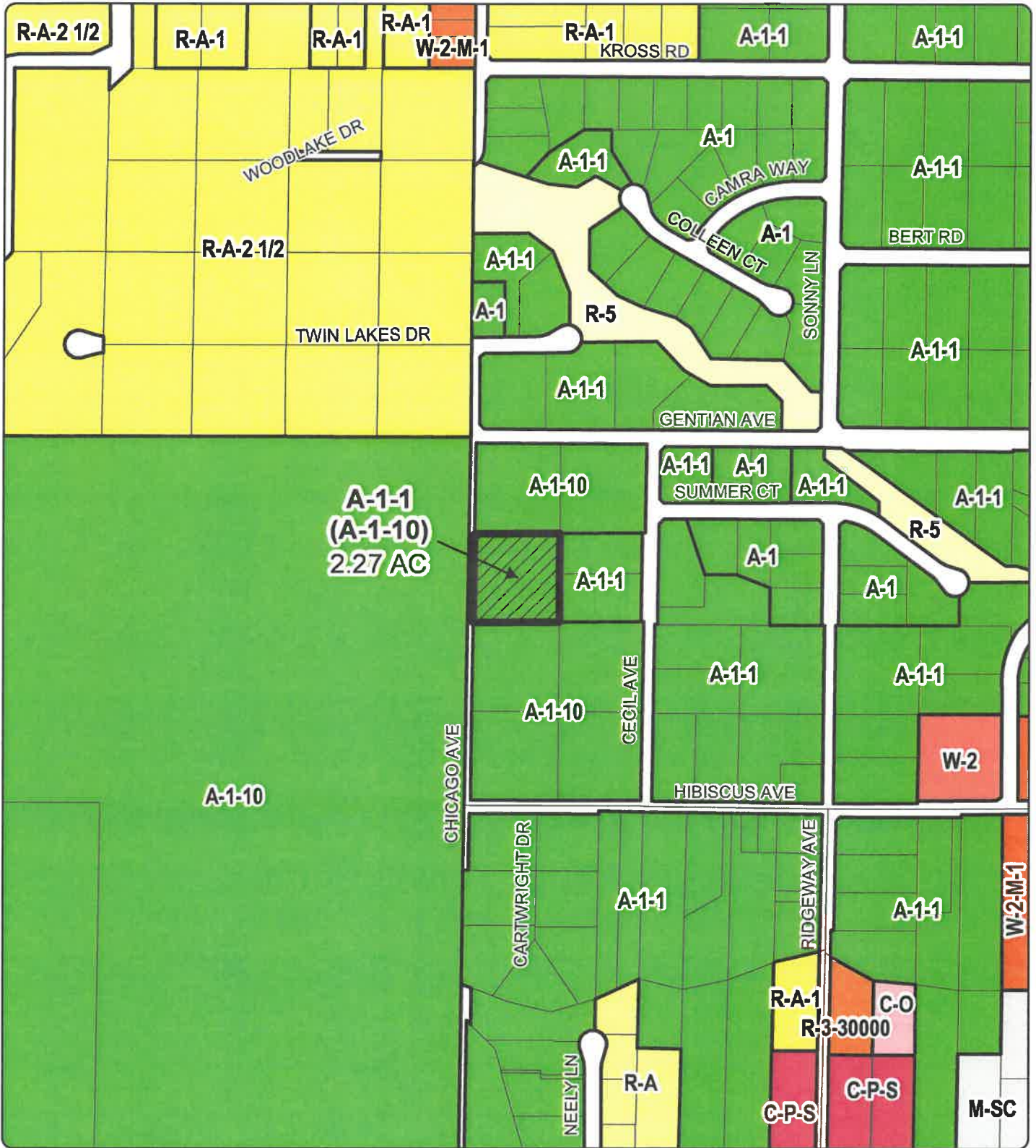
CZ07954 PM37340

PROPOSED ZONING

Supervisor: Jeffries
District 1

Date Drawn: 11/07/2018

Exhibit 3



Zoning Dist: Woodcrest

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)935-3200 (Western County) or in Palm Desert at (760)863-6277 (Eastern County) or Website <http://planning.rctbma.org>

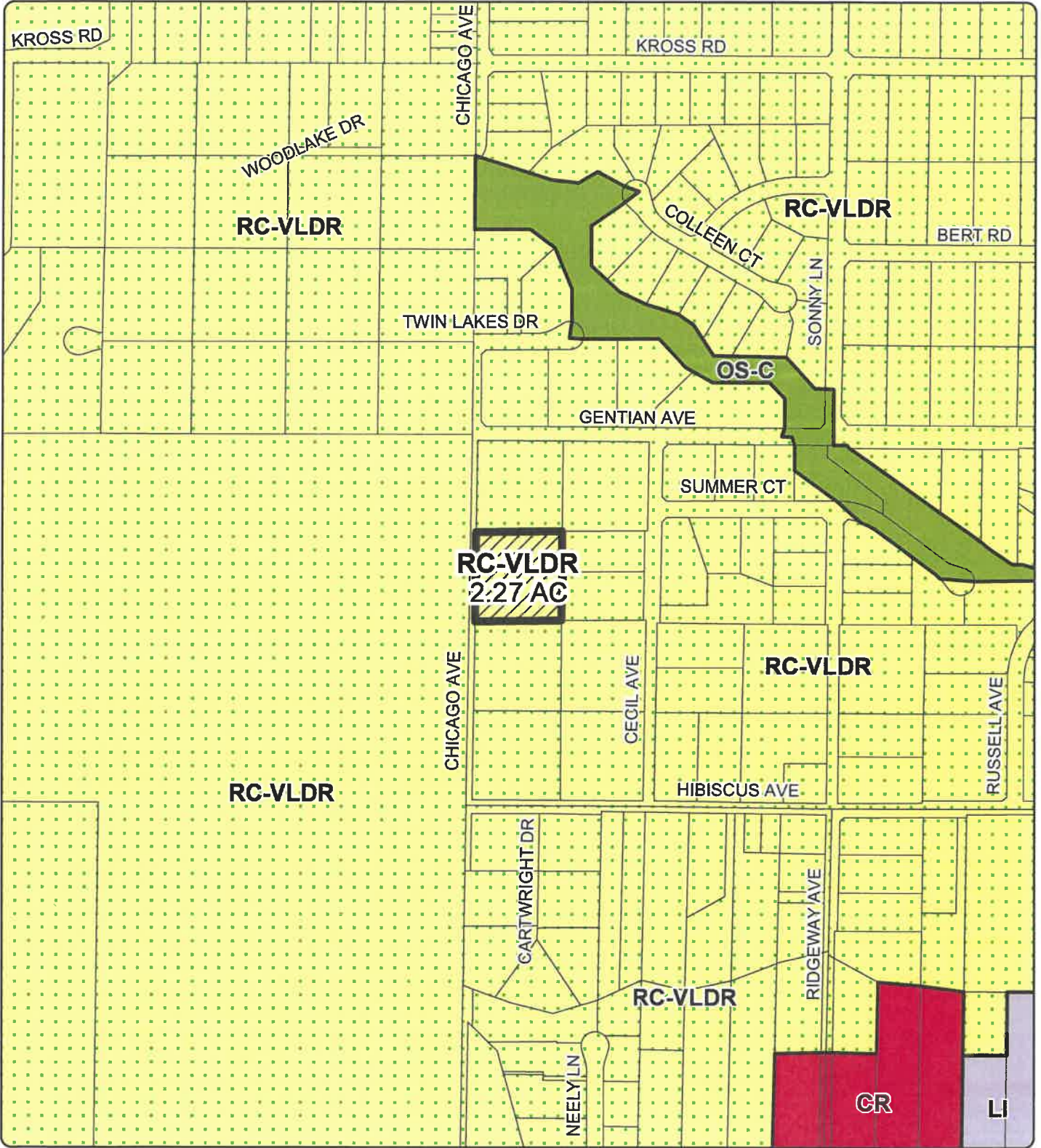
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07954 PM37340

EXISTING GENERAL PLAN

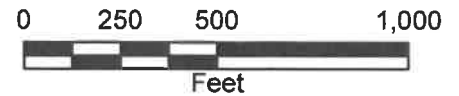
Supervisor: Jeffries
District 1

Date Drawn: 11/07/2018
Exhibit 5



Zoning Dist: Woodcrest

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07954 PM37340

Supervisor: Jeffries
District 1

Date Drawn: 11/07/2018

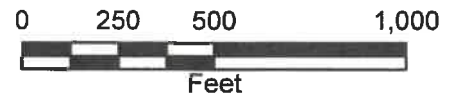
LAND USE

Exhibit 1



Zoning Dist: Woodcrest

Author: Vinnie Nguyen

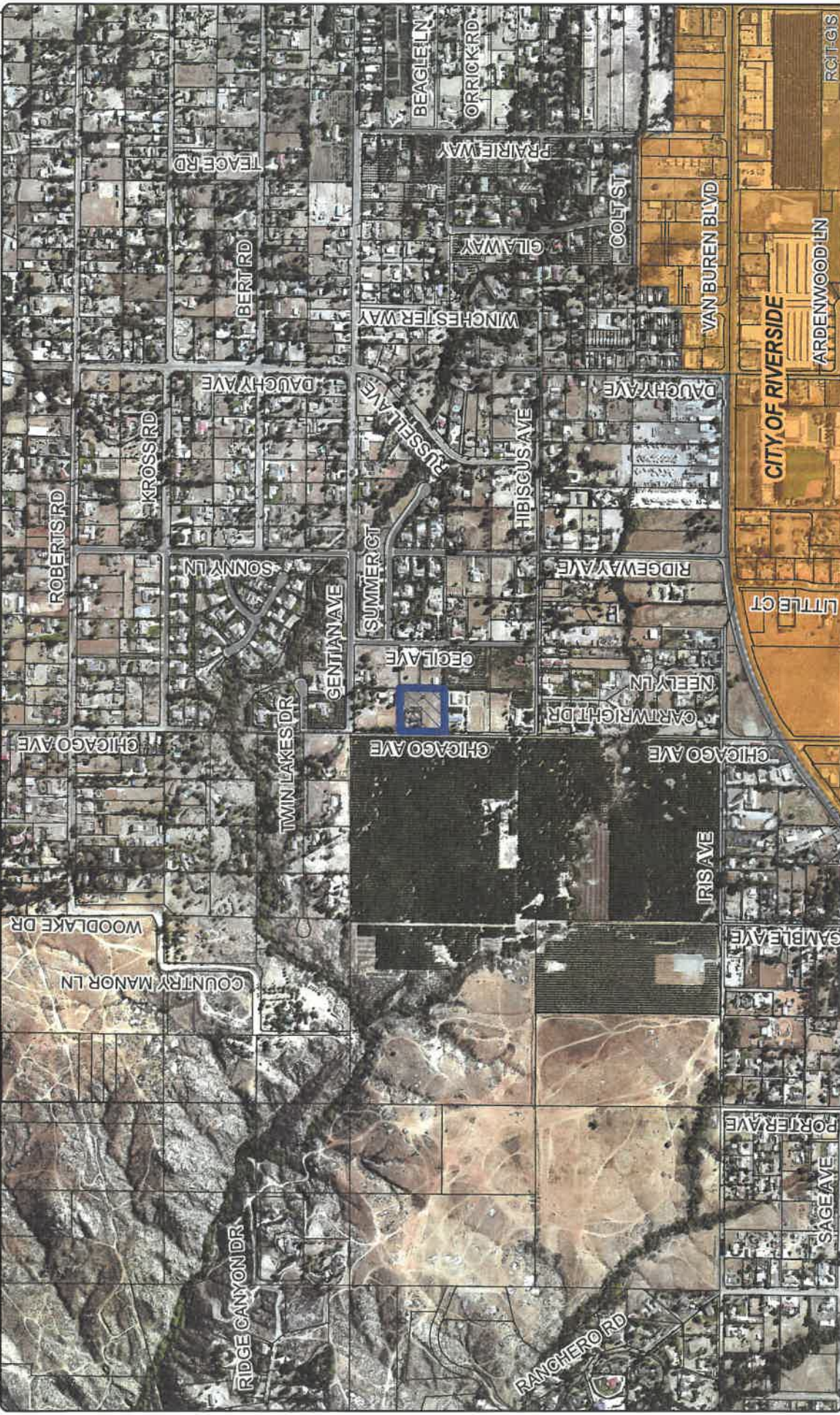


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07954 PM37340
VICINITY/POLICY AREAS

Supervisor: Jeffries
 District 1

Date Drawn: 11/07/2018
 Vicinity Map



Zoning Dist: Woodcrest

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided in the current General Plan. For more information, please contact the County Planning Department offices in Riverside at (951)935-3200 (Western County) or in Palm Desert at (760)860-9277 (Eastern County) or Website: <http://www.co.riverside.ca.gov>

TENTATIVE PARCEL MAP NO. 37340

IN UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
 BEING SUBDIVISION OF LOT 17 AND PORTION OF LOT 18 (ALSO KNOWN AS CHICAGO AVENUE) LIVING ADJACENT TO SAID LOT 17 OF WOODCREST ACRES NO. 2, AS PER MAP RECORDED IN BOOK 13, PAGE 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROJECT:
 2 PARCELS SUBDIVISION@
 8 PARCELS SUBDIVISION@
 RIVERVIEW AVENUE, RIVERSIDE, CA 92508
 TEL: (951) 257-5599

OWNER:
 KING CHEN WONG
 1515 N SAN GABRIEL BLVD
 RIVERSIDE, CA 92508
 TEL: (951) 257-5599

SUBJECT PROPERTY DATA:
 APN: 280-060-001
 RECORDED SIZE: 2.17 ACRES
 PROPOSED ZONING: A-1-10
 ZONING: A-1-10 (NET)
 1.82 AC (GROSS) 1.144 AC (NET)
 PROPOSED: 1.083 AC (GROSS) 0.715 AC (NET)
 1.048 AC (GROSS) 0.715 AC (NET)
 RECORDS: 1008 AC (GROSS) 1.048 AC (NET)
 RECORDS: 1008 AC (GROSS) 1.048 AC (NET)
 TAX RATE AREA:
 - R-2Y-1P
 SCHOOL DISTRICT:
 - WOODCREST #42
 INTERESTED PARTIES:
 - ADRIAN L. WATSON
 COUNTY SERVICE AREA:
 - RIVERSIDE COUNTY WATER SUPPLY
 FLOOD DISTRICT:
 - WITHIN A SERVICE AREA
 NOT WITHIN A SERVICE AREA
 THE PROJECT SITE IS LOCATED IN VIEW OF THE COUNTY RECORDS.

TAX ASSESSMENT DISTRICTS:
 - COUNTY FIRE INSURANCE DISTRICT
 - COUNTY WASTE RESOURCE MGMT DIST
 - COUNTY WATER SUPPLY DISTRICT
 - COUNTY GENERAL DISTRICT
 - COUNTY PUBLIC UTILITIES DISTRICT
 - COUNTY PUBLIC SAFETY DISTRICT
 - COUNTY COMMUNITY COLLEGE DISTRICT
 - COUNTY STATE DISTRICT
 - COUNTY WEST DISTRICT
 - COUNTY SOUTH DISTRICT
 - COUNTY EAST DISTRICT
 - COUNTY NORTH DISTRICT

NEAREST FIRE STATION:
 WOODCREST FIRE STATION
 3251 WOODCREST BLVD
 RIVERSIDE, CA 92508
 (951) 755-5655

NEAREST POLICE STATION:
 WOODCREST POLICE STATION
 1915 WOODCREST BLVD
 RIVERSIDE, CA 92508
 (951) 351-0699

NEAREST SHRETT STATION:
 4005 LEMMON STREET
 RIVERSIDE, CA 92501
 (951) 755-5005



VICINITY MAP
 1" = 748'-92"
 NOT TO SCALE

EASEMENT NOTE
 A BLANKET EASEMENT OF SOUTHERN CALIFORNIA FEDERAL COMPANY, A CORPORATION FOR PUBLIC UTILITIES, IN AND TO THE PROPERTIES ADJACENT TO JANUARY 21, 2000 AS FILE NUMBER NO. 3038, C.D.

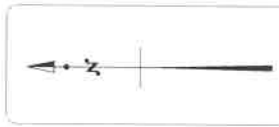
BASES OF READINGS
 THE READINGS IN THIS MAP ARE OF THE CENTERLINE OF THE EASEMENT. THE READINGS ARE BASED ON RECORDS OF RIVERSIDE COUNTY.

ABBREVIATIONS:

- AC - Asphalt Concrete
- CC - Concrete
- CL - Centerline
- DM - Driveway
- ED - Easement
- FL - Fire Line
- FR - Free Line
- GC - Grade Control
- GR - Gravel
- IB - Irrigation Bank
- IR - Irrigation
- LA - Landscape
- LD - Landscaping
- LS - Landscape Strip
- LP - Landscape Plant
- LR - Landscape Requirement
- MS - Mosaic
- NT - Not to Scale
- PA - Pavement Area
- PR - Private Road
- PU - Public Utility
- W - Water
- WA - Water Access
- WM - Water Main
- WM - Willyway

LEGEND:

- 100 - 100 Feet
- 200 - 200 Feet
- 300 - 300 Feet
- 400 - 400 Feet
- 500 - 500 Feet
- 600 - 600 Feet
- 700 - 700 Feet
- 800 - 800 Feet
- 900 - 900 Feet
- 1000 - 1000 Feet



SCALE: 1"=20'

SUBDIVISION
 1515 N SAN GABRIEL BLVD
 RIVERSIDE, CA 92508
 TEL: (951) 257-5599
 EMAIL: info@kingchen.com

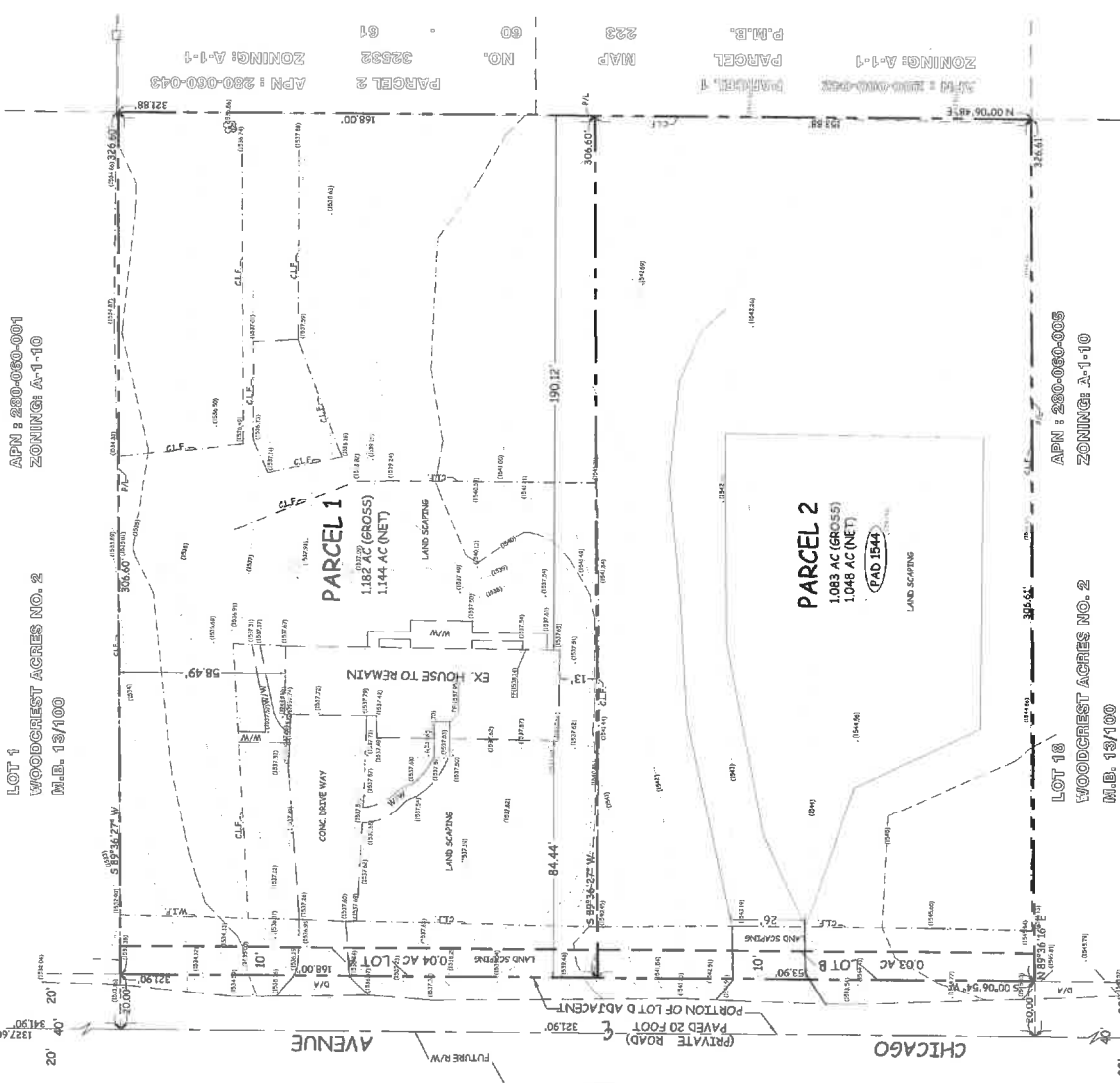
LAND SURVEY
 CIVIL ENGINEERING
 & DESIGN
 1515 N SAN GABRIEL BLVD
 RIVERSIDE, CA 92508
 TEL: (951) 257-5599
 EMAIL: info@kingchen.com



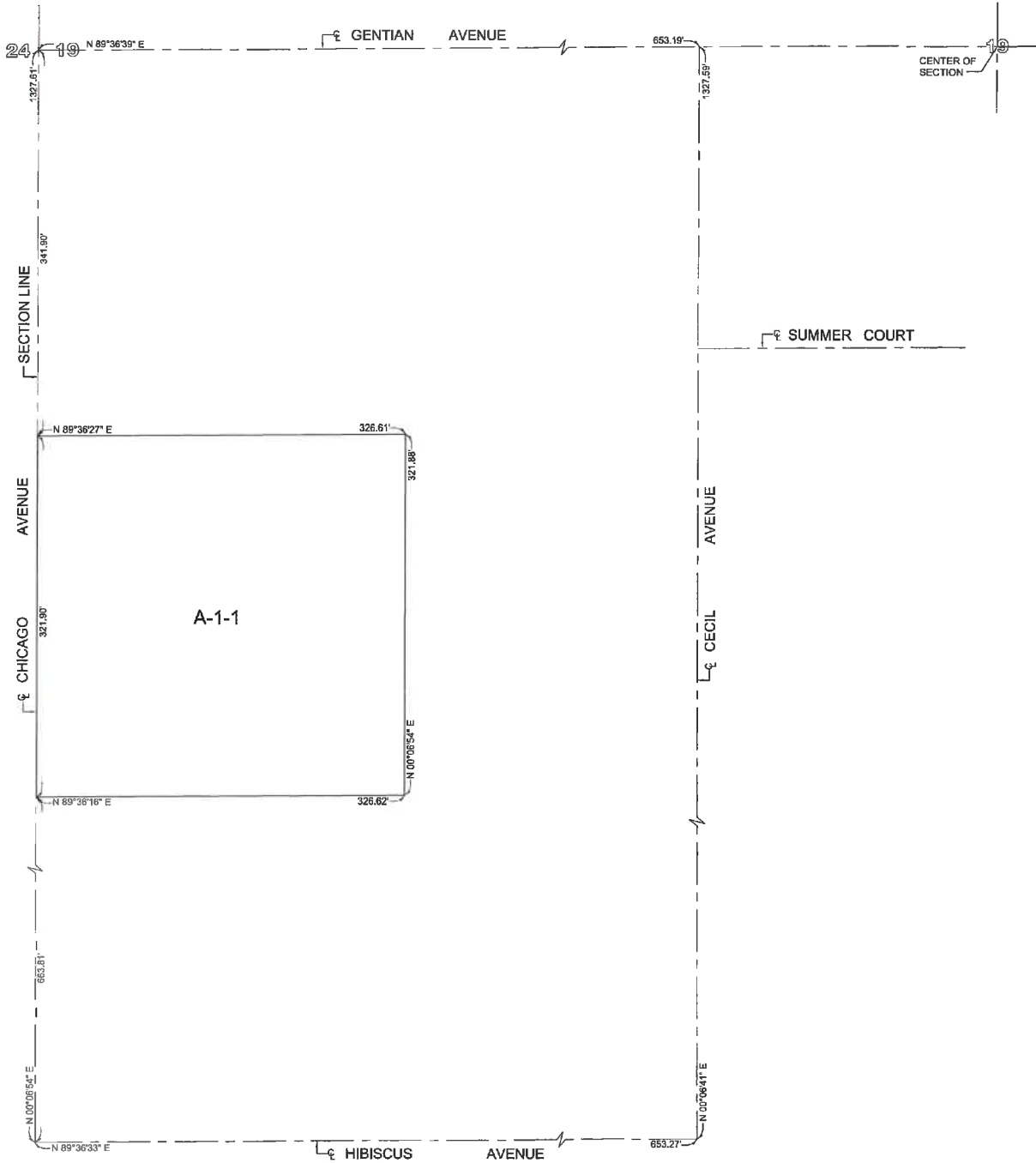
DESIGNED BY:
 DATE: 03/24/20
 APN: 280-060-003

REVISIONS:
 15600 CHICAGO AVENUE, RIVERSIDE, CA 92508

TENTATIVE PARCEL MAP NO. 37340
 SHEET 1 OF 1
 JOB NO. 170411



SECTION 19, T.3 S., R. 4 W., S.B.M.

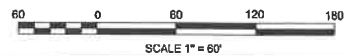


LEGEND: A-1-1 LIGHT AGRICULTURE ONE ACRE MINIMUM LOT AREA

CHANGE OF OFFICIAL ZONING PLAN

WOODCREST DISTRICT

CHANGE OF ZONE CASE NO. XXXX
 AMENDING ORDINANCE NO. XXX
 ADOPTED BY ORDINANCE NO. XXX.XXXX
 OCTOBER 16, 2017



1.



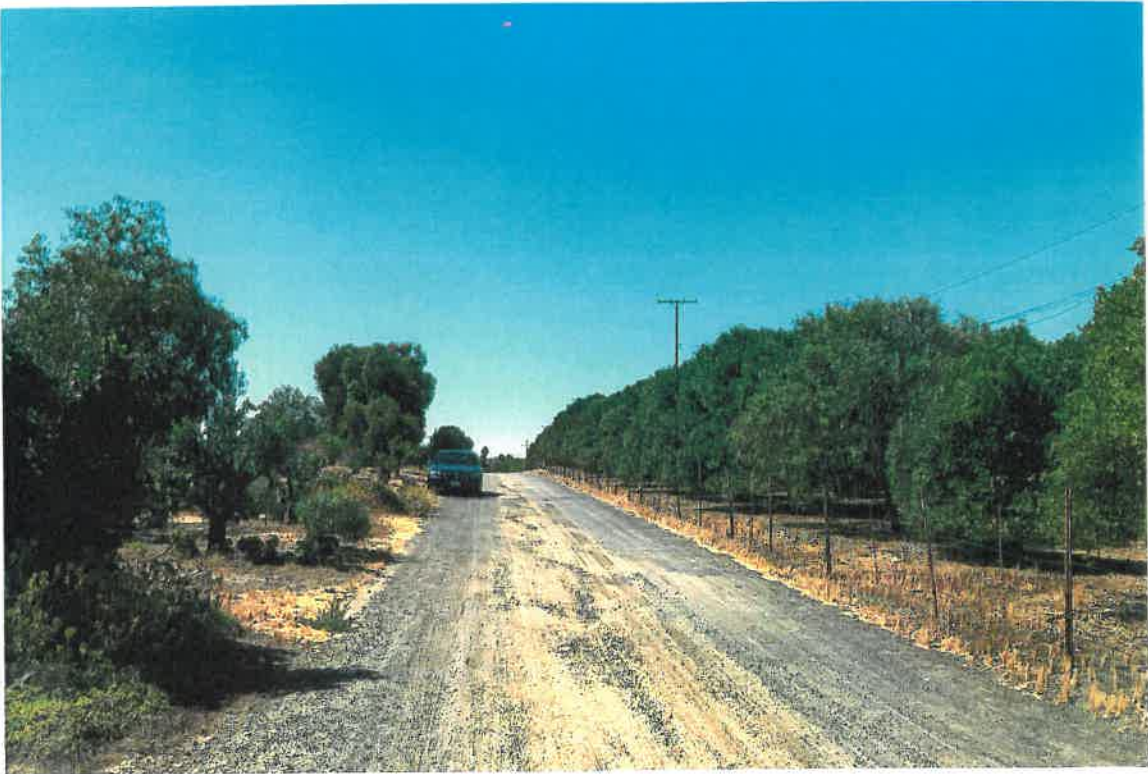
2



3



4



5.



6.



7



8.





RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Planning Director

NEGATIVE DECLARATION

Project/Case Number: CZ07954, PM37340, and AG01071

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

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

COMPLETED/REVIEWED BY:

By: Dionne Harris Title: Project Planner Date: June 20, 2019

Applicant/Project Sponsor: Ming Chin Nozawa Date Submitted: June 20, 2019

ADOPTED BY: Planning Director

Person Verifying Adoption: Dionne Harris Date: June 20, 2019

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 Dionne Harris at 951-955-6836.

Revised: 05/30/19
Y:\Planning Case Files-Riverside office\PM37340\DH-PC-BOS Hearings\DH-PC\PM37340.Negative Declaration.docx

Please charge deposit fee case#: ZEA 43076 ZCFG6451

FOR COUNTY CLERK'S USE ONLY



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



*Juan C. Perez
Agency Director*

08/16/19, 3:20 pm

PM37340

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM37340. 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 (PM37340, CZ07954 & AG01071) 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

Change of Zone No. 7954 (CZ07954) - The Project site consist of one parcel totaling approximately 2.27 gross acres and is presently zoned with Light Agriculture, 10 acre minimum (A-1-10). The applicant is proposing to change the zone from Light Agriculture, 10 acre minimum (A-1-10) to Light Agriculture, 1 acre minimum. Tentative Parcel Map No. 37340 (PM37340) – Schedule “H” subdivision of 2.27 acres into two parcels. Parcel one is proposed at 1.182 gross acres and would contain an existing single-family dwelling. Parcel two is proposed at 1.083 gross acres and is currently vacant. The subdivision would support a future single-family residence on Parcel two. Together, CZ07954 and PM37340 comprise the “Project”.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP EXHIBIT(S)

Tentative Map, PM37340 dated 11-6-2018. Change of Zone No. 7954, dated 11-6-2018.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to: • National Pollutant Discharge Elimination System (NPDES) • Clean Water Act • Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

• 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 • Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA) 3. Compliance with applicable County Regulations, including, but not limited to: • Ord. No. 348 (Land Use Planning and Zoning Regulations) • Ord. No. 413 (Regulating Vehicle Parking) • Ord. No. 421 (Excavation Covering & Swimming Pool Safety) • Ord. No. 457 (Building Requirements) • Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) • Ord. No. 460 (Division of Land) • Ord. No. 461 (Road Improvement Standards) • Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type} • Ord. No. 555 (Surface Mining and Reclamation) {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) • Ord. No. 671 (Consolidated Fees) • Ord. No. 679 (Directional Signs for Subdivisions) • Ord. No. 787 (Fire Code) • Ord. No. 859 (Water Efficient Landscape Requirements) • Ord. No. 915 (Regulating Outdoor Lighting) 4. Mitigation Fee Ordinances • Ord. No. 659 Development Impact Fees (DIF) • Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR) • Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) • Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

E Health

E Health. 1 0010-E Health-USE - 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

ADVISORY NOTIFICATION DOCUMENT**E Health****E Health. 1 0010-E Health-USE - ECP COMMENTS (cont.)**

Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 0010-E Health-USE - PARCEL 2 OWTS

A soils percolation report in accordance with the Department's Local Agency Management Program (LAMP) and any other applicable standards or regulations must be submitted for the review of an OWTS.

E Health. 3 0010-E Health-USE - WMWD WATER SERVICE

PM37340 is proposing potable water service from Western Municipal Water District (WMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with WMWD as well as all other applicable agencies.

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

Flood**Flood. 1 0010-Flood-MAP FLOOD HAZARD REPORT**

Parcel Map (PM) 37340 is a proposal to subdivide a 2-acre site located in the Lake Mathews/Woodcrest area. The site is located on the east side of Chicago Avenue approximately 400 feet south of Gentian Avenue. This project is being processed concurrently with Change of Zone (CZ) 07954, which is a proposal to change the current zoning of the site from Light Agriculture 10 Acre Minimum (A-1-10) to Light Agriculture 1 Acre Minimum (A-1-1).

Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New

ADVISORY NOTIFICATION DOCUMENT**Planning-All****Planning-All. 1 0010-Planning-All-GEN - HOLD HARMLESS (cont.)**

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the project, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning-All. 2 Gen - ALUC

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 Gen - ALUC (cont.)

(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. (Such uses include landscaping utilizing water features, aquaculture, composting operations, production of cereal grains, sunflower, and row crops, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators.)

(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 given to all potential purchasers of the proposed lots and to the tenants of the homes thereon, and shall be recorded as a deed notice.

4. No detention basins are shown on the parcel map. Any new 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.

5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

Planning-All. 3 USE - REQUIRED CHANGE OF ZONE AND AGRICULTURAL PROJECT

The Tentative Parcel Map No. 37340, no final map may be recorded until the projects: Change of Zone No. 7954 and Agricultural Preserve Diminishment No. 1071, have been approved and adopted by the Board of Supervisors and is effective.

ADVISORY NOTIFICATION DOCUMENT**Planning-CUL****Planning-CUL. 1 If Human Remains Found (cont.)**

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 PDA6044r1 accepted

County Archaeological Report (PDA) No.6044 submitted for this project (PM37340) was prepared by Dudek and is entitled: "Phase I Cultural Resources Assessment for 15600 Chicago Avenue, Unincorporated Riverside County, California" dated April 2018. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant on April 19, 2018. Revised County Archaeological Report (PDA) No. 6044r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated April 2018. This report was received on June 2018 and accepted by the County Archaeologist on June 13, 2018. PDA06044r1 concludes: No previously- or newly-recorded cultural or built environment resources have been identified as a result of the literature review or pedestrian survey. The NAHC Sacred Lands File search stated that the area within 1-mile radius of the project area was known to be sensitive for cultural resources, however, no Native American cultural resources were identified within the current project area. The project area has been extensively disturbed due to use as agricultural and orchard lands, and it currently hosts a residential home, associated landscape, and an area that has been cleared of vegetation and repeatedly graded since the early 2000s. Because of previous disturbances within the project area, archaeological sensitivity within the project site is considered to be low. No additional work is recommended. PDA06044r1 recommends: Although no resources have been recorded within the project area, subsurface resources are always a possibility. In the event that archaeological materials are encountered during ground-disturbing construction activities, all activities must be suspended in the vicinity of the find. The discovery must be reported to the County, and must be protected from disturbance and vandalism until the resources are fully recorded and evaluated by a qualified archaeologist. Should the find be prehistoric in age, Native American tribes who have requested involvement should be contacted. Work cannot proceed until the County has granted authorization to proceed. If human remains are discovered, State Health and Safety Code Section 7050.5 states that further disturbances and activities must stop in any area or nearby area suspected to overlie remains, and the County Coroner contacted. Pursuant to CA PRC Section 5097.98, if the remains are thought to be Native American, the coroner will notify the NAHC, which will then notify the Most Likely Descendent (MLD). At this time, the person who discovered the remains will contact the County so that they may work with the MLD on the respectful treatment and disposition of the remains. 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,

ADVISORY NOTIFICATION DOCUMENT**Planning-CUL****Planning-CUL. 3 Unanticipated Resources (cont.)**

the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other. ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-PAL**Planning-PAL. 1 LOW PALEO POTENTIAL**

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 LOW PALEO POTENTIAL (cont.) acceptable level.

6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

Transportation

Transportation. 1 0010-Transportation-MAP - COUNTY WEB SITE

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

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1

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

ADVISORY NOTIFICATION DOCUMENT**Transportation****Transportation. 3 0010-Transportation-MAP - DRAINAGE 2**

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

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

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.

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50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-MAP - CERT OF EXISTING OWTS Not Satisfied

Prior to map recordation, the existing onsite wastewater treatment system (OwTS)/septic, on parcel 1 shall be reviewed by this Department. This will require the submittal of a C-42 certification of the system that includes a plot plan to ensure that the system has proper setbacks and is properly contained within the boundaries of parcel 1. Please call 951-955-8980 for any additional questions.

Fire

050 - Fire. 1 0050-Fire-MAP-#73-ECS-DRIVEWAY REQUIR Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 16%. Access will not be less than 12 feet in width and will have a vertical clearance of 13.5 feet. Access will be designed to withstand the weight of 40 thousand pounds imposed load. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

050 - Fire. 2 0050-Fire-MAP-#7-ECS-HAZ FIRE AREA Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.8.

050 - Fire. 3 0050-Fire-MAP*-#59-ECS-HYDR REQUIR Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that a standard fire hydrant(s) (6"x4"x2 1/2") exist, (CUSTOMIZE FROM SPECIALIST) as measured along approved vehicular travelways; or that financial arrangements have been made to provide hydrant(s)

Survey

050 - Survey. 1 0050-Survey-MAP - EASEMENT Not Satisfied

Any easement not owned by a public utility, public entity

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50. Prior To Map Recordation

Survey

050 - Survey. 1 0050-Survey-MAP - EASEMENT (cont.) Not Satisfied

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

Transportation

050 - Transportation. 1 0050-Transportation-MAP - OFF-SITE INFO Not Satisfied

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

050 - Transportation. 2 0050-Transportation-MAP - SUFFICIENT R-O-W Not Satisfied

Sufficient right-of-way along Chicago Avenue shall be dedicated for public use to provide for a 30 foot half-width right-of-way per Standard No. 106, Section "A", Ordinance 461.

050 - Transportation. 3 0050-Transportation-MAP-DEDICATIONS/ACCEPTANCE/SU Not Satisfied

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

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

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-MAP - EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 2 0060-BS GRADE-MAP - IF WQMP IS REQUIRED (cont.) Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 0060-BS GRADE-MAP IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Planning

060 - Planning. 1 0060-Planning-GEN - FEE BALANCE Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for TENTATIVE PARCEL MAP NO. 37340 and/or any related case are in a negative balance. If so, any outstanding fees shall be paid by the developer/permit holder. The Planning Department shall clear this condition upon determination of compliance.

060 - Planning. 2 0060-Planning-GEN - GRADING & BRUSHING AREA Not Satisfied

The developer/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites, leach fields, existing agricultural areas, and fuel modification zones, as identified on the APPROVED EXHIBITS. The Planning Department shall verify the plan check approved grading plans conform to the APPROVED EXHIBITS as part of the grading review process. The Planning Department shall clear this condition upon determination of compliance.

060 - Planning. 3 0060-Planning-GEN - GRADING PLAN CLEARANCE Not Satisfied

Prior to the issuance of a grading permit, the developer shall submit a Request for Planning Clearance of Rough Grading Permit form to the Planning Department. The Planning Department shall verify that the plan-check approved grading plan is in conformance with APPROVED EXHIBITS. The developer shall also submit proof of compliance with all Planning Department "Prior to Grading Permit Issuance" conditions at that time. Upon determination of condition compliance, the Planning Department will clear all "Prior to Grading Permit Issuance" conditions. NOTE: All proposed grading for structures including, but not limited to, new dwellings, outbuildings, barns, corrals,

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 0060-Planning-GEN - GRADING PLAN CLEARANCE (cont.) Not Satisfied
and storage buildings shall occur within the approved building pad sites.

060 - Planning. 4 0060-Planning-GEN - REQUIRED APPLICATIONS Not Satisfied

No grading permits shall be issued until Change of Zone No. 7954 has been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and zone ultimately applied to the property.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist 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 0060-EPD-Nesting Bird Survey (MBTA) 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. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds 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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied

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.

Transportation

060 - Transportation. 1 0060-Transportation-MAP - SUBMIT GRADING PLAN Not Satisfied

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

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

060 - Transportation. 2 0060-Transportation-MAP - SUBMIT WQMP REPORT Not Satisfied

Prior to the issuance of a grading permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP), in PDF format on two CD copies, if the development of the parcel meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit a WQMP and associated plans for review and approval prior to the issuance of a grading permit. More information can be found at the following website: <http://rcflood.org/npdes/>.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-MAP -NO BUILDING PERMIT WITOUT Not Satisfied

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

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

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following: 1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project. 2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer

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80. Prior To Building Permit Issuance

BS-Grade

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

certifying that the grading was completed in conformance with the approved grading plan. 3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector. 4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

Fire

080 - Fire. 1 0080-Fire-MAP - HFA REVIEW & APPROVAL Not Satisfied

Fire department shall review and approve setbacks, water and access for any proposed structures in a hazardous fire area.

Planning

080 - Planning. 1 0080-Planning-GEN - FEE BALANCE CHECK Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for TENTATIVE PARCEL MAP NO. 37340 and/or any related case are in a negative balance. If so, any outstanding fees shall be paid by the developer/permit holder. The Planning Department shall clear this condition upon determination of compliance.

Note: This condition shall be considered cleared if the 60 Series FEE BALANCE condition is in a MET status.

080 - Planning. 2 0080-Planning-GEN - SCHOOL MITIGATION (1) Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall pay mitigation fees in accordance with California State Law to the Riverside Unified School District School District. Proof of payment, in the form a receipt, shall be provided to the TLMA Counter Service Division to verify compliance with this condition. The TLMA Counter Service Division shall clear this condition upon determination of compliance.

Transportation

080 - Transportation. 1 0080-Transportation-MAP - SUBMIT WQMP REPORT Not Satisfied

This condition applies if a grading permit is not required.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-MAP - SUBMIT WQMP REPORT (cont.) Not Satisfied

Prior to the issuance of a building permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP), on one PDF on two CD copies, if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit a WQMP and associated plans for review and approval prior to issuance of building permit. More information can be found at the following website. <http://rcflood.org/npdes/>

Waste Resources

080 - Waste Resources. 1 0080 - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-MAP - PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following: 1. Requesting and obtaining approval of all required grading inspections. 2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Planning

090 - Planning. 1 0090-Planning-GEN - SCHOOL MITIGATION (2) Not Satisfied

Prior to scheduling a building permit final inspection, the developer/permit holder shall pay mitigation fees in accordance with California State Law to the Riverside Unified School District. Proof of payment, in the form a receipt, shall be provided to the TLMA Counter Service Division to verify compliance with this condition. The TLMA Counter Service Division shall clear this condition

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90. Prior to Building Final Inspection

Planning

090 - Planning. 1 **0090-Planning-GEN - SCHOOL MITIGATION (2) (cont.)** **Not Satisfied**
upon determination of compliance.

Note: This condition shall be considered cleared if the 80 Series School Mitigation fee condition is in MET status.

090 - Planning. 2 **0090-Planning-GEN - USE FINAL INSPECTION** **Not Satisfied**

Prior to final inspection, the developer/permit holder shall contact the Planning Department to conduct a final inspection. The Planning Department shall do the following:

1. Verify compliance with all Planning Department 90 series conditions of approval; and,
2. Verify the site has been constructed according to the APPROVED EXHIBITS of this permit and/or APPROVED EXHIBITS that were required as a result of this permit.

The Planning Department shall verify this condition as part of the final inspection, and shall clear this condition upon determination of compliance.

090 - Planning. 3 **0090-Planning-GEN*- WR&CV MSHCP ORD 810/875** **Not Satisfied**

Prior to scheduling a building permit final inspection, the developer/permit holder shall pay mitigation fees in accordance with Riverside County Ordinance No. 810/875.

The amount of the fee shall be based on the number of dwelling units and density of the project which has been determined to be 1 units and a project density of 1 units per acre.

Proof of payment, in the form a receipt, shall be provided to the TLMA Counter Service Division to verify compliance with this condition. The TLMA Counter Service Division shall clear this condition upon determination of compliance.

Transportation

090 - Transportation. 1 **0090-Transportation-MAP - WQMP COMPLETION** **Not Satisfied**

If the project proposes to exceed the impervious thresholds found in the WQMP guidance document, the applicant will be required to acceptably install all structural BMPs described in the project specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, and ensure that the requirements for permanent inspection and maintenance of the BMPs are established with a BMP maintenance agreement.

Plan: PM37340

Parcel: 280060003

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 0090-Transportation-MAP - WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

Waste Resources

090 - Waste Resources. 1 0090 - Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

Set ID # 0207954

CFG 06481
EA 43076



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Ming Chin Nozawa

Contact Person: Ming Chin Nozawa E-Mail: tiger8223@hotmail.com

Mailing Address: 8223 Orange Street
Rosemead CA 91770
City State ZIP

Daytime Phone No: (626) 227-5299 Fax No: ()

Engineer/Representative Name: Guan Wang

Contact Person: Linda Trieu E-Mail: Linda@tritechengineer.com

Mailing Address: 135 N San Gabriel Blvd
San Gabriel CA 91775
City State ZIP

Daytime Phone No: (626) 570-1918 Fax No: ()

Property Owner Name: Ming Chin Nozawa and Shozo Nozawa

Contact Person: Ming Chin Nozawa E-Mail: tiger8223@hotmail.com

Mailing Address: 8223 Orange Street,
Street

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

Rosemead

City

CA

State

91775

ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

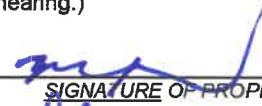
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Ming Chin Nozawa

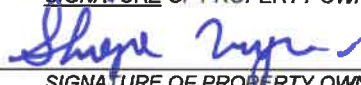
PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Shozo Nozawa

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 280-060-003

Approximate Gross Acreage: 2.27

General location (nearby or cross streets): North of Hibiscus Ave, South of _____

APPLICATION FOR CHANGE OF ZONE

Gentian Ave _____, East of Chicago Ave _____, West of Cecil Ave _____.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

To change the zoning on the site from Light Agriculture - 10 Acre Minimum (A-1-10) to _____

Light Agriculture - 1 Acre Minimum (A-1-1) _____

Related cases filed in conjunction with this request:

Tentative Parcel Map No. 37340 _____

This completed application form, together with all of the listed requirements provided on the Change of Zone Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 05/17/2016



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



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Ming Chin Nozawa hereafter "Applicant" and Ming Chin Nozawa & Shozo Nozawa "Property Owner".

Description of application/permit use:

Apply Tentative Parcel Map to subdivide one existing lot into 2 residential parcels

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 280-060-003

Property Location or Address:
15600 Chicago Ave, Riverside, CA 92508

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Ming Chin Nozawa & Shozo Nozawa Phone No.: (626) 227-5299

Firm Name: _____ Email: tiger8223@hotmail.com

Address: 8223 Orange St
Rosemead, CA 91770

3. APPLICANT INFORMATION:

Applicant Name: Ming Chin Nozawa Phone No.: (626) 227-5299

Firm Name: _____ Email: tiger8223@hotmail.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: [Signature] Date: 6/05/17
Print Name and Title: Ming Chin Nozawa

Signature of Property Owner: [Signature] Date: 6/05/17
Print Name and Title: Shozo Nozawa

Signature of the County of Riverside, by [Signature] Date: 10/20/17
Print Name and Title: Denise Cuevas

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>C2 07954 / EA 43076 / CFG 06451</u>
Set #:	_____
Application Date:	<u>10/20/17</u>

Set ID# C207954

CPG 07954
EA 43076



RIVERSIDE COUNTY
PLANNING DEPARTMENT

PM 37340

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
 - EXPIRED RECORDABLE MAP
 - VESTING MAP
- Original Case No. _____
- Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Ming Chin Nozawa

Contact Person: Ming Chin Nozawa E-Mail: tiger8223@hotmail.com

Mailing Address: 8223 Orange Street
Rosemead CA 91770
City State ZIP

Daytime Phone No: (626) 227-5299 Fax No: () _____

Engineer/Representative Name: Guan Wang

Contact Person: Linda Trieu E-Mail: Linda@tritechengineer.com

Mailing Address: 135 N San Gabriel Blvd
San Gabriel CA 91775
City State ZIP

Daytime Phone No: (626) 570-1918 Fax No: () _____

Property Owner Name: Ming Chin Nozawa and Shozo Nozawa

Contact Person: Ming Chin Nozawa E-Mail: tiger8223@hotmail.com

Mailing Address: 8223 Orange Street

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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 Hibiscus Ave, South of Gentian Ave, East of Chicago Ave, West of Cecil Ave.

SUBDIVISION PROPOSAL:

Map Schedule: _____ Minimum Developable Lot Size: 1 AC
Number of existing lots: 1 Number of proposed developable lots: 2
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): n/a Subdivision Density: 1 dwelling units per acre.

Is there previous development application(s) filed on the same site: 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 signed copy(ies): _____

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: Ming Chin Nozawa

Address: 8223 Orange Street

Phone number: 626-227-5299

Address of site (street name and number if available, and ZIP Code): 15600 Chicago Ave, Riverside, CA 92508

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 280-060-003

Specify any list pursuant to Section 65962.5 of the Government Code: N/A

Regulatory Identification number: _____

Date of list: _____

Applicant:  Date 6/05/17

This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 06/07/16



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



Juan C. Perez

Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Ming Chin Nozawa hereafter "Applicant" and Ming Chin Nozawa & Shozo Nozawa "Property Owner".

Description of application/permit use:

Apply Tentative Parcel Map to subdivide one existing lot into 2 residential parcels

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 280-060-003

Property Location or Address:
15600 Chicago Ave, Riverside, CA 92508

2. PROPERTY OWNER INFORMATION:


Property Owner Name: Ming Chin Nozawa & Shozo Nozawa Phone No.: (626) 227-5299
 Firm Name: _____ Email: tiger8223@hotmail.com
 Address: 8223 Orange St
Rosemead, CA 91770


3. APPLICANT INFORMATION:

Applicant Name: Ming Chin Nozawa Phone No.: (626) 227-5299
 Firm Name: _____ Email: tiger8223@hotmail.com
 Address (if different from property owner)

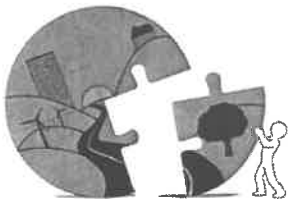
4. SIGNATURES:

Signature of Applicant:  Date: 6/05/17
 Print Name and Title: Ming Chin Nozawa

Signature of Property Owner:  Date: 6/05/17
 Print Name and Title: Shozo Nozawa

Signature of the County of Riverside, by  Date: 10/20/17
 Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>PIM 37340 / EA 43076 / CFG 07954</u>
Set #:	<u>10/17/17</u>
Application Date:	<u>10/17/17</u>



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION INFORMATION

Applicant Name: Ming Chin Nozawa

Contact Person: Ming Chin Nozawa E-Mail: tiger8223@hotmail.com

Mailing Address: 8223 Orange St

Rosemead CA 91770
City State ZIP

Daytime Phone No: (626) 227-5299 Fax No: ()

Engineer/Representative Name: Guan Wang

Contact Person: Linda Trieu E-Mail: linda@tritechengineer.com

Mailing Address: 135 N San Gabriel Blvd

San Gabriel CA 91775
City State ZIP

Daytime Phone No: (626) 570-1918 Fax No: ()

Property Owner Name: Ming Chin Nozawa and Shozo Nozawa

Contact Person: Ming Chin Nozawa E-Mail: tiger8223@hotmail.com

Mailing Address: 8223 Orange Street

Rosemead CA 91770
City State ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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 DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE

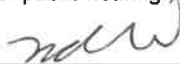

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

<u>Ming Chin Nozawa</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	 <small>SIGNATURE OF PROPERTY OWNER(S)</small>
<u>Shozo Nozawa</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	 <small>SIGNATURE OF PROPERTY OWNER(S)</small>

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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 280-060-003

Approximate Gross Acreage: 2.27

General location (nearby or cross streets): North of Hibiscus Ave, South of Gentian Ave, East of Chicago Ave, West of Cecil Ave.

PROJECT INFORMATION:

Purpose of Request (Check one):

Disestablishment (Termination of entire Agricultural Preserve)

APPLICATION FOR DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE

Diminishment (Removal of a portion of the land in an Agricultural Preserve).

Name and Map Number of the affected Agricultural Preserve: Woodcrest No. 1 Map No. 124

Number of Petitions for Cancellation of Contract attached: 1

Has a Notice of Nonrenewal been served on the land involved in this application? Yes No

If yes, state the date(s) of said Notice of Nonrenewal served: _____

Related cases filed in conjunction with this request: CZ 7954, PM37340

This completed application form, together with all of the listed requirements provided on the Agricultural Preserve Disestablishment/Diminishment Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-0087 AP Disestablish-Diminish Condensed Application.docx
Created: 07/07/2015 Revised: 05/18/2016



Set ID# C20 7954

RIVERSIDE COUNTY AG 1071
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

PETITION FOR CANCELLATION OF LAND CONSERVATION CONTRACT IN AN AGRICULTURAL PRESERVE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please complete and attach to Application for Disestablishment or Diminishment (Form 295-0087)

A separate Petition for Cancellation of Contract must be completed for each separate ownership of land to be removed from an agricultural preserve. (A husband and wife, a partnership, a corporation, a trust, or a joint ownership is considered one owner.)

Applicant Name: MING CHIN NOZAWA

Contact Person: MING CHIN NOZAWA E-Mail: TIGER8223@HOTMAIL.COM

Mailing Address: 8223 ORANGE STREET,
ROSEMEAD CA 91770
City State ZIP

Daytime Phone No: (626) 227-5299 Fax No: ()

I, the undersigned, the owner or one of the owners authorized to act on behalf of all owners of the land described herein, respectfully petition the Honorable Board of Supervisors of the County of Riverside to withdraw said property from Agricultural Preserve Name ^{Woodcrest} , Agricultural Preserve No. 1, Map No. 124 and to cancel the Land Conservation Contract or Agreement dated: , and recorded as Instrument No. in the office of the County Recorder of Riverside County, California, as it pertains to said property. I declare under penalty of perjury that the information provided by me in this petition is true and complete to the best of my knowledge.

Property Owner Name: MING CHIN NOZAWA AND SHOZO NOZAWA

Contact Person: MING CHIN NOZAWA E-Mail: TIGER8223@HOTMAIL.COM

Mailing Address: 8223 ORANGE STREET
Street

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

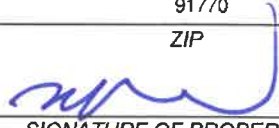
Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

PETITION FOR CANCELLATION OF LAND CONSERVATION CONTRACT IN AN AGRICULTURAL PRESERVE

ROSEMEAD, CA 91770
 City State ZIP

MING CHIN NOZAWA
 PRINTED NAME OF PROPERTY OWNER(S)


 SIGNATURE OF PROPERTY OWNER(S)

SHOZO NOZAWA
 PRINTED NAME OF PROPERTY OWNER(S)


 SIGNATURE OF PROPERTY OWNER(S)

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AGRICULTURAL PRESERVE PROGRAM
 PETITION FOR CANCELLATION OF CONTRACT**

1. List all the names and addresses of all owners as shown on the recorded deed. If the owner is a corporation, please state the type of corporation, place and date of incorporation, and affix corporate seal to this page.
2. If the owner is a partnership, or a corporation, a notarized statement from said partnership or corporation indicating that the petitioner is authorized to act on behalf of the partnership or corporation must be attached to this Petition for Cancellation of Contract.
3. Give Name and address of the mortgage holder for this property, if any.
4. Give the general location of the property, including the major crossroads.
5. Attach a complete legal description of this property as shown in the deed or the title insurance policy.
6. Provide the following information from your property tax bills:

Assessor's Parcel Number(s)	Acreage
280-060-003	2.27

Check this box and attach additional Assessor's Parcel Number(s) on a separate sheet of paper, if necessary.

PETITION FOR CANCELLATION OF LAND CONSERVATION CONTRACT IN AN AGRICULTURAL PRESERVE

7. Attach a statement outlining the proposed alternative land use for this property. *no change*
8. Attach any written evidence establishing the lack of nearby property, not subject to a Land Conservation Contract, that is both available and suitable for the proposed alternative land use.
9. Attach all Required Property Owner's Notification Information and completed Property Owner's Certification.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-0088 AP Petition for Land Conservation Contract Cancellation.docx
Created: 07/08/2015 Revised: 05/18/2016



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Ming Chin Nozawa hereafter "Applicant" and Ming Chin Nozawa & Shozo Nozawa "Property Owner".

Description of application/permit use:

Disminishment of an agricultural preserve

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 280-060-003

Property Location or Address:
15600 Chicago Ave, Riverside, CA 92508

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Ming Chin Nozawa & Shozo Nozawa Phone No.: (626) 227-5299

Firm Name: _____ Email: tiger8223@hotmail.com

Address: 8223 Orange Street
Rosemead, CA 91770

3. APPLICANT INFORMATION:

Applicant Name: Ming Chin Nozawa Phone No.: (626) 227-5299

Firm Name: _____ Email: tiger8223@hotmail.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: 12/13/17
Print Name and Title: Ming Chin Nozawa

Signature of Property Owner:  Date: 12/13/17
Print Name and Title: Shozo Nozawa

Signature of the County of Riverside, by _____ Date: _____
Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

TENTATIVE MAP PRELIMINARY CLEARANCE
(SAN-53)

DATE: 6/20/2017 PARCELS/LOTS: 2
TRACT/PARCEL MAP #: TPM37340 ZONING: _____
APN: 280-060-003 MAP SCHEDULE: _____

AT THIS TIME, DEH DOES NOT OBJECT TO THE CONSIDERATION OF THIS MAP. FURTHER INFORMATION MAY BE REQUIRED AT SPECIFIC MILESTONES.

1. DOMESTIC WATER:

- THE Western Municipal WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED June 2, 2017.
- ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE _____ WATER COMPANY.
- NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.
(SCHEDULE C, D, E, F, G)
- INDIVIDUAL WELL(S) _____

2. DOMESTIC SEWAGE DISPOSAL:

- CONNECTION TO _____ SEWER SYSTEM AS PER LETTER DATED _____.
- ONSITE WASTE WATER TREATMENT SYSTEM REPORT PROJECT NO, pending DATED _____ HAS BEEN SUBMITTED FOR REVIEW. THE REPORT SHOULD BE CONSISTENT WITH THE DEPARTMENTS TECHNICAL MANUAL. FURTHER INFORMATION AND OR TESTING MAY BE REQUIRED. PLEASE NOTE: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CLEARANCE MAY BE REQUIRED.

ADDITIONAL COMMENTS: A soil percolation report for parcel 2 will be required for the septic system design prior to building permit issuance. Prior to map approval, the existing septic system on parcel 1 shall be certified to ensure that any portion of the system does not encroach upon parcel 2 and that the setback to the new property line is properly maintained.

[Signature]
ENVIRONMENTAL HEALTH SPECIALIST

Received by: C/20/17



**County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH**

www.rivcoeh.org
LAND USE APPLICATION

- 3880 Lemon Street • Suite 200 • Riverside • CA • 92501 – (951) 955-8980
 47-950 Arabia Street • Suite A • Indio • CA 92201 – (760) 863-7570

OFFICE USE ONLY

PE CODE:	FEE:
----------	------

EHS #	ON #	LMS #	APN:
TR/PM	LOT #	USE OF PERMIT: <i>SAN 53 letter</i>	

SECTION A

OWNER:	Name Ming Chin Nozawa		
	Address 8223 Orange Street	City Rosemead	Zip 91770
	Phone 626-227-5299	Email tiger8223@hotmail.com	
AGENT/ CONTRACTOR:	Company Name Tritech Engineering Associates, Inc		Agent/Contractor Linda Trieu
	Mailing Address 135 N San Gabriel Blvd	City San Gabriel	Zip 91775
	Phone 626-570-1918	Email Linda@tritechengineer.com	
PROPERTY INFO:	Site Address 15600 Chicago Ave	City Riverside	Zip 92508
	Water Agency/Well Western Municipal Water District		Lot Size 2.27 acres

APPLICANT'S SIGNATURE: *[Signature]* DATE: *6/05/17*

SECTION B Below – For Office Use Only

CHECK BOX IF REQUIRED
 If any box is checked, this application shall be considered denied until the information is provided.

<input type="checkbox"/> Holding Tank Agreements Required	<input type="checkbox"/> Floor Plan and/or Plumbing Layout Required
<input type="checkbox"/> Certificate of Existing OWTS Required (C-42)	<input type="checkbox"/> Special Feasibility Boring Report Required
<input type="checkbox"/> WQCB Clearance Required	<input type="checkbox"/> Detailed Contour Plot Plan Required (1 to 5 foot intervals)
<input type="checkbox"/> Soils Percolation Report Required	

SITE EVALUATION INSPECTION REMARKS:

EHS INITIALS/DATE:

SECTION C

<input type="checkbox"/> NEW	<input type="checkbox"/> REPAIR / REPLACEMENT	<input type="checkbox"/> EXISTING	<input type="checkbox"/> PUMP	<input type="checkbox"/> ATU	<input type="checkbox"/> CONNECT TO SEWER	FIXTURE UNITS #	BDRMS #
Soils Percolation/Boring Report By:				Date:	Project#		
C-42 Certification By:				Date:	License#		
Septic tank cap.:	Soil Rate:	Tested Depth:		Max. trench depth:			
Sq. Ft. Bottom Area:	Total Linear Ft.:	Line(s):		Length: _____ feet - Each 3 feet wide			
Sidewall Allowance: _____ Ft. Rock/ _____ Sq. ft. Running foot		Rock below drain line: _____ in. or <input type="checkbox"/> Plastic Chambers					
Leach Lines/bed special design for slope: <input type="checkbox"/> N/A <input type="checkbox"/> Overburden Factor:							
Pit Diameter:	No. pits:	Depth below Inlet (bi):	Pit Total Depth:	Max. allowable depth:			

CONSTRUCTION/INSTALLATION REMARKS:

SAN 53 letter approved

SECTION D

This Application is Approved Denied regarding the design of the OWTS as indicated on the accompanied plot plan using the requirements set forth in Section C above. No construction is permitted in the required reserved 100% Expansion area.

EHS Signature: *[Signature]* Date:

JASON E. UHLEY
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org

217686

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

November 30, 2017

Riverside County
Planning Department
County Administrative Center
4080 Lemon Street
Riverside, CA 92501

Attention: Desiree Bowie, Project Planner

Ladies and Gentlemen:

Re: Change of Zone 07954
Area: Lake Mathews/Woodcrest

Change of Zone (CZ) 07954 is a proposal to change the current zoning from Light Agriculture 10-Acre Minimum (A-1-10) to Light Agriculture 1-Acre Minimum (A-1-1) on a 2.27-Acre Lot in the Lake Mathews/Woodcrest area. The site is located east of Chicago Avenue, west of Cecil Avenue and 400 feet south of Gentian Avenue. This Change of Zone is being processed concurrently with Parcel Map (PM) 37340, which proposes a Schedule H subdivision.

The District has reviewed this case and has the following comment:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or flood proofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Michael Venable of this office at 951.955.1248.

Very truly yours,

A handwritten signature in blue ink that reads "Deborah de Chambeau".

DEBORAH DE CHAMBEAU
Engineering Project Manager

c: PM 37340

MV:sdh

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



November 2, 2017

Ms. Desiree Bowie, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92502

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John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW REQUIRED

Jurisdiction Project Case: CZ7954, PM37340

Dear Ms. Bowie:

Thank you for providing the Riverside County Airport Land Use Commission (ALUC) with a copy of the transmittal for the County of Riverside case; a proposal to divide 2.27 gross acre parcel into 2 parcels, and change the zoning of the site from Light Agriculture 10 acre minimum (A-1-10) to Light Agriculture 1 Acre Minimum (A-1-1).

ALUC staff has determined that the project is located within Compatibility Zone D of March Air Reserve Base/Inland Port Airport Influence Area which does not restrict residential density and also prohibits hazards to flights.

California Public Utilities Code section 21676 requires the local agency to refer any amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation within an Airport Land Use Compatibility Plan (ALUCP) to the ALUC. Additionally, California Public Utilities Code Section 21676.5 allows the ALUC to review all projects within the Airport Influence Area when the local jurisdiction's General Plan is not consistent with the applicable ALUCP. Since the General Plan is not consistent with the ALUCP and/or because the project contemplates amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation, the ALUC requests that you submit the above-identified project(s) for its review. ALUC staff is also available to assist in bringing your jurisdiction's General Plan into consistency with the applicable ALUCP, if the local jurisdiction so desires.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Urban Regional Planner IV

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



April 19, 2018

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Lake Elsinore

VICE CHAIRMAN

Glen Holmes
Hemet

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John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Ms. Desiree Bowie, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW
File No.: ZAP1299MA18
Related File Nos.: CZ7954 (Change of Zone), PM37340 (Tentative Parcel Map)
APNs: 280-060-003

Dear Ms. Bowie:

On April 12, 2018, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. CZ7954 (Change of Zone), a proposal to change the zoning of a 2.27-acre property (Assessor's Parcel Number 280-060-003) located at 15600 Chicago Avenue (on the easterly side of Chicago Avenue, southerly of Gentian Avenue and northerly of Hibiscus Avenue) in the unincorporated community of Woodcrest from Light Agriculture 10 acre minimum (A-1-10) to Light Agriculture 1 acre minimum (A-1-1), **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of this change of zone. As the site is located within Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area, where residential densities are not restricted, both the existing and proposed zoning are consistent.

On April 12, 2018, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. PM37340 (Tentative Parcel Map), a proposal to divide the above-referenced 2.27-acre site into two parcels, **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

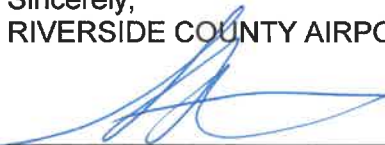
CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, composting operations, production of cereal grains, sunflower, and row crops, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators.)
 - (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 given to all potential purchasers of the proposed lots and to the tenants of the homes thereon, and shall be recorded as a deed notice.
 4. No detention basins are shown on the parcel map. Any new 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.
 5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



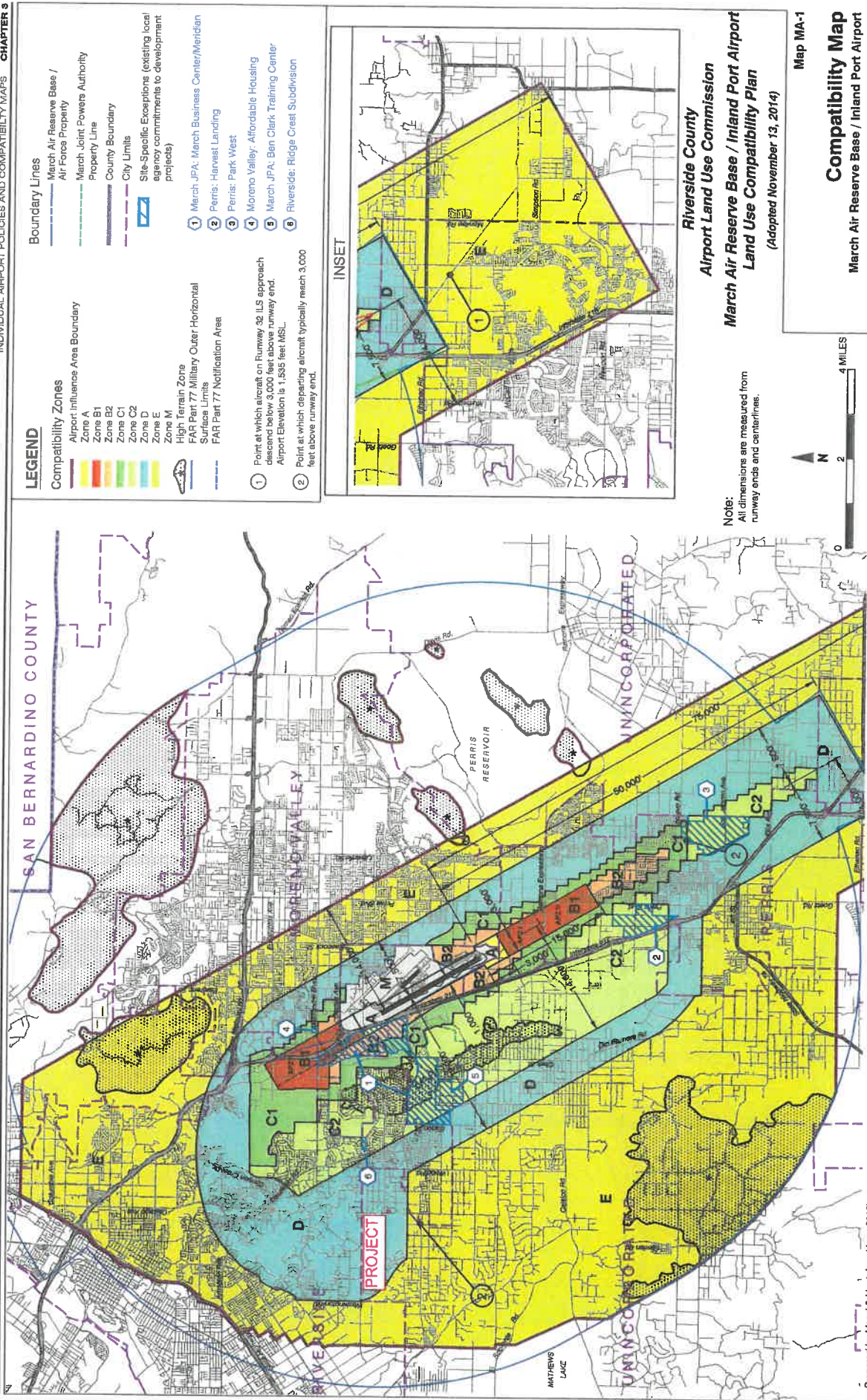
Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Ming Chin Nozawa and Shozo Nozawa (applicant/landowners)
Linda Trieu, Trittech Engineering Associates (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel "Rock" Rockholt or Denise Hauser, March Air Reserve Base
ALUC Case File

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



LEGEND

- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
 - High Terrain Zone
 - FAS Part 77 Military Outer Horizontal Surface Fringe
 - FAR Part 77 Notification Area

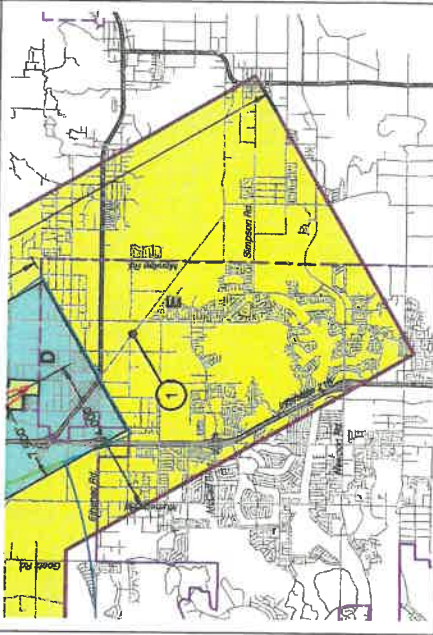
Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

- 1 March JPA: March Business Center/Meridian
- 2 Perris: Harvest Landing
- 3 Perris: Park West
- 4 Moreno Valley: Affordable Housing
- 5 March JPA: Ben Clark Training Center
- 6 Riverside: Ridge Crest Subdivision

- 1 Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,635 feet MSL.
- 2 Point at which departing aircraft typically reach 3,000 feet above runway end.

INSET



Riverside County
 Airport Land Use Commission
 March Air Reserve Base / Inland Port Airport
 Land Use Compatibility Plan
 (Adopted November 13, 2014)

Map MA-1

Compatibility Map
 March Air Reserve Base / Inland Port Airport

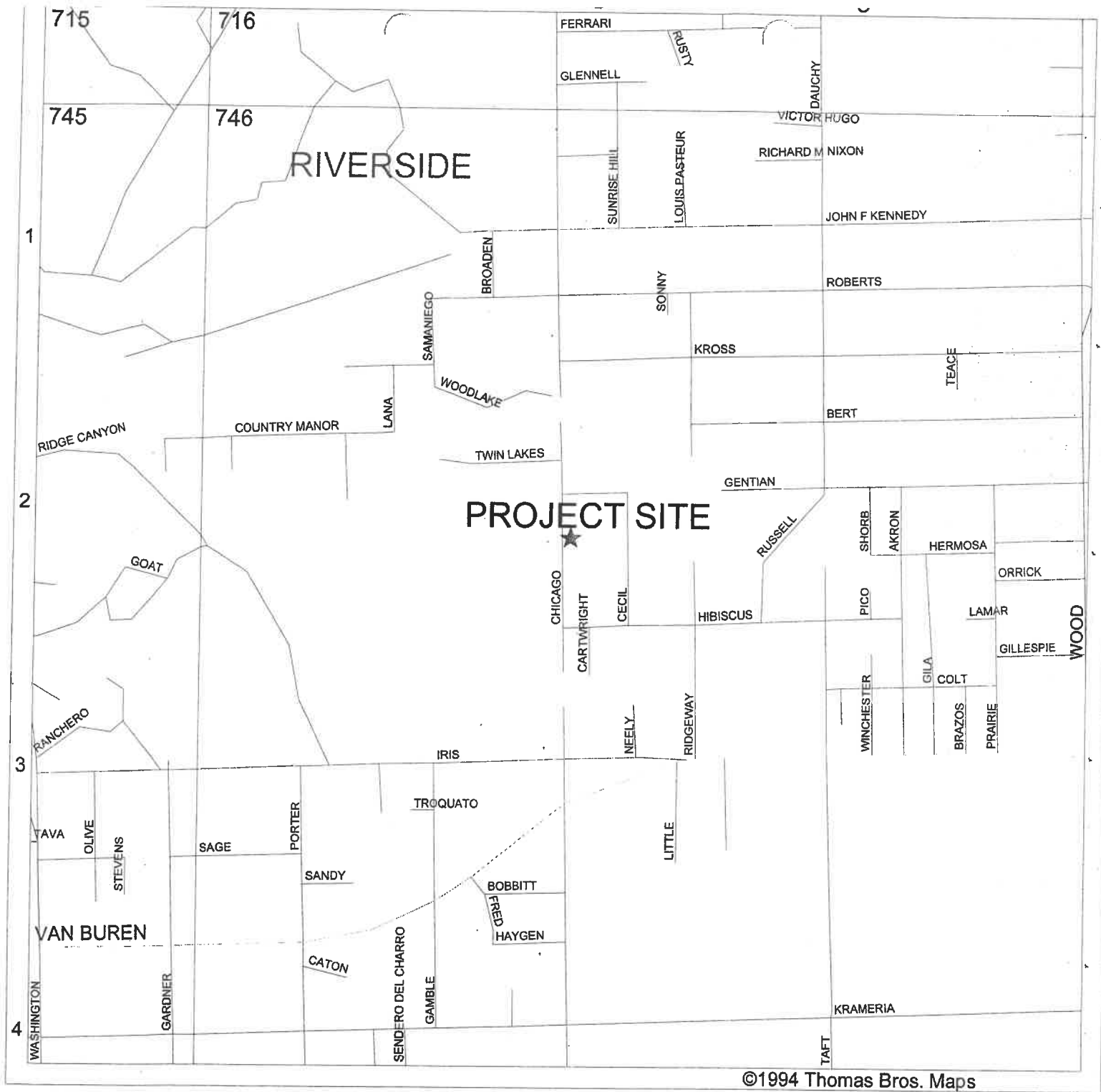
Note:
 All dimensions are measured from
 runway ends and centerlines.



Base map source: County of Riverside 2013

SEE INSET AT RIGHT

Prepared by Mead & Hunt, Inc. (June 2013)

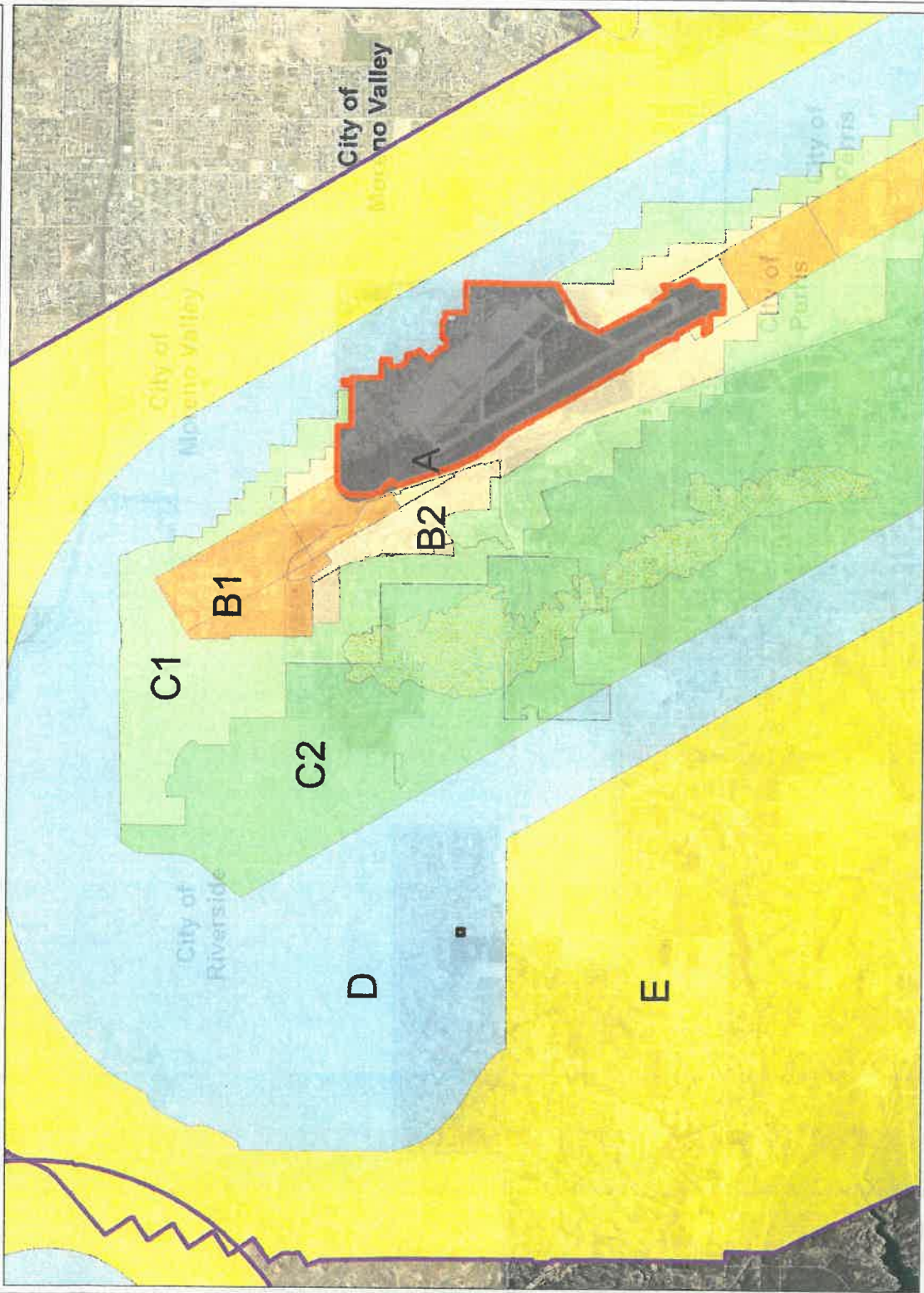


VICINITY MAP

SITE : 15600 CHICAGO AVENUE

GC MAPPING SERVICE, INC.
 3055 WEST VALLEY BOULEVARD
 ALHAMBRA CA 91803
 (626) 441-1080, FAX (626) 441-8850
GCMAPPING@RADIUSMAPS.COM

My Map



Legend

- Airports
- AIA
- Airport Compatibility**
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

Notes

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



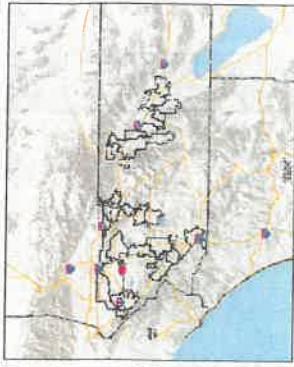
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© Riverside County RCIT GIS

My Map

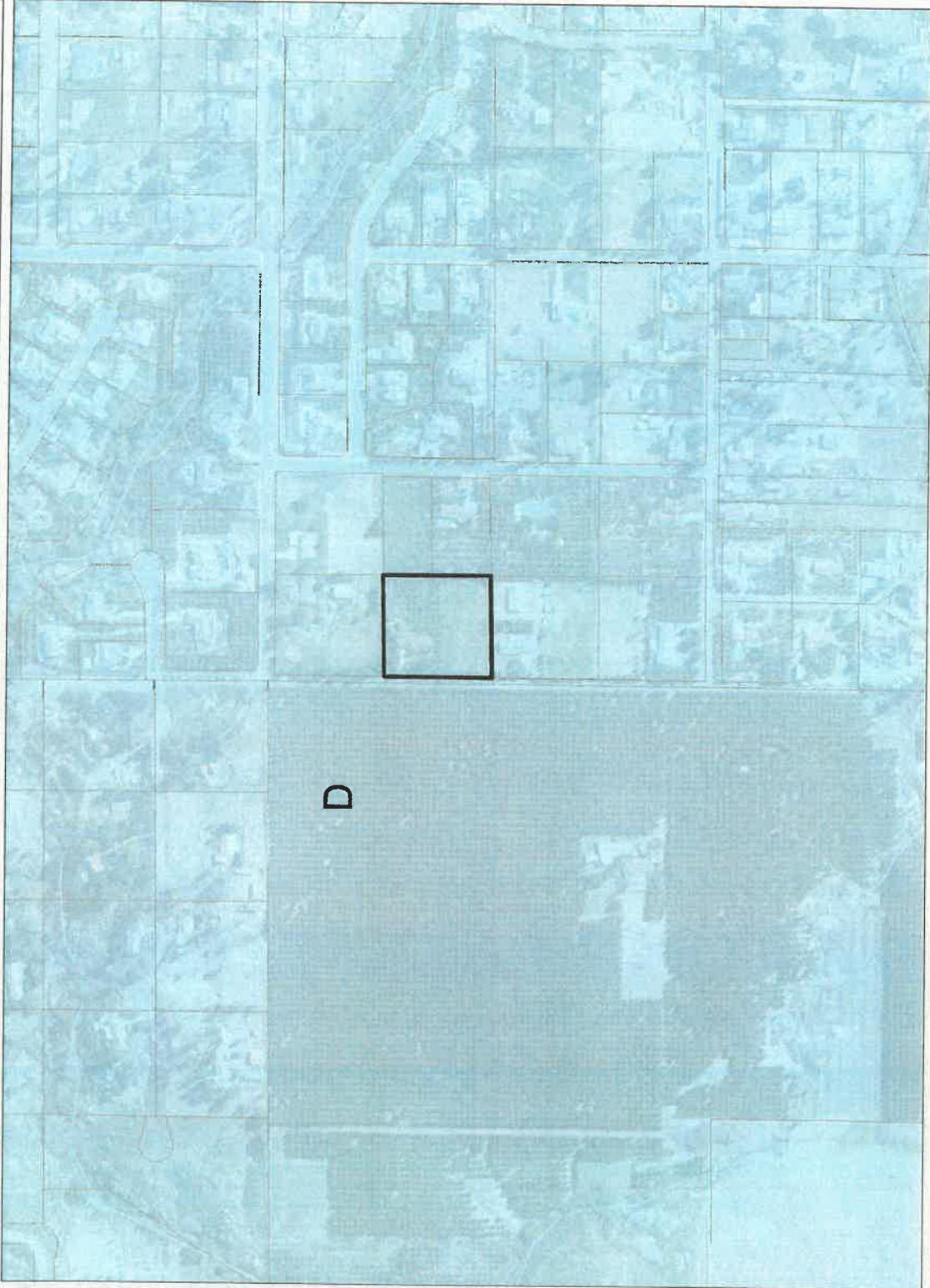


Legend

- Airports
- AIA

Airport Compatibility

- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT



Notes

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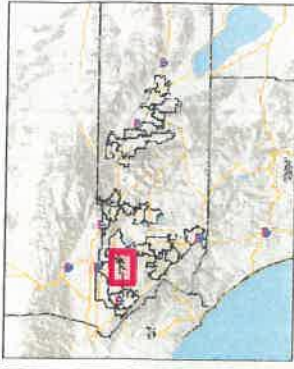
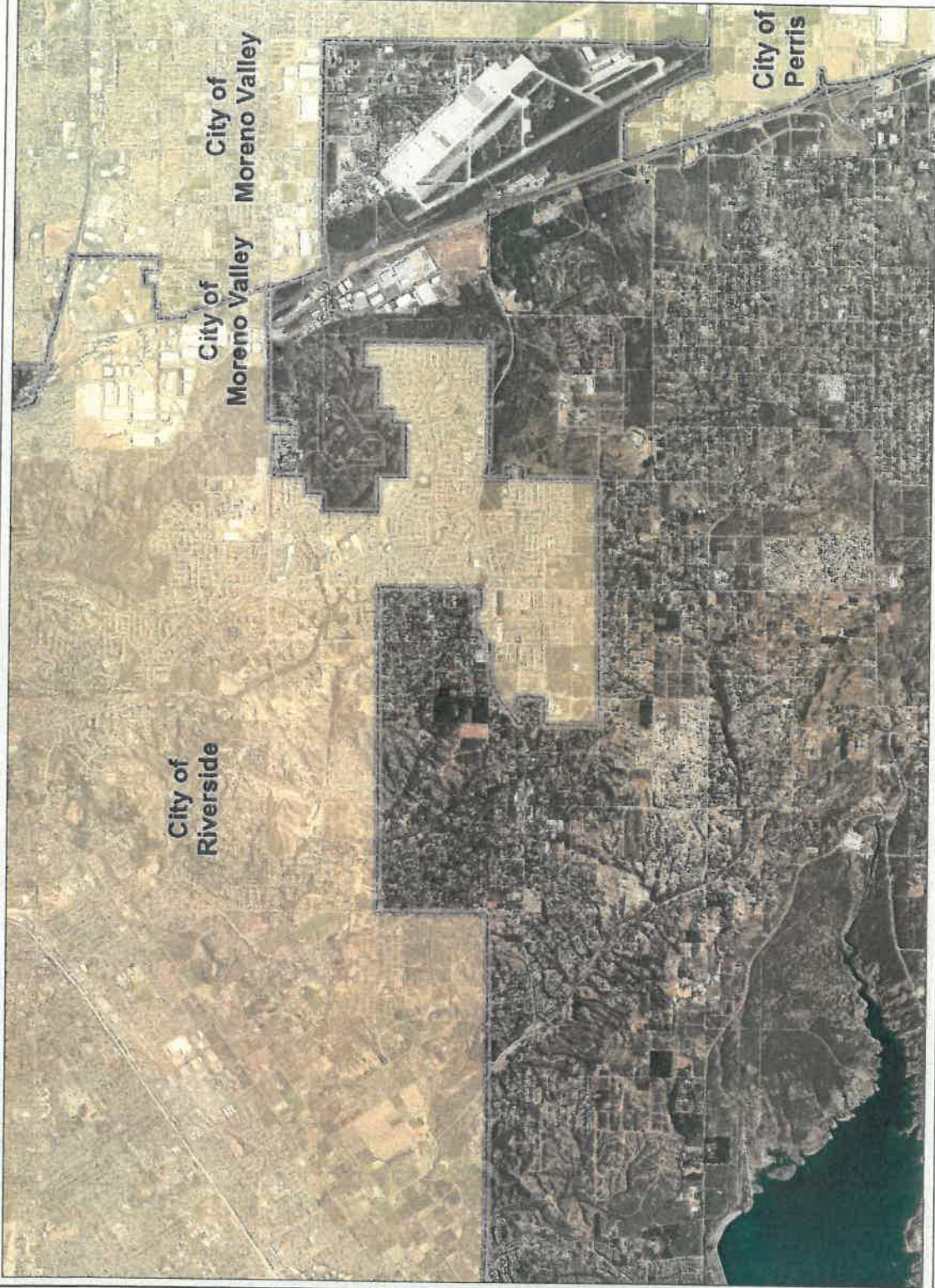
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My Map



Legend

- City Boundaries
- Cities
- adjacent_highways
- Interstate
- Interstate 3
- State Highways: 60
- State Highways 3
- US HWY
- OUT
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- countries
- cities

Notes

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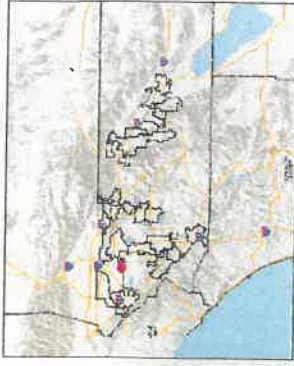
0 8,967 17,934 Feet



REPORT PRINTED ON... 3/6/2018 1:54:48 PM

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My Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- US-HWY
- counties
- cities
- hydrography
- waterbodies
- Lakes
- Rivers

Notes

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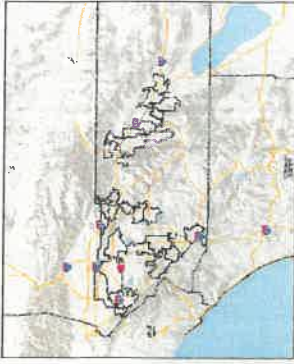
0 1,121 2,242 Feet













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My Map



Legend

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



0 280 560 Feet



Notes

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REPORT PRINTED ON... 3/6/2018 1:57:26 PM

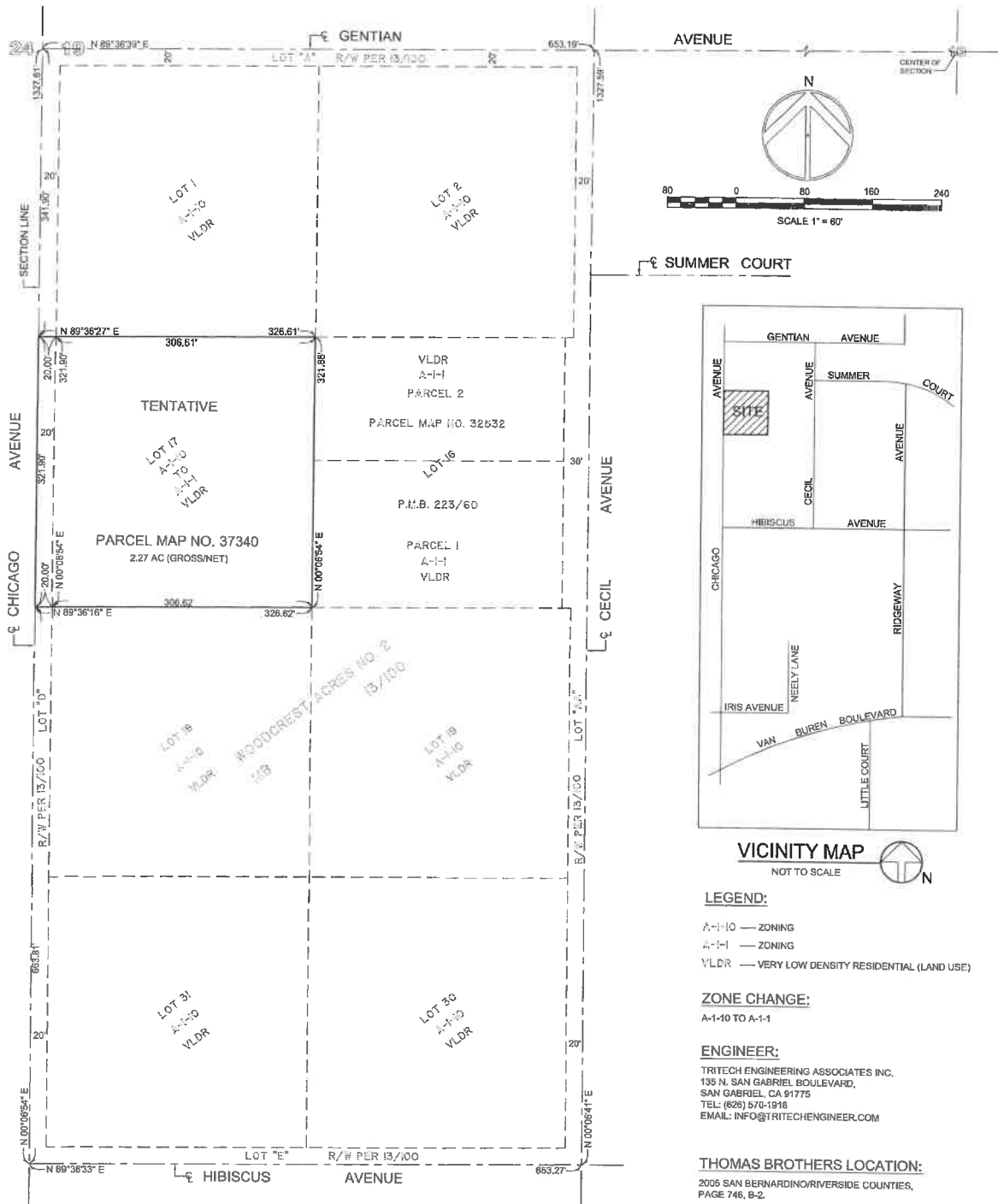
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CHANGE OF ZONE PRIMARY EXHIBIT

SHEET 1 OF 1 SHEET

SECTION 19, T.3 S., R. 4 W., S.B.M.

WOODCREST AREA



VICINITY MAP
NOT TO SCALE

LEGEND:
 A-1-10 — ZONING
 A-1-1 — ZONING
 VLDR — VERY LOW DENSITY RESIDENTIAL (LAND USE)

ZONE CHANGE:
 A-1-10 TO A-1-1

ENGINEER:
 TRITECH ENGINEERING ASSOCIATES INC.
 135 N. SAN GABRIEL BOULEVARD,
 SAN GABRIEL, CA 91775
 TEL: (626) 570-1918
 EMAIL: INFO@TRITECHENGINEER.COM

THOMAS BROTHERS LOCATION:
 2005 SAN BERNARDINO/RIVERSIDE COUNTIES,
 PAGE 746, B-2.

FEMA FLOOD ZONING:
 (TENTATIVE PARCEL MAP NO. 37340)
 FEMA FLOOD ZONE D-UNDESIGNATED AREA
 FEMA SPECIAL FLOOD HAZARD AREA: OUT

UTILITY PURVEYORS:
 WATER: WMWD
 SEWER: WMWD
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 ELECTRIC: SOUTHERN CALIFORNIA EDISON
 TELEPHONE: VERIZON
 CABLE TV: TIME WARNER
 STORM DRAIN: RCFCO
 SCHOOL DISTRICT: RIVERSIDE UNIFIED

PROPERTY ADDRESS:
 ADDRESS:
 16800 CHICAGO AVENUE,
 RIVERSIDE, CA 92508

ASSESSOR'S PARCEL NUMBER:
 APN: 280-060-003

LEGAL DESCRIPTION:
 LOT 17 AND PORTION OF "D" OF WOODCREST ACRES NUMBER 2,
 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER
 MAP RECORDED IN BOOK 13 PAGE 100 OF MISCELLANEOUS
 MAPS, IN THE OFFICE OF THE COUNTY RECORDER FOR SAID
 COUNTY.

OWNER/APPLICANT:
 MING CHIN NOZAWA AND SHOZO NOZAWA
 8223 ORANGE STREET,
 ROSEMead, CA 91770
 TEL: (626) 227-5299
 EMAIL: TIGER8223@HOTMAIL.COM



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

November 02, 2017

Colorado River Indian Tribes (CRIT)
David Harper, THPO
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37340, CZ07954)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 02, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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Project Description:

CHANGE OF ZONE NO. 7954, AGRICULTURE NO. 01071, and TENTATIVE PARCEL MAP NO. 37340 – EA43076 – Applicant: Matlock Associates – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (1 acre Minimum) (RC:VLDR) – Location: Northerly of Hibiscus Ave., southerly of Gentian Ave., easterly of Chicago Ave., and westerly of Cecil Ave. – 2.27 Gross Acres – Zoning: Light Agriculture 10 Acre Minimum (A-1-10)

REQUEST: The project proposes a **Change of Zone**, from Light Agriculture, 10 Acre Minimum (A-1-10), to Light Agriculture, 1 Acre Minimum (A-1-1). The **Tentative Parcel Map** proposes a Schedule H subdivision of 2.27 acres into 2 parcels; 1.18 and 1.08 acre lots. The project also proposes the cancellation of a Land Conservation Contract. Related Cases: CZ07954, PM37340, and AG01071 APN: 280-060-003

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, dbowie@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
Assistant TLMA Director

November 02, 2017

Gabrieleno Band of Mission Indians – Kizh Nation
Andrew Salas, Chair
P.O. Box 393
Covina, CA 91723

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37340, CZ07954)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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Attachment: Project Vicinity Map and Project Aerial

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

November 02, 2017

Morongo Cultural Heritage Program
Ray Huaute, Cultural Resource Specialist
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37340, CZ07954)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, dbowie@rivco.org
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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

November 02, 2017

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37340, CZ07954)

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

November 02, 2017

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37340, CZ07954)

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PLANNING DEPARTMENT

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

November 02, 2017

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37340, CZ07954)

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

November 02, 2017

Ramona Band of Cahuilla
Joseph D. Hamilton, Chair
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37340, CZ07954)

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Palm Desert, California 92211
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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

November 02, 2017

Rincon Band of Luiseño Indians
Destiny Colocho, Cultural Resource Manager
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37340, CZ07954)

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

November 02, 2017

San Manuel Band of Mission Indians
Lee Clauss, Director
26569 Community Center Drive
Highland, CA 92346

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37340, CZ07954)

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

November 02, 2017

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37340, CZ07954)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 02, 2017 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CHANGE OF ZONE NO. 7954, AGRICULTURE NO. 01071, and TENTATIVE PARCEL MAP NO. 37340 – EA43076 – Applicant: Matlock Associates – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (1 acre Minimum) (RC:VLDR) – Location: Northerly of Hibiscus Ave., southerly of Gentian Ave., easterly of Chicago Ave., and westerly of Cecil Ave. – 2.27 Gross Acres – Zoning: Light Agriculture 10 Acre Minimum (A-1-10)

REQUEST: The project proposes a **Change of Zone**, from Light Agriculture, 10 Acre Minimum (A-1-10), to Light Agriculture, 1 Acre Minimum (A-1-1). The **Tentative Parcel Map** proposes a Schedule H subdivision of 2.27 acres into 2 parcels; 1.18 and 1.08 acre lots. The project also proposes the cancellation of a Land Conservation Contract. Related Cases: CZ07954, PM37340, and AG01071 APN: 280-060-003

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, dbowie@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
Assistant TLMA Director

November 02, 2017

Gabrieleno-Tongva
San Gabriel Band of Mission Indians
Anthony Morales, Chief
P.O Box 693
San Gabriel, CA 91778

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37340, CZ07954)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

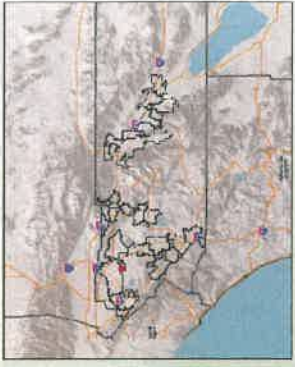
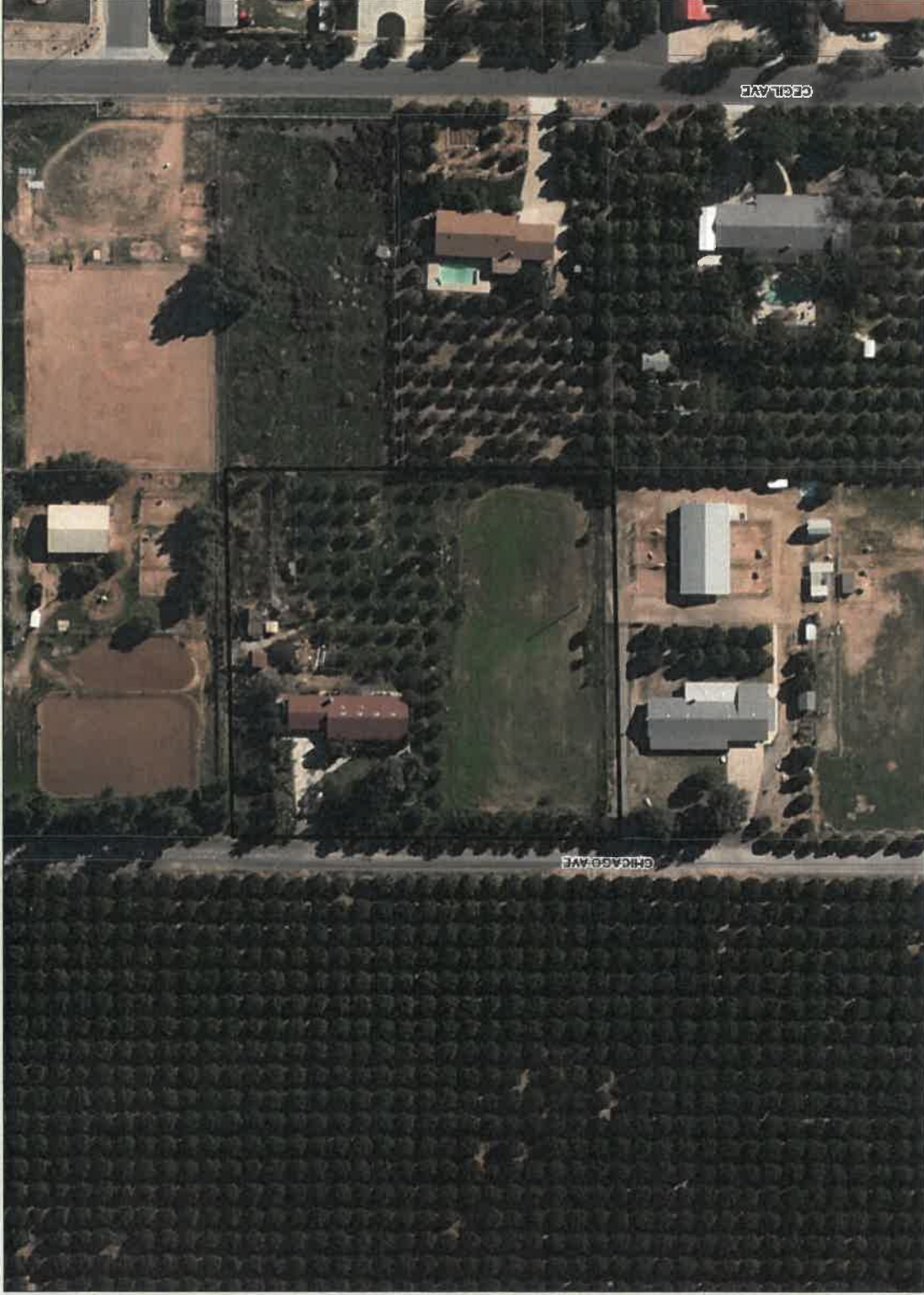
Email CC: Desiree Bowie, dbowie@rivco.org

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
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Attachment: Project Vicinity Map and Project Aerial

PM37340



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

Notes

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



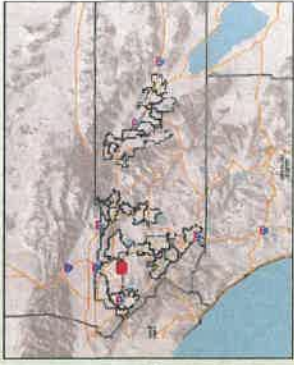
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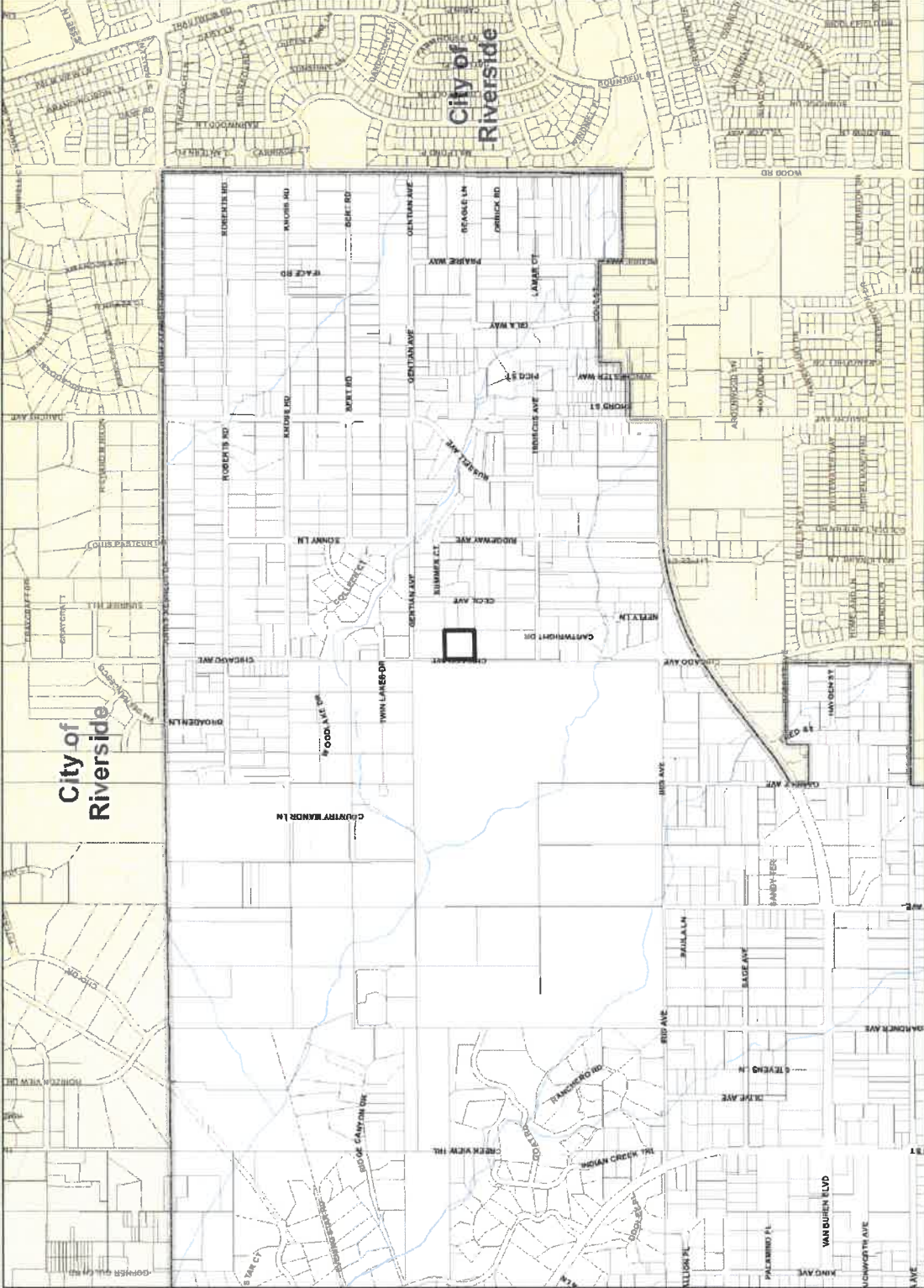
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PM37340



- Legend**
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0 2,000 4,000 Feet

REPORT PRINTED ON... 1/2/2017 1:06:50 PM

© Riverside County RCIT GIS



PECHANGA TRIBAL HISTORIC PRESERVATION OFFICE
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

November 13, 2017

Tribal Historic Preservation
Officer:
Gary P. DuBois, JD, MSW

THPO Historian:
Lisa Woodward, Ph.D.

Advisory Review Board:
Neal Ibanez
Bridgett Barcello
Darlene Miranda
Evie Gerber
Andrew Masiel, Sr.
Richard B. Searce
Robert Villalobos

VIA E-MAIL and USPS

Heather Thomson, Archaeologist
Planning Department
County of Riverside
PO Box 1409
Riverside, CA 92592

**PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52 FOR
PM 37340 [CZ 7654; APN 280-060-003]**

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe") a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside Planning Department.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of 'Atáaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive 'Atáaxum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 Re PM 37340
November 13, 2017
Page 2

Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries. At this time, we are requesting archaeological, geotechnical, and conceptual grading plans.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Ebru Ozdil
Planning Specialist

Cc Pechanga Office of the General Counsel

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



November 22, 2017

Heather Thomson
Riverside County Planning Dept.
4080 Lemon St.
Riverside, CA 92502

Re: AB-52 Consultation: PM37340, CZ07954

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

Charissa Leach
Assistant TLMA Director

November 02, 2017

Cahuilla Band of Indians
Anthony Madrigal, Cultural Director
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37340, CZ07954)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, dbowie@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

November 16, 2017

Attn: Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; PM37340, CZ07954

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros, Director of Cultural Resources
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Ming Chin Nozawa and Shozo Nozawa (collectively “PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 280-060-003 (“PROPERTY”); and,

WHEREAS, on October 20, 2017, PROPERTY OWNER filed an application for Parcel Map No. 37340 and Change of Zone No. 7954 (“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:
Ming Chin Nozawa and Shozo Nozawa
8223 Orange Street
Rosemead, CA 91770

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

FORM APPROVED COUNTY COUNSEL

BY: M.R.C. 12/4/17
MELISSA R. CUSHMAN DATE

Dated: 12/11/17

PROPERTY OWNER:

Ming Chin Nozawa and Shozo Nozawa

By: _____

Ming Chin Nozawa

Dated: Nov. 20, 2017

By: _____

Shozo Nozawa

Dated: Nov. 20 2017



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

July 31, 2018

Ming Chin and Shozo Nozawa
8223 Orange Street
Rosemead, CA 91770

Linda Trieu
135 N San Gabriel Blvd,
San Gabriel, CA 91775

RE: APN180001 – Notice of Non-Renewal (Assessor's Parcel No. 280-060-003)

Dear Owner/Applicant,

The above-referenced notice has been recorded by the Riverside County Clerk and Recorder's Office. Enclosed is a copy for your records. If you should have any questions, please contact Robert Flores by phone at (951) 955-6836 or by e-mail at dharris@rivco.org.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT

By: Dionne Harris
Urban and Regional Planner

Enclosure

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER-IHEM, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
PO BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

RETURN TO: STOP #1010

RIVERSIDE COUNTY CLERK OF THE BOARD
PO BOX 1147 – RIVERSIDE, CA 92502

2018-0307771

07/31/2018 04:01 PM Fee: \$ 0.00

Page 1 of 7

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



THIS SPACE FOR RECORDERS USE ONLY

110

NOTICE OF NON-RENEWAL
AGRICULTURAL PRESERVE (APN180001)
Client Submittal Date: February 7, 2018

Woodcrest Agricultural Preserve No. 1, Amend. No. 6, Map No. 946

Current Owners:
Ming Chin Nozawa and Shozo Nozawa

TLMA/PLANNING

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE
FOR RECORDING INFORMATION

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

CLERK OF THE BOARD
DEPARTMENT
(CAC - 1st Floor)

AND WHEN RECORDED MAIL TO:

[
RETURN TO STOP#1010
Clerk of the Board
(CAC Bldg. - 1st Floor)
]

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NONRENEWAL NO. _____ FOR A PORTION OF PROPERTY
UNDER A LAND CONSERVATION CONTRACT

NOTICE IS HEREBY GIVEN pursuant to Section 51245 of the California Government Code that the undersigned, being all of the owners of the affected real property, elect not to renew Land Conservation Contract or Agreement dated Jan 1, 1971 and recorded on Feb 28, 1971 as Instrument No. 19298 in the Office of the County Recorder of Riverside County, California. The real property affected by this notice is located in the Woodcrest Agricultural Preserve No. 1, Map No. 946, dated Sept. 12, 2006.

(See attached Legal)

Assessor's Parcel Number(s) of land affected:
280-060-003

ORIGINAL OWNER(S)

Rolla L. Cook
Isabel M. Cook

CURRENT OWNER(S)

X *[Signature]*
Signature (Title and Company if applicable)
SHOZO NOZAWA
Print Name

Signature (Title and Company if applicable)
X *[Signature]*
Print Name
Mingchin Nozawa
Signature (Title and Company if applicable)

Print Name

Signature (Title and Company if applicable)

Print Name

(All original and current owners must be listed)

Acknowledgement of Receipt
Kecia Harper-Ihem, Clerk of the Board

By: *[Signature]*
Deputy

Date: 7/30/18

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

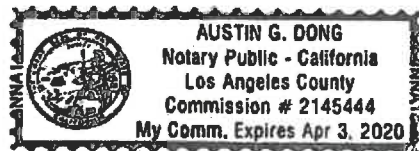
On July 23, 2018 before me, AUSTIN G. DONG, Notary Public,
(insert name and title of the officer)

personally appeared SHOZO NOZAWA; MINGCHIN NOZAWA
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



X Shozo Nozawa
7/23/18

X [Handwritten Signature]
7/23/18

EXHIBIT A
WOODCREST AGRICULTURAL PRESERVE NO. 1
MAP NO. 946
(NOTICE OF NON-RENEWAL)

The following described Real Property of Riverside County, State of California, described as follows:

Description

All of Woodcrest Agricultural Preserve No. 1, Map No. 124, as shown in Exhibit "A" of instrument No. 2011-0534308, dated December 5, 2011, described as Lot 17 of Woodcrest Acres Number 2, In the County of Riverside, State of California, As Per Map Recorded In Book 13 Page 100 of Miscellaneous Maps, in the Office of the County Recorder for Said County and further described as:

Assessor Parcel No.	Acres (net)	Owner
280-060-003	2.26 (2.27 gross acres)	Ming Chin Nozawa and Shozo Nozawa

Recording Requested By First American Title Company

RECORDING REQUESTED BY:

Escrow No. 21285RG
Title Order No.

When Recorded Mail Document
and Tax Statement To:
Mr. and Mrs. Ming Chin Nozawa
15600 Chicago Avenue
Riverside, CA 92508

DOC # 2002-146685

03/22/2002 08:00A Fee:27.00
Page 1 of 1 Doc T Tax Paid
Recorded in Official Records
County of Riverside

Gary L. Orso
Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	IMP	MISC.
A	R	L				COPY	LONG	REFUND	NCHO

27
S USE

APN: 265-160-024-2

GRANT DEED
OFF: DD

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$ *297.00*

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area

T
AM

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Richard A. Wheeler, A Widower

hereby GRANT(S) to Ming Chin Nozawa and Shozo Nozawa, Wife and Husband as Joint Tenants

the following described real property in the
County of Riverside, State of California:

Lot 17 and D of Woodcrest Acres Number 2, as per map recorded in Book 13 Page 100 of Miscellaneous Maps, in the office of the county Recorder for said County.

520361-1

DATED: January 25, 2002

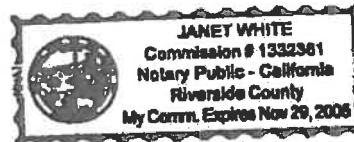
STATE OF CALIFORNIA
COUNTY OF Riverside
ON February 8, 2002 before me,
Jane T White personally appeared
Richard A. Wheeler

Richard A. Wheeler
Richard A. Wheeler

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Signature *Jane T White*



MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-213 (Rev 9/94)

GRANT DEED

MAP NO. 20 WOODCREST AGRICULTURAL PRESERVE NO. 1

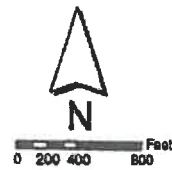
AMENDED BY MAP NO. 124, 357, 638, 648, 864, 946

SEC 24, T. 3 S., R. 5 W., SEC 19, T. 3 S., R. 4 W



AMENDMENTS:

- NO. 1, (ENLARGEMENT), FEBRUARY 8, 1971, MAP NO. 124
- NO. 2, (DIMINISHMENT), FEBRUARY 3, 1976, MAP NO. 357
- NO. 3, (DIMINISHMENT), DECEMBER 22, 1987, MAP NO. 638
- NO. 4, (DIMINISHMENT), DECEMBER 22, 1987, MAP NO. 648
- NO. 5, (DIMINISHMENT), AUGUST 27, 2002, MAP NO. 864
- NO. 6, (DIMINISHMENT), SEPTEMBER 12, 2006, MAP NO. 946



ADOPTED ON FEBRUARY 24, 1989
 BY THE BOARD OF SUPERVISORS
 OF THE COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA.

AG No. 1071

**AGRICULTURAL PRESERVE DISESTABLISHMENT/DIMINISHMENT
TECHNICAL ADVISORY COMMITTEE REPORT**

Applicant's Name: Ming Chin Nozawa Supv. Dist.: FIRST
Applicant's Address: 8223 Orange Street, Rosemead, CA 91770 CAPTAC Date: 7.26.18

1. **Planning Department**

- A. Type of Application: _____ Disestablish X Diminish (AG No. 1071)
- B. Affected Agricultural Preserve
- 1) Name: Woodcrest Agricultural Preserve No. 1
- 2) Establish. Map No. Map No. 20
- 3) Establish. Date February 24, 1969
- 4) Subsequent Maps Map Nos. 124, 357, 638, 648, 864, and 946
- C. Site
- 1) Acreage: 2.27 acres
- 2) Existing Land Use: Rural residential and light agriculture
- 3) Zoning: Light Agriculture - 10 Acre Minimum (A-1-10)
- 4) Gen. Plan Land Use: Very Low Density Residential (RC-VLDR)
- 5) Cities w/in 1 mile: City of Riverside
- 6) General Location: North of Hibiscus Ave, south of Gentian Ave,
west of Cecil Ave, and east of Chicago Ave
- 7) Site APN/Leg. Desc. 260-060-003 (''Subject Site'')

2. **Agricultural Commissioner**

- A. Existing agricultural uses or crops, acreage, and average income or crop return per acre for last year (County-wide values):
- _____
- _____
- _____
- _____
- B. Number and type of livestock: _____

3. **Cooperative Extension**

- A. Suitable commercial agricultural uses: _____
- _____
- B. Availability of irrigation water: _____
- _____
- C. Nuisance effects: _____
- _____

4. **Natural Resource Conservation Service**

Land Conservation Act of 1965 ('Williamson Act') and **Riverside County Resolution No. 84-526**, 'The Rules and Regulations Governing Agricultural Preserves in Riverside County' as amended ('Riverside County AG Preserve Rules and Regs').

Based on a complete evaluation of the Request, CAPTAC **was/was not** able to make the five necessary findings to conclude that the proposed Request is consistent and recommends that the Riverside County Board of Supervisors **approve/deny** the Request under Agricultural Preserve No. 1071. CAPTAC affirmed this determination with a **{vote}** to five vote, based on the following findings, pursuant to Section 605(3) of Riverside County AG Preserve Rules and Regs:

I. **Whether a notice of nonrenewal has been served pursuant to the [Notice of Nonrenewal] Section 401 of the [Rules and Regulations Governing Agricultural Preserves in Riverside County, as amended (Resolution NO. 84-526)].**

TBD.

II. **Whether the cancellation is likely to result in the removal of adjacent lands from agricultural use.**

The diminishment (AG No. 1071) is proposing to delete approximately 2.27 acres of the Woodcrest Agricultural Preserve No. 1, which is about 18% of the agricultural preserve's total remaining area (12.45 gross acres), and cancel the associated contract. However, according to State's Department of Conservation mapping, most of the adjacent land does not have a land conservation contract or in designated *Urban and Built-up*, and the property does not appear to be used for agricultural purposes. Therefore, the diminishment of the project site will not likely result in the removal of any agricultural use given the nature of the request and the area.

III. **Whether the proposed alternative use of land is consistent the provisions of the County General Plan.**

TBD.

IV. **Whether the cancellation will result in discontiguous patterns of urban development.**

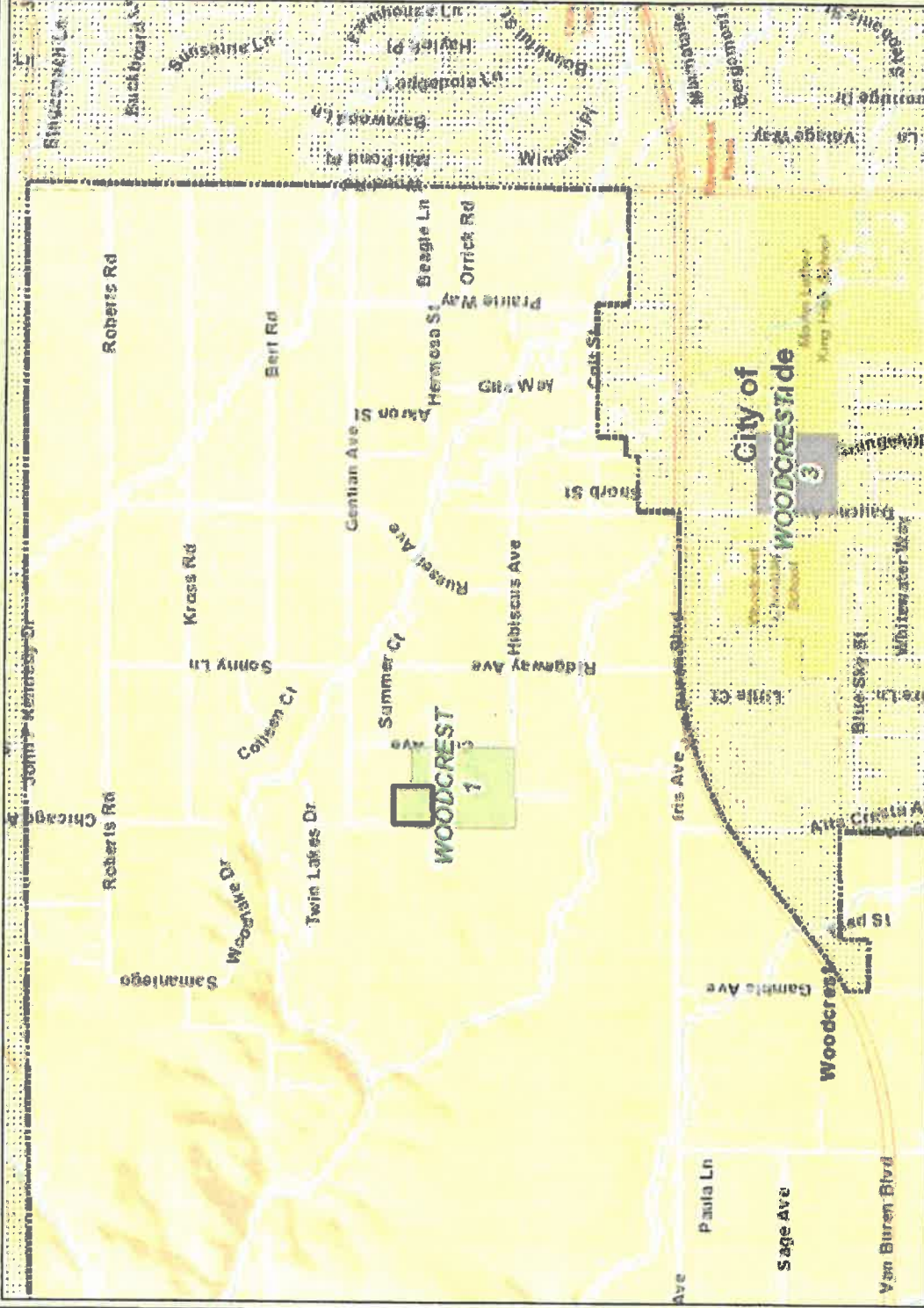
TBD.

V. **Whether there is proximate noncontracted land which is both available and suitable for use to which it is proposed the contracted land be put, or, whether the development of the contracted land would provide more contiguous patterns of urban development than the development of proximate noncontracted land.**

TBD.

AG No. 1071

CAPTAC Vicinity Map & Property Boundary



Legend

Agricultural Preserves	
OTHER AGRICULTURAL PRESEF	
[Green Box]	ANZA, 1
[Green Box]	ANZA, 2
[Green Box]	ANZA, 3
[Green Box]	BAUTISTA CANYON, 1
[Green Box]	BAUTISTA CANYON, 2
[Green Box]	BAUTISTA CANYON, 3
[Green Box]	BLYTHE, 10
[Green Box]	BLYTHE, 11
[Green Box]	BLYTHE, 12
[Green Box]	BLYTHE, 13
[Green Box]	BLYTHE, 14
[Green Box]	BLYTHE, 16
[Green Box]	BLYTHE, 16
[Green Box]	BLYTHE, 17
[Green Box]	BLYTHE, 18
[Green Box]	BLYTHE, 19
[Green Box]	BLYTHE, 2
[Green Box]	BLYTHE, 20
[Green Box]	BLYTHE, 21
[Green Box]	BLYTHE, 22
[Green Box]	BLYTHE, 23
[Green Box]	BLYTHE, 24
[Green Box]	BLYTHE, 25
[Green Box]	BLYTHE, 26
[Green Box]	BLYTHE, 27

Notes

Includes AG, Preserve layer

"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.

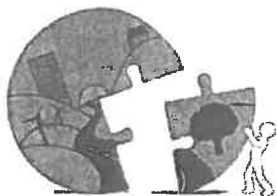


3,079 Feet

REPORT PRINTED ON... 7/12/2018 5:40:08 PM



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION INFORMATION

Applicant Name: Ming Chin Nozawa

Contact Person: Ming Chin Nozawa E-Mail: tiger8223@hotmail.com

Mailing Address: 8223 Orange St

Rosemead Street CA 91770
City State ZIP

Daytime Phone No: (626) 227-5299 Fax No: ()

Engineer/Representative Name: Guan Wang

Contact Person: Linda Trieu E-Mail: linda@tritechengineer.com

Mailing Address: 135 N San Gabriel Blvd

San Gabriel Street CA 91775
City State ZIP

Daytime Phone No: (626) 570-1918 Fax No: ()

Property Owner Name: Ming Chin Nozawa and Shozo Nozawa

Contact Person: Ming Chin Nozawa E-Mail: tiger8223@hotmail.com

Mailing Address: 8223 Orange Street

Rosemead Street CA 91770
City State ZIP

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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 DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

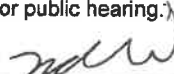
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Ming Chin Nozawa

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Shozo Nozawa

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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 280-060-003

Approximate Gross Acreage: 2.27

General location (nearby or cross streets): North of Hibiscus Ave, South of Gentian Ave, East of Chicago Ave, West of Cecil Ave.

PROJECT INFORMATION:

Purpose of Request (Check one):

Disestablishment (Termination of entire Agricultural Preserve)

APPLICATION FOR DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE

Diminishment (Removal of a portion of the land in an Agricultural Preserve).

Name and Map Number of the affected Agricultural Preserve: Woodcrest No. 1 Map No. 124

Number of Petitions for Cancellation of Contract attached: 1

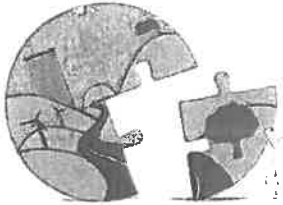
Has a Notice of Nonrenewal been served on the land involved in this application? Yes No

If yes, state the date(s) of said Notice of Nonrenewal served: _____

Related cases filed in conjunction with this request: CZ 7954, PM37340

This completed application form, together with all of the listed requirements provided on the Agricultural Preserve Disestablishment/Diminishment Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-0087 AP Disestablish-Diminish Condensed Application.docx
Created: 07/07/2015 Revised: 05/18/2016



Steve Weiss, AICP
Planning Director

SC ID# C207954

RIVERSIDE COUNTY AG 1071
PLANNING DEPARTMENT

PETITION FOR CANCELLATION OF LAND
CONSERVATION CONTRACT IN AN AGRICULTURAL
PRESERVE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Please complete and attach to Application for Disestablishment or Diminishment (Form 295-0087)

A separate Petition for Cancellation of Contract must be completed for each separate ownership of land to be removed from an agricultural preserve. (A husband and wife, a partnership, a corporation, a trust, or a joint ownership is considered one owner.)

Applicant Name: MING CHIN NOZAWA

Contact Person: MING CHIN NOZAWA E-Mail: TIGER8223@HOTMAIL.COM

Mailing Address: 8223 ORANGE STREET,
ROSEMEAD Street CA 91770
City State ZIP

Daytime Phone No: (626) 227-5299 Fax No: ()

I, the undersigned, the owner or one of the owners authorized to act on behalf of all owners of the land described herein, respectfully petition the Honorable Board of Supervisors of the County of Riverside to withdraw said property from Agricultural Preserve Name Woodcrest, Agricultural Preserve No. 1, Map No. 124 and to cancel the Land Conservation Contract or Agreement dated: , and recorded as Instrument No. in the office of the County Recorder of Riverside County, California, as it pertains to said property. I declare under penalty of perjury that the information provided by me in this petition is true and complete to the best of my knowledge.

Property Owner Name: MING CHIN NOZAWA AND SHOZO NOZAWA

Contact Person: MING CHIN NOZAWA E-Mail: TIGER8223@HOTMAIL.COM

Mailing Address: 8223 ORANGE STREET
Street

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

PETITION FOR CANCELLATION OF LAND CONSERVATION CONTRACT IN AN AGRICULTURAL PRESERVE

ROSEMEAD,

City

CA

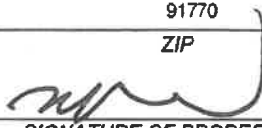
State

91770

ZIP

MING CHIN NOZAWA

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

SHOZO NOZAWA

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AGRICULTURAL PRESERVE PROGRAM
PETITION FOR CANCELLATION OF CONTRACT**

1. List all the names and addresses of all owners as shown on the recorded deed. If the owner is a corporation, please state the type of corporation, place and date of incorporation, and affix corporate seal to this page.
2. If the owner is a partnership, or a corporation, a notarized statement from said partnership or corporation indicating that the petitioner is authorized to act on behalf of the partnership or corporation must be attached to this Petition for Cancellation of Contract.
3. Give Name and address of the mortgage holder for this property, if any.
4. Give the general location of the property, including the major crossroads.
5. Attach a complete legal description of this property as shown in the deed or the title insurance policy.
6. Provide the following information from your property tax bills:

Assessor's Parcel Number(s)	Acreage
<small>280-060-003</small> <u>280-060-003</u>	<u>2.27</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Check this box and attach additional Assessor's Parcel Number(s) on a separate sheet of paper, if necessary.

PETITION FOR CANCELLATION OF LAND CONSERVATION CONTRACT IN AN AGRICULTURAL PRESERVE

7. Attach a statement outlining the proposed alternative land use for this property. *no change*
8. Attach any written evidence establishing the lack of nearby property, not subject to a Land Conservation Contract, that is both available and suitable for the proposed alternative land use.
9. Attach all Required Property Owner's Notification Information and completed Property Owner's Certification.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-0088 AP Petition for Land Conservation Contract Cancellation.docx
Created: 07/08/2015 Revised: 05/18/2016

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CHANGE OF ZONE NO. 7954 and TENTATIVE PARCEL MAP NO. 37340 – Intent to Adopt a Negative Declaration – EA43076 – Applicant: Shozo & Ming Nozawa – Engineer/Representative: Guan Wang – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (1 Acre Minimum) (RC-VLDR) – Location: Northerly of Hibiscus Avenue, southerly of Gentian Avenue, easterly of Chicago Avenue, and westerly of Cecil Avenue – 2.27 Gross Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST: Change of Zone No. 7954** proposes to change the zone from Light Agriculture, 10 Acre Minimum (A-1-10), to Light Agriculture, 1 Acre Minimum (A-1-1). **Tentative Parcel Map No. 37340** proposes a Schedule “H” subdivision of 2.27 acres into two (2) parcels; 1.18 and 1.08 acre lots for single family residential development. .

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **NOVEMBER 20, 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 Dionne Harris at (951) 955-6836 or email at dharris@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501. 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: Dionne Harris
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 07, 2018,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07954 / PM37340 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

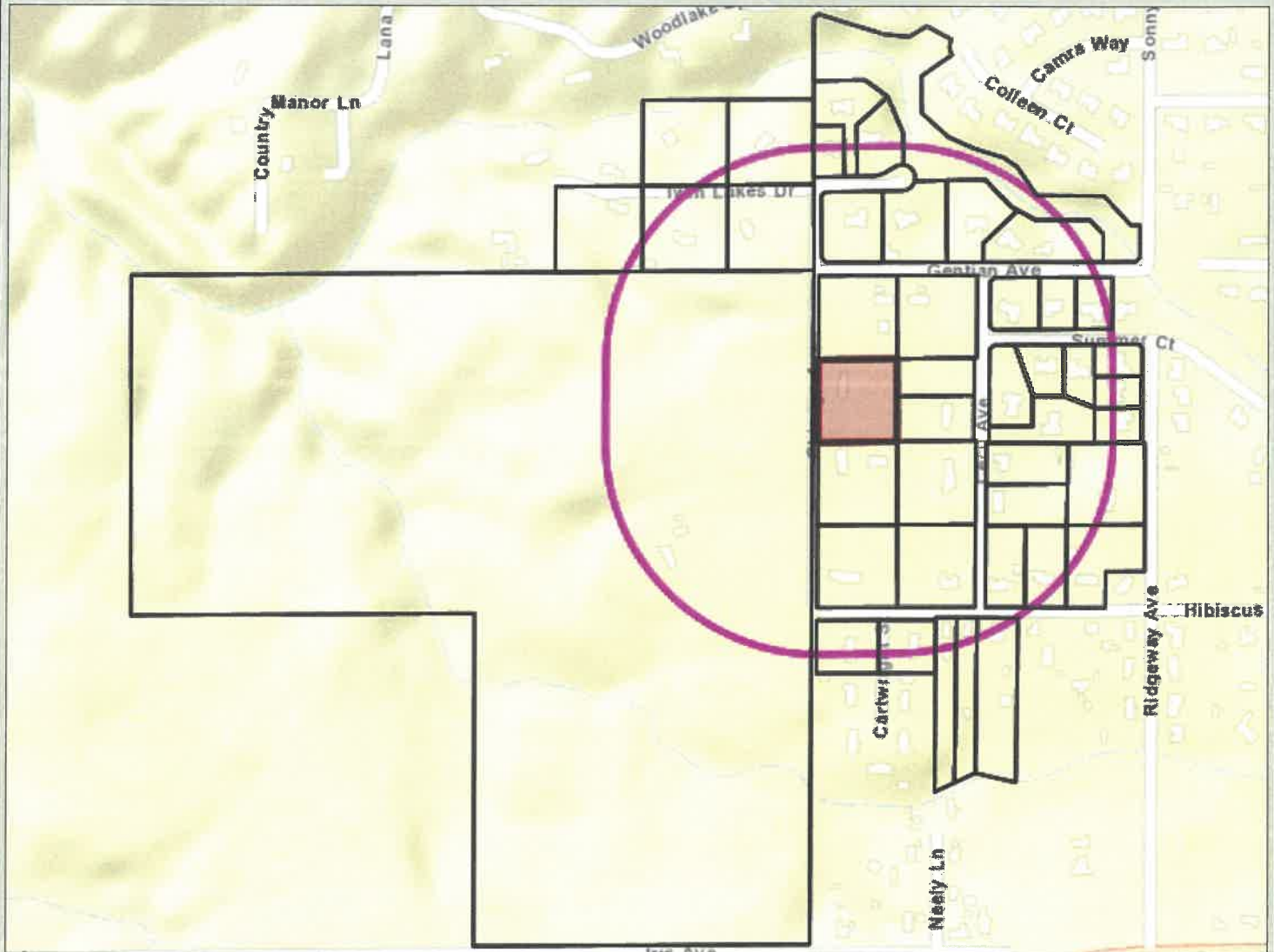
Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

5/7/19


Riverside County GIS Mailing Labels

CZ07954 PM37340 (1000 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

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... 11/7/2018 11:12:39 AM

© Riverside County RCIT

280060001
BAXTER L DODD
SHERRY L DODD
18025 GENTIAN AVE
RIVERSIDE CA. 92508

280060009
BRIAN K SIRKO
SHEILA M SIRKO
18138 SUMMER CT
RIVERSIDE CA. 92508

280060011
KAREN S MASSEY
18202 SUMMER CT
RIVERSIDE CA. 92508

280060010
DAVID D DAVENPORT
JOANN DAVENPORT
18172 SUMMER CT
RIVERSIDE CA. 92508

280060037
VINCENT FAULKNER
BRENDA HOMIER FAULKNER
15563 RIDGEWAY AVE
RIVERSIDE CA. 92508

280060038
KEITH A THOMAS
DEBRA J THOMAS
PO BOX 51771
RIVERSIDE CA 92517

280050069
THOMAS S PILCHOWSKI
SYLVIA A PILCHOWSKI
18132 GENTIAN AVE
RIVERSIDE CA. 92508

280060033
JOHN MARK KARGES
BARBARA KAY ABLES KARGES
15630 CECIL AVE
RIVERSIDE CA. 92508

280060005
GARY A ASTFALK
PATTY ASTFALK
15650 CHICAGO AVE
RIVERSIDE CA. 92508

280060041
MARCOS PASCUAL
LEAH PASCUAL
15622 CECIL AVE
RIVERSIDE CA. 92508

280060034
TYLER REYNOLDS
JEREMY C REYNOLDS
15671 RIDGEWAY AVE
RIVERSIDE CA. 92508

280050063
STEVEN EDWARD DAVIS
JANET STOIA DAVIS
18038 TWIN LAKES DR
RIVERSIDE CA. 92508

280060035
JEFF R SEHNERT
JILLIAN MACDONALD
15607 RIDGEWAY AVE
RIVERSIDE CA. 92508

280060039
SUMMER COURT TRUST
JOHN A COLOMBO
ELEANOR T COLOMBO
STE 114-160
19069 VAN BUREN BLV
RIVERSIDE CA 92508

280060036
TIMOTHY A TRAVER
DANA M TRAVER
15585 RIDGEWAY AVE
RIVERSIDE CA. 92508

280060030
MARTIN PALAFOX
MARTHA L PALAFOX
18180 HIBISCUS AVE
RIVERSIDE CA. 92508

280060008
B ABBEY PROP INC
6175 E HENNING VIEW TER
ANAHEIM CA 92807

280050065
CURTIS A CARLSON
RAQUEL P CARLSON
18014 TWIN LAKES DR
RIVERSIDE CA. 92508

280080008
PATRICIA LOVATO
18101 HIBISCUS AVE
RIVERSIDE CA. 92508

280060031
NANCY F EDWARDS
KAYANA M THERRIEN
18170 HIBISCUS AVE
RIVERSIDE CA. 92508

280060007
LINDA K WRAY
18010 HIBISCUS AVE
RIVERSIDE CA. 92508

280060040
THOMAS K ROACH
RUTH E ROACH
15614 CECIL AVE
RIVERSIDE CA. 92508

280050064
LARRY G LUMSDON
RUTH D LUMSDON
18048 TWIN LAKES DR
RIVERSIDE CA. 92508

280050068
YOUNG SANG KIM
YOUNG SUN KIM
18120 GENTIAN AVE
RIVERSIDE CA. 92508

280050066
PATRICK CHOONSOO PARK
CECILIA JUNG PARK
18019 TWIN LAKES DR
RIVERSIDE CA. 92508

280050067
ROBERT M FATTARUSO
KRISTINE A FATTARUSO
18063 TWIN LAKES DR
RIVERSIDE CA. 92508

280060032
RIDGEWAY BLOSSOMS
C/O C/O TYLER REYNOLDS
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280080009
SCOTT J BELL
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BULLHEAD CITY AZ 86249

280080010
NORMAN RICKY CARDOZA
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280080007
CLIFFORD L EVANS
DEBORAH BELLE EVANS
15760 CARTWRIGHT DR
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280080001
EDWARD F CROOK
KATHLEEN A CROOK
15765 CARTWRIGHT DR
RIVERSIDE CA. 92508

280060029
ROBIN E WHITTINGTON
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RIVERSIDE CA. 92508

280060042
WESLEY J SKOVINSKI
15601 CECIL AVE
RIVERSIDE CA. 92504

280060006
TOP TIER LANDSCAPE CONSTRUCTION
C/O C/O JAVIER R MORRO
6374 JURUPA AVE
RIVERSIDE CA 92504

280050070
RIVERSIDE CORONA RESOURCE
4500 GLENWOOD DR NO A
RIVERSIDE CA 92501

280060002
PATRICK GEORGE HARDY
ROBIN LYN HARDY
2031 TWEED ST
PLACENTIA CA 92870

280060003
MING CHIN NOZAWA
SHOZO NOZAWA
C/O APT M302
8223 ORANGE ST
ROSEMEAD CA 91770

280060043
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245300001
P & F INV CO
17100 PIONEER BLV NO 280
ARTESIA CA 90701

245260016
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245260018
RUBEN ANTHONY GOMEZ
JULIE ANNA GRIEGO
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245260014
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245260012
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Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

**INVOICE (INV-00078833)
FOR RIVERSIDE COUNTY**

BILLING CONTACT
Shozo and Ming Nozawa

**County of Riverside
Trans. & Land Management Agency**



15600 Chicago Ave
Riverside, Ca 92508

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00078833	05/30/2019	05/30/2019	Invoiced, Past Due

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06451	0451 - CF&W Trust ND/MND	\$2,354.75
15600 Chicago Ave Riverside,		SUB TOTAL \$2,354.75

TOTAL **\$2,354.75**

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



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.
PM37340/CZ07954/EA43076/AG01071/APN180001

Project Title/Case Numbers

Dionne Harris
County Contact Person

951-955-6836
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Ming Chin Nozawa
Project Applicant

8223 Orange St. Rosemead CA 91770
Address

Northerly of Hibiscus Ave., southerly of Gentian Ave., easterly of Chicago Ave., westerly of Cecil Ave.
Project Location

TENTATIVE PARCEL MAP NO. 37340, CHANGE OF ZONE NO. 7954, AGRICULTURAL PRESERVE NO. 1071, and NOTICE OF NON-RENEWAL NO. 180001 - INTENT TO ADOPT A NEGATIVE DECLARATION - The project proposes a Change of Zone from Light Agriculture, 10 Acre Minimum (A-1-10), to Light Agriculture, 1 Acre Minimum (A-1-1). The Tentative Parcel Map proposes a Schedule H subdivision of 2.27 acres into 2 parcels: 1.18 and 1.08 acre lots. The project also proposes the cancellation of an Agricultural Land Conservation Contract (AG01071), AGRICULTURAL PRESERVE NO. 1071 (DIMINISHMENT/CANCELLATION) /AGRICULTURAL PRESERVE NOTICE OF NON-RENEWAL NO. 180001 - The applicant proposes to delete (diminish) 2.27 acres from Wood Preserve Agricultural Preserve No. 1 and cancel the land conservation contract executed for Wood Preserve No. 1, Amendment #6, Map No. 946. The applicant also filed an application for a notice of nonrenewal for the abovementioned land conservation contract. APN: 280-060-003
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on January 2019 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,354.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Urban Planner Title

7/17/19
Date

Please charge deposit fee case#: ZEA43076 ZCFG6451

FOR COUNTY CLERK'S USE ONLY

Received for Filing and Posting at OPR: _____



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2

Planning Commission Hearing: November 20, 2019

PROPOSED PROJECT

Case Number(s): Tentative Tract Map No. 31810 and Change of Zone No. 6946

EA No.: 39475

Area Plan: San Jacinto Valley

Zoning Area/District: Valle Vista District

Supervisory District: Third District

Project Planner: David Alvarez


Project APN(s): 548-040-037 and 549-210-038

Applicant(s):

Cornwell Group

Representative(s):

TGA Development & Engineering Inc.



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 6946 is a proposal to change the existing zoning from Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivision (R-T) to Planned Residential (R-4).

Tentative Tract Map No. 31810 is proposal for a Schedule “A” subdivision of 42.6 gross acres into 195 single-family residential lots with a minimum lot size of 5,000 square feet, five (5) opens space lots, which will include a park, paseos, and basins.

The proposed project site is located north of Palm Avenue, south of Olive Avenue, and west of Lincoln Avenue.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 39475, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 6946, amending the project site’s Zoning Classification from Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S) and Mobilehome Subdivision (R-T) to Planned Residential (R-4) as shown on Exhibit 3 attached hereto, based upon the findings and conclusions incorporated in the staff report; and, pending adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 31810, subject to the final adoption of Change of Zone No. 6946 and the Zoning Ordinance, the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR) (2 – 5 du/ac) and Medium High Density Residential (MHDR) (5 – 8 du/ac)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR) (2 – 5 du/ac)
East:	Medium Density Residential (MDR) (2 – 5 du/ac)
South:	Medium Density Residential (MDR) (2 – 5 du/ac) and High Density Residential (HDR) (8 – 14 du/ac)
West:	Medium Density Residential (MDR) (2 – 5 du/ac)
Existing Zoning Classification:	Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivision (R-T)
Proposed Zoning Classification:	Planned Residential (R-4)
Surrounding Zoning Classifications	
North:	Mobilehome Subdivision (R-T)
East:	Mobilehome Subdivision (R-T)
South:	Mobilehome Subdivision (R-T) and Rural Residential (R-R)
West:	Mobilehome Subdivision (R-T) and Rural Residential (R-R)
Existing Use:	Olive Trees and vacant land
Surrounding Uses	
North:	Residential
East:	Residential
South:	Residential and vacant land

West: Residential and vacant land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	42.6 acres	
Proposed Minimum Lot Size:	5,000 square feet	3,500 square feet min.
Total Proposed Number of Lots:	195 residential lots 5 open space lots	
Map Schedule:	Schedule "A"	

Located Within:

City's Sphere of Influence:	Yes – City of Hemet
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes, partially located in FEMA Flood Zone A
Agricultural Preserve:	No
Liquefaction Area:	Yes – High/Moderate Liquefaction Potential
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – 3496
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The project went to the Planning Commission on August 3, 2005 for the development of 178 single-family residential lots. There was discussion regarding the allowed density from what the general plan allowed and what was being proposed on the tentative tract map. In addition to the density, some residents in the area felt there needed to be some more community outreach before they could support this development in the area. The project was continued to October 26, 2005. On October 26, 2005, there were residents opposing the project and the planning commission advised the applicant to revise the tentative tract map that would reduce the density from what was being proposed and the project was continued to January 11, 2006.

On January 11, 2006 the Planning Commission continued the item to an off calendar date because staff had not received a revised tentative tract map that would reduce the density from what was being proposed.

On April 18, 2016, the applicant submitted a revised plan to allow 195 single-family residential lots, which is consistent with the current general plan designation of Medium Density Residential (MDR) (2 – 5 du/ac) and Medium High Density Residential (MHDR) (5 – 8 du/ac).

In 2016, the Applicant reached out to the surrounding neighborhood to discuss the development of the project site. The applicant also created a website to provide the neighborhood with detail of the project site. In between the time from the original project to the current design, the applicant has discussed with

neighbors as requested and has had an active website with constant updates detailing the extent of the project.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

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

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Community Development: Medium Density Residential (CD:MDR) and Medium High Density Residential (CD:MHDR). Overall, the project is consistent with the MDR and MHDR land use designations and with all other sections of the Riverside County General Plan Land Use Element.

The Medium Density Residential (MDR) land use designation provides for the development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal keeping uses, such as horses, are also allowed within this category. The density range is 2 to 5 dwelling units per acre, which allows for a lot size that ranges from 5,500 to 20,000 square feet, with typical lot sizes of 7,200 square feet. The Medium High Density Residential (MHDR) density range is 5 to 8 dwelling units per acre which allows for a lot size ranging from 4,000 to 6,000 square feet. Based on the approximate acreage of 22.52 acres as Medium Density Residential (MDR) and 20 acres Medium High Density Residential (MHDR) and the density ranges for each of them, these designations would allow for a range of units between 145 and 273 units for the project site. The Tentative Tract Map proposes 195 residential lots which is within the allowable range of units per the land use designations. The residential lots proposed by Tentative Tract Map No. 31810 range from 5,150 to 11,710 square feet, with five open space lots ranging from 7,348 to 83,836 square feet.

In addition, the proposed project complies with several land use policies including LU 28.1 which requires the accommodation of the development of single and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps, which is accomplished through the proposed 195 single-family residential lots of the tentative tract map. The proposed project also complies with LU 28.5 which requires the integration of a contiguous network of parks, plazas, public squares, bicycle trails, transit systems, and pedestrian paths into new communities and developments to provide both connections within each community and linkages with surrounding features and communities. The proposed project meets this land use policy by providing 2 passive parks and 3 paseos providing accessibility to each park for all tenants of the proposed development.

2. The project site is currently composed of 4 distinct Zoning Classifications including Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivisions (R-T) which is inconsistent with the Riverside County General

Plan land use designations. The proposed project includes Change of Zone No. 6946, which would rezone the project area to the Planned Residential (R-4) zoning classification which is consistent with the land use designations of MDR and MHDR. Uses permitted in the R-4 Zoning Classification are compatible with the encouraged uses in the Medium Density Residential (MDR) land use designation. The applicant is requesting a change of zone from Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivision (R-T) to Planned Residential (R-4) to obtain consistency with the allowable land use designation and policy area.

Change of Zone

Change of Zone No. 6946 is a proposal to change the project site's Zoning Classification from Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivisions (R-T) to Planned Residential (R-4) and is subject to the following findings, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

1. Change of Zone No. 6946 is a proposal to change the project site's Zoning Classification from Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivisions (R-T) to Planned Residential (R-4). The R-4 zoning classification requires that it shall not be applied to any area containing less than 9 acres. The project site area is 42.6 gross acres. Pursuant to Ordinance No. 348, the R-4 zoning classification also requires a minimum lot size of 3,500 square feet, which generally results in densities consistent with the underlying land use designations of Medium Density Residential and Medium High Density Residential. The project's lot sizes will range in size from 5,150 to 11,710 square feet, which is compatible with the surrounding development pattern in the project vicinity. Therefore, the change of zone is consistent with the underlying land use designations of Medium Density Residential and Medium High Density Residential.

Tentative Tract Map

Tentative Tract Map No. 31810 is a proposal to subdivide 42.6-acres into 195 residential lots and 5 non-residential lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Subdivision Ordinance No. 460, are as follows:

1. The proposed map, subdivision design and improvements are consistent with General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, because the proposed development is in conformance with all applicable development standards and policies including General Planning Principle IV. A.1 which states that the intent is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of various densities, of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. In addition, the proposed development also adheres to General Planning Principle IV.A.4 which states communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Lastly, the proposed project also adheres to General Planning Principle IV.A.6

which states that existing communities should be revitalized through development of under-used, vacant, redevelopment and/or infill sites within existing urbanized areas. Furthermore, the project is not located within a specific plan.

2. The site of the proposed map is physically suitable for the type of development and density because the subdivision proposes to provide individual lots for single-family dwellings. Furthermore, the site is adjacent to existing single-family dwellings, and because the project will connect to the existing infrastructure in proximity to the project site (roads, sewer, water). The topography of the site is relatively flat with no steep slopes that would be constraints to the proposed subdivision and development of the site. In addition, there is a flood plain on the western portion of the project site, this area will include a passive park and water quality basin to alleviate any flood hazards.
3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat , because the project was determined through the Initial Study and Mitigated Negative Declaration to not have a substantial impact on the environment subject to the proposed mitigation measures.
4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since as detailed in the Mitigated Negative Declaration-Initial Study prepared for the project, the project would not have a significant impact to local air quality and impacts to local noise would be limited to Palm Avenue and U.S Highway 74 to the south, and not to adjacent and nearby residential uses. Other impacts to the environment related to public health would be less than significant.
5. As indicated in the project Conditions of Approval, the proposed Tentative Tract Map includes the improvements as required by Riverside County Ordinance No. 460 for a Schedule "A" Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. Tentative Tract Map No. 31810 complies with the Schedule 'A' improvement requirements provided in Section 10.5 of Ordinance No. 460 as listed below.
 - i. Streets. Streets are shown on the Tentative Map, which include frontage improvements to Olive Avenue, Lincoln Avenue, and Palm Avenue. Curb and gutter and sidewalks are included for all proposed improved streets.
 - ii. Domestic Water. Domestic water service will be supplied by Lake Hemet Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - iii. Fire Protection. The project will provide for super fire hydrants with minimum distance of 400 feet to all portions of the building and pressure at 4,000 gallons per minute for a 4 hour duration at 20 pounds per square inch. Other fire protection measures shall be determined based on specific interior tenant designs and building code requirements.
 - iv. Sewage Disposal. Sewer service will be supplied by Lake Hemet Municipal Water District
 - v. Fences. At minimum the project is required to install six-foot high chain link galvanized wire fencing along any canal, drain, expressway, or other feature deemed hazardous. There are no canal, drain, expressway, or other feature deemed hazardous along the project, however, the project site will provide walls along the north, south, east, and west property lines to separate the project site from the surrounding area.

- vi. Electrical and Communication Facilities. The project will provide electrical, telephone, street lighting, cable television service , which shall be installed in conformity with the provisions of Article XIII of Ordinance No. 460.
6. The design of the proposed land division or the type of improvements will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the proposed land division.
7. Tentative Tract Map No. 31810 is consistent with the minimum size allowed by the project site's proposed Zoning Classification of R-4, as proposed by the Change of Zone. The minimum lot sizes for R-4 is 3,500 square feet. The project is proposing a minimum of 5,000 square feet.
8. As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurance(s) (copies of which are attached) from the owner(s) of the property(ies) underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.

Development Standards Findings:

The proposed residential lots comply with the development standards for the Planned Development (R-4) zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348. More specifically: Section 8.93 as detailed below:

- a. *The minimum overall area for each dwelling unit, exclusive of the area used for commercial purposes and area set aside for street rights of way, but including recreation and service areas shall be 6,000 square feet. A total of 154,498 square feet is being provided for Basin and Passive Park space. The basin will utilize approximately half of each lot leaving 119,167 square feet for a passive park, which meets the required 6,000 square feet of recreation and service area.*
- b. *The minimum lot area for the individual lots used as a residential building site shall be 3,500 square feet. The minimum width of each lot shall be 40 feet and the minimum depth shall be 80 feet. The project complies with this lot standard because the minimum lot size for the project site is 5,000 square feet. As, shown on the Tentative Tract Map exhibit each of the proposed 195 lots meet the required width and depth requirements of 40 feet and 80 feet, respectively. The smallest proposed lot size is 5,008 square feet. .*
- c. *One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. 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 Ordinance No. 348. The proposed project will consist of two-story single-family dwellings. The proposed project will be conditioned not to exceed a height of 40 feet in height.*
- d. *The minimum yard requirements are as follows:*

- i. *The front yard shall be not less than twenty (20) feet, measured from the existing right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure. The project will comply with a 20-foot setback measured from the right-of-way and the proposed project is consistent with the minimum setback requirements of the R-4 zone shown on site plan, Exhibit A.*
- ii. *Side yards on interior and through lots shall be not less than a width of five feet. Side yard on corner and reversed corner lots shall be not less than ten (10) feet from the existing right-of-way or from any future right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure. The proposed setback is set at five feet. The proposed project is consistent with the minimum setback requirements of the R-4 zone shown on site plan, Exhibit A.*
- iii. *The rear yard shall not be less than ten (10) feet. The rear setback shall be set at 10 feet. The proposed project is consistent with the minimum setback requirements of the R-4 zone shown on site plan, Exhibit A.*
- iv. *No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348. Structural encroachments, such as patio covers, will comply with setback requirements. The proposed project is consistent with the minimum setback requirements of the R-4 zone shown on site plan, Exhibit A.*
- e. *Off-street parking shall be provided as set forth in Section 18.12 of Ordinance No. 348. A two-car garage is proposed for each individual lot to meet the parking requirements set forth in Ordinance No. 348.*
- f. *Individual sewage disposal systems shall not be permitted on lots containing an area of less than one-half acre unless a report has been received by the Planning Commission from the County Health Department stating that such a system will be acceptable. Lake Hemet Municipal Water District will provide sewer and water for the proposed subdivision.*
- g. *The recreation areas shall be of a size, based on the particular use, adequate to meet the needs of the anticipated population, and shall be arranged so as to be readily accessible to the residents of the subdivision. The proposed project is proposing approximately 119,167 square feet for a passive park to meet the anticipated needs for population.*
- h. *Adequate and permanent access from a public street to each family dwelling shall be provided for pedestrians and emergency vehicles. There are four points of ingress and egress for the proposed project to provide adequate and permanent access from Public Street.*

Other Findings:

1. The project site is located within Criteria Cell 3496 of the Western Riverside County Multiple Species Habitat Conservation Plan. The project completed the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process via HANS 0722, which was previously approved.

2. The project site is located within the City of Hemet Sphere of Influence. This project was provided to the City of Hemet for review and comment. No comments were received either in favor or opposition of the project.
3. 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.
4. 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.
5. The project site is located in the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
6. The project site is not located within a Cal Fire State Responsibility Area ("SRA") or Local Responsibility Area ("LRA") and is also not located within a high or moderate hazard severity zone.

Conclusion:

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

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

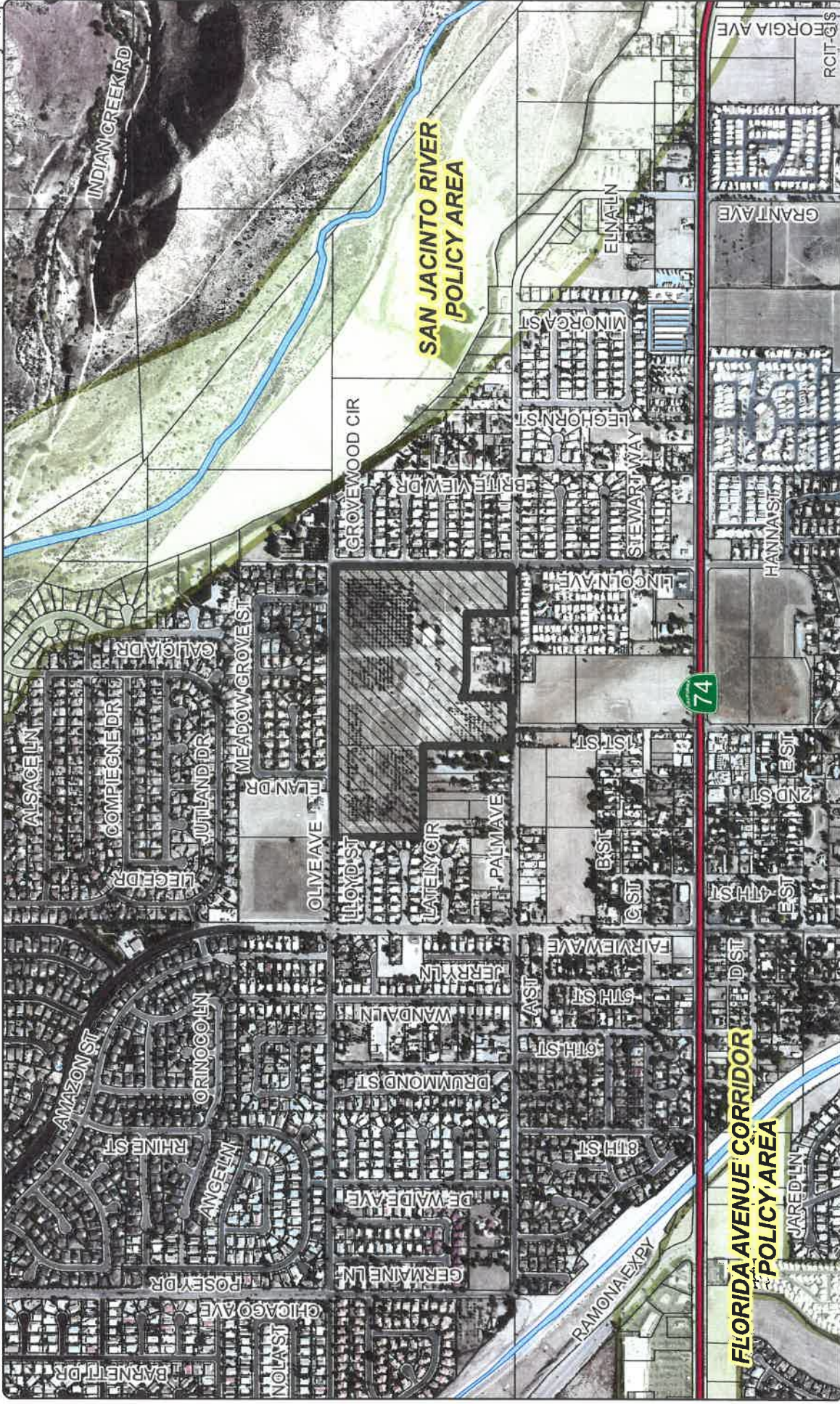
This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls who indicated support/opposition to the proposed project.

In 2016, the Applicant reached out to the surrounding neighborhood to discuss the development of the project site. The applicant also created a website to provide the neighborhood with details of the project site.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ06946 TR31810
 VICINITY/POLICY AREAS**

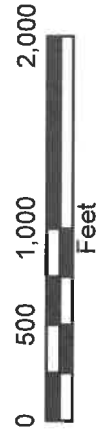
Supervisor: Washington
 District 3

Date Drawn: 10/24/13
 Vicinity Map



Zoning Dist: Valle Vista

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 areas. This new General Plan may contain different type of land use than is provided in the previous General Plan. For more information, please contact the County Planning Department offices in Riverside at 951.958.3200 (Western County) or in Palm Desert at (760)983-8277 (Eastern County) or Website: <http://www.countyofriverside.com/planning>

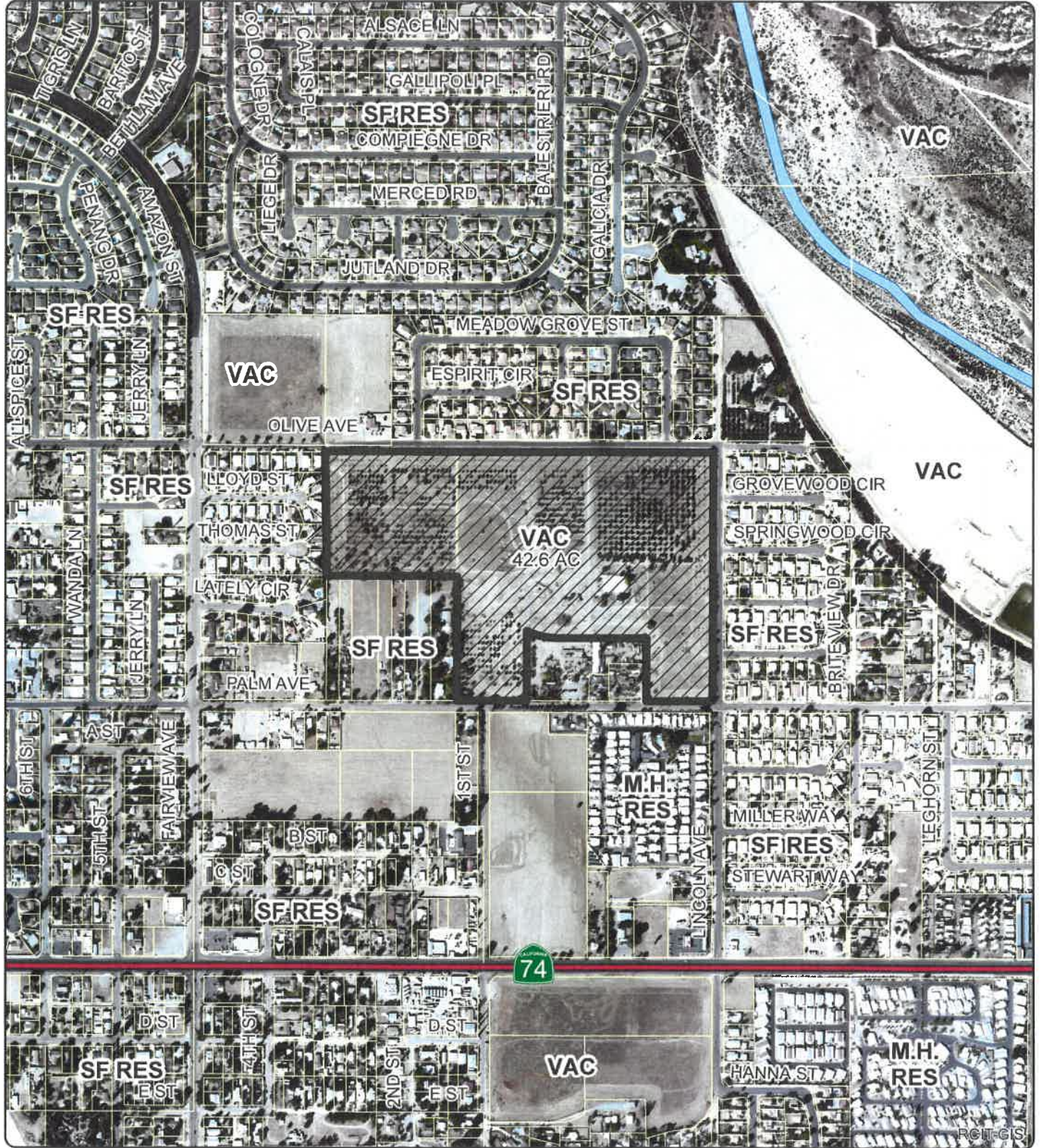
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ06946 TR31810

LAND USE

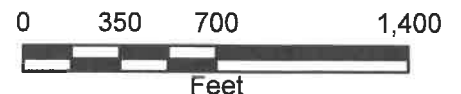
Supervisor: Washington
District 3

Date Drawn: 10/29/2019
Exhibit 1



Zoning Dist: Valle Vista

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.rctimsa.org>

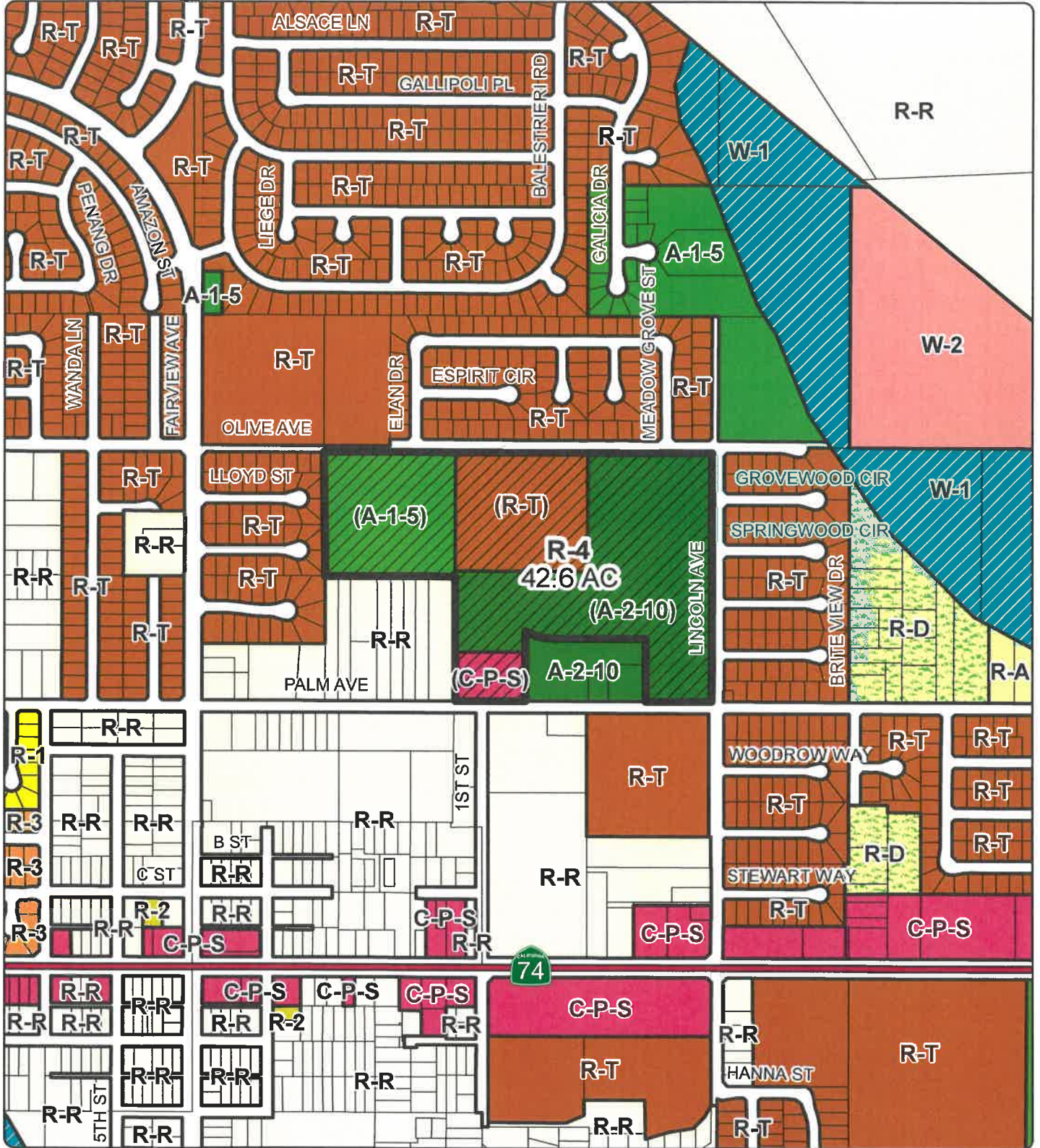
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ06946 TR31810

PROPOSED ZONING

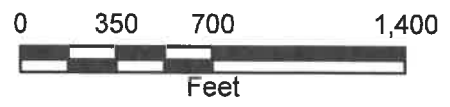
Supervisor: Washington
District 3

Date Drawn: 10/29/2019
Exhibit 3



Zoning Dist: Valle Vista

Author: Vinnie Nguyen



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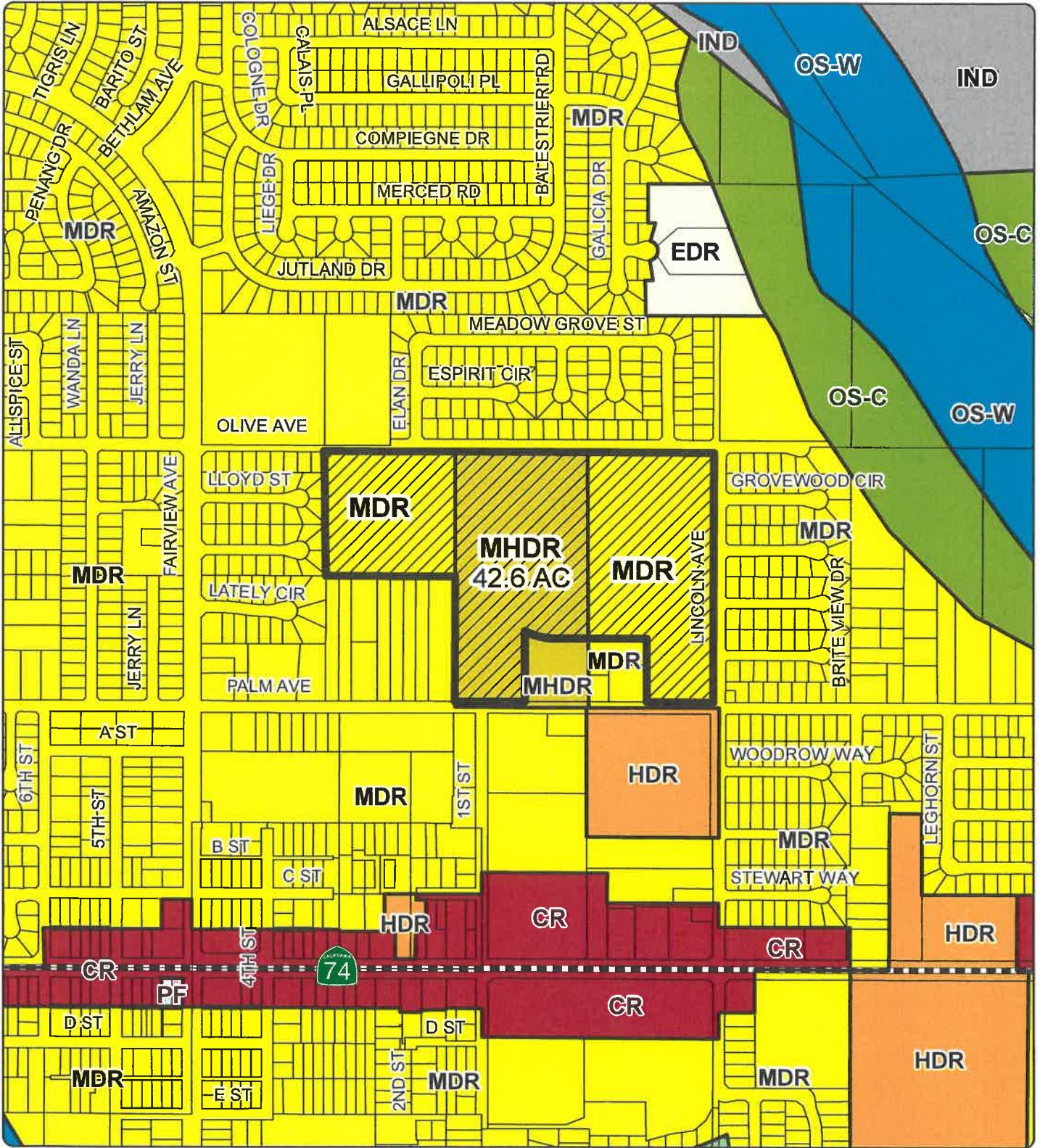
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ06946 TR31810

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 10/29/2019
Exhibit 5



Zoning Dist: Valle Vista

Author: Vinnie Nguyen



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IN THE COUNTY OF RIVERSIDE CHANGE OF ZONE PLAT

SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 EAST

OWNERS
THE CHERRY BLDG. CO.
1501 SOUTH MOUNTAIN BLVD.
LOS ANGELES 57, CALIF.

APPLICANT
THOMAS, GUY
1501 SOUTH MOUNTAIN BLVD.
LOS ANGELES 57, CALIF.

ASSessor's PARCEL NO.
660-013-010

PROPOSED LAND USE
RESIDENTIAL

EXISTING ZONING
R-2

PROPOSED ZONING
R-4

UTILITIES
WATER

NUMBER OF LOTS
1

MINIMUM LOT SIZE
5,000 S.F.

AREA
5,000 S.F.

CONTIGUOUS OWNERSHIP
YES

TOWNSHIP
5 SOUTH

DATE
APRIL 10, 1968

PROPERTY DESCRIPTION

PART 1
SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 EAST, PLAT 1
PAGE 59 OF MAP, SAN JUAN COUNTY RECORDS

PART 2
SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 EAST, PLAT 1
PAGE 59 OF MAP, SAN JUAN COUNTY RECORDS

PART 3
SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 EAST, PLAT 1
PAGE 59 OF MAP, SAN JUAN COUNTY RECORDS

PART 4
SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 EAST, PLAT 1
PAGE 59 OF MAP, SAN JUAN COUNTY RECORDS

PART 5
SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 EAST, PLAT 1
PAGE 59 OF MAP, SAN JUAN COUNTY RECORDS

IMPROVEMENT SCHEDULE

ADJACENT LAND USE
RESIDENTIAL

FLOOD PLAIN

NO FLOOD PLAIN

PROPERTY DESCRIPTION

PART 1
SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 EAST, PLAT 1
PAGE 59 OF MAP, SAN JUAN COUNTY RECORDS

PART 2
SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 EAST, PLAT 1
PAGE 59 OF MAP, SAN JUAN COUNTY RECORDS

PART 3
SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 EAST, PLAT 1
PAGE 59 OF MAP, SAN JUAN COUNTY RECORDS

PART 4
SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 EAST, PLAT 1
PAGE 59 OF MAP, SAN JUAN COUNTY RECORDS

PART 5
SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 EAST, PLAT 1
PAGE 59 OF MAP, SAN JUAN COUNTY RECORDS

ADJACENT LAND USE
RESIDENTIAL

EXPLANATORY NOTES OF NON-APPLICABLE REQUIREMENTS

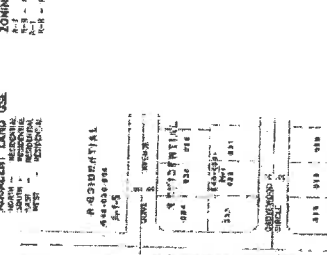
1. ALL STRUCTURES SHALL BE CONFORMANT WITH THE COUNTY OF RIVERSIDE ZONING ORDINANCE.

2. THE SITE IS NOT SUBJECT TO ANY OTHER REGULATORY AGENCIES.

3. THE PROPOSED STRUCTURE WILL BE CONFORMANT WITH THE COUNTY OF RIVERSIDE ZONING ORDINANCE.

4. THE PROPOSED STRUCTURE WILL BE CONFORMANT WITH THE COUNTY OF RIVERSIDE ZONING ORDINANCE.

5. THE PROPOSED STRUCTURE WILL BE CONFORMANT WITH THE COUNTY OF RIVERSIDE ZONING ORDINANCE.



APPROVED BY:

DATE:

TITLE:

PREPARED BY:

CHECKED BY:

DATE:

SCALE:

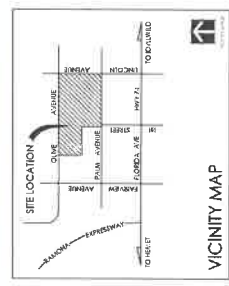
GRAPHIC SCALE

GROUND 50' x 150' PLAN

CALL TOLL FREE 1-800-227-2610

PLAT NO. 11-1078

LANDSCAPE MASTER PLAN FOR:
OLIVE GROVE - Tract 31810
 PREDICO PROPERTIES



CONCEPTUAL PLANT LEGEND

COMMON NAME	COMMENTS	SEE	WATER REQUIREMENTS	PLANTING
INCENSE CEDAR	WIDE SPREAD	24' HIG	ARID	40' DEC
OLIVE	WIDE SPREAD	24' HIG	ARID	40' DEC
YACONIA	WIDE SPREAD	24' HIG	ARID	40' DEC
...

SHEET 1

SCALE: 1" = 10'

0 40' 80' 160'

NORTH

OVERALL LANDSCAPE PLAN

County of Riverside

11.26.16

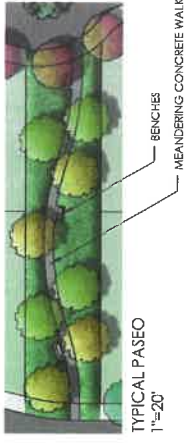
DATE: 11/15/16
 TIME: 10:00 AM
 LOCATION: 11111 OLIVE AVENUE, TRACT 31810, RIVERSIDE, CA 92504



CENTRAL COMMUNITY PARK
1"=20'



COMMUNITY PARK
1"=20'



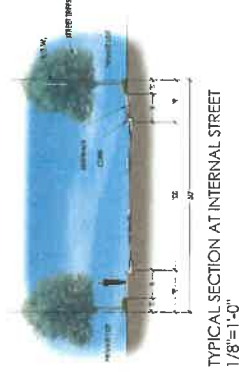
TYPICAL PASEO
1"=20'



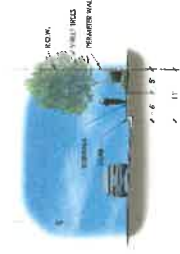
ENTRY MONUMENT



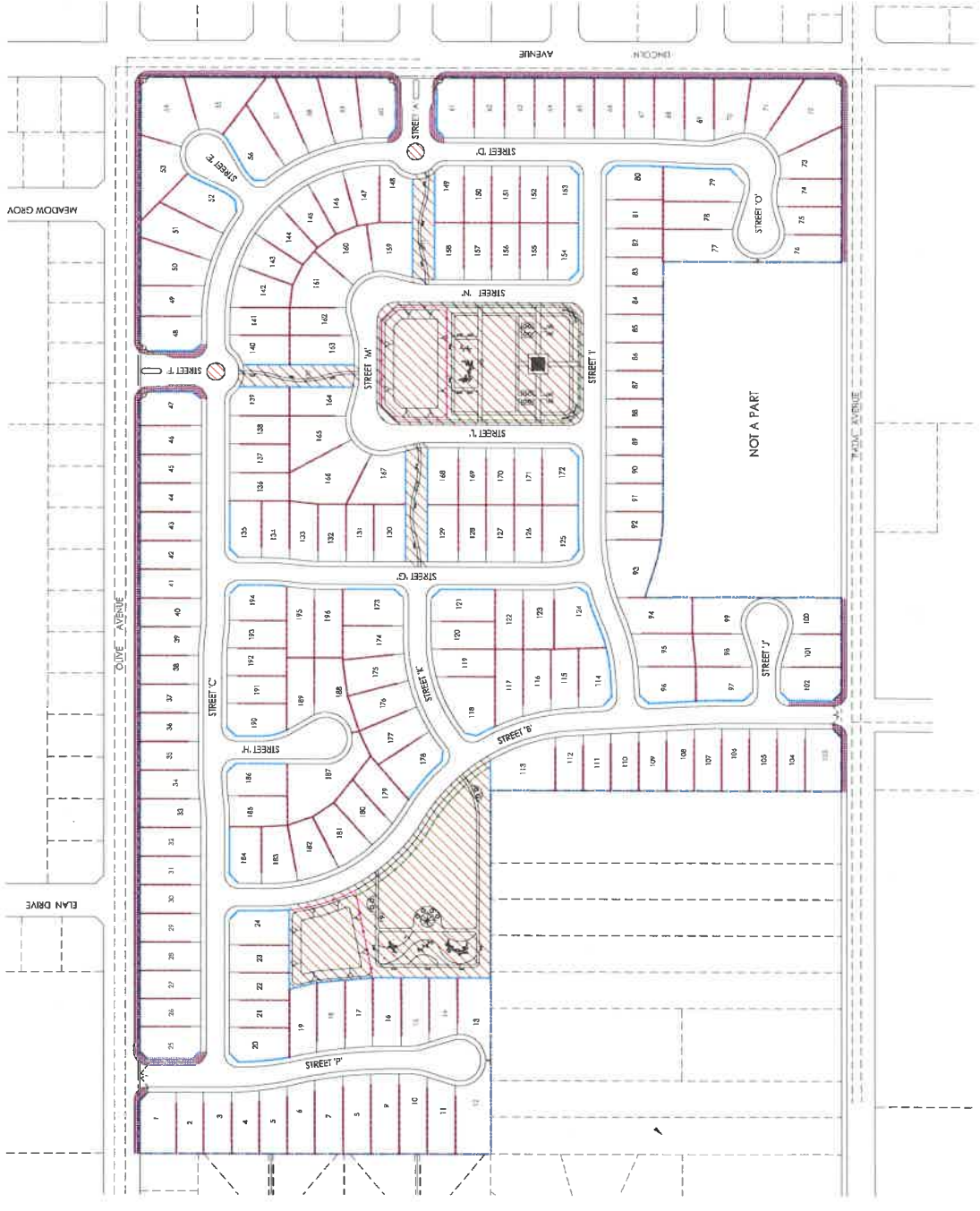
PARK MONUMENT



TYPICAL SECTION AT INTERNAL STREET
1/8"=1'-0"



TYPICAL SECTION AT LINCOLN / OLIVE AVENUES
1/8"=1'-0"



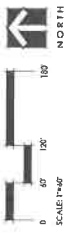
WALL AND FENCE LEGEND

- 6" HIGH PERIMETER BLOCK WALL (SPLIT FACE BLOCK, TAN)
- 6" HIGH BLOCK WALL (ONE SIDED SPLIT FACE BLOCK, TAN)
- 5'-6" HIGH VINYL SIDE YARD FENCE (COLOR TO BE WHITE)
- 5'-6" HIGH TUBULAR STEEL VIEW FENCE (COLOR TO BE BLACK)
- 42" HIGH 3-RAIL FENCE (COLOR TO BE WHITE)
- ENTRY AND PARK MONUMENTS

MAINTENANCE LEGEND

- H.O.A. MAINTAINED
- VALLEY WIDE MAINTAINED

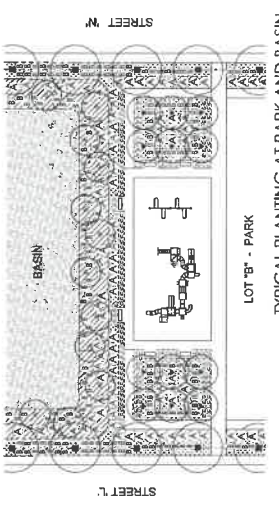
LANDSCAPE MASTER PLAN FOR:
OLIVE GROVE - Tract 31810
 PREDICO PROPERTIES



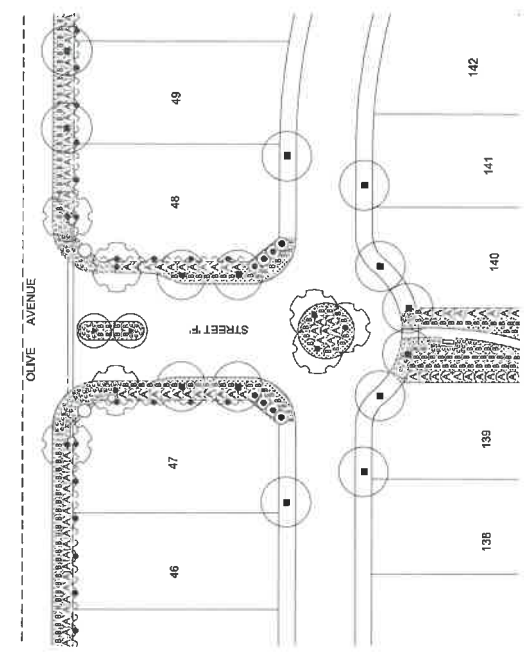
WALL AND FENCE PLAN / MAINTENANCE EXHIBIT

County of Riverside

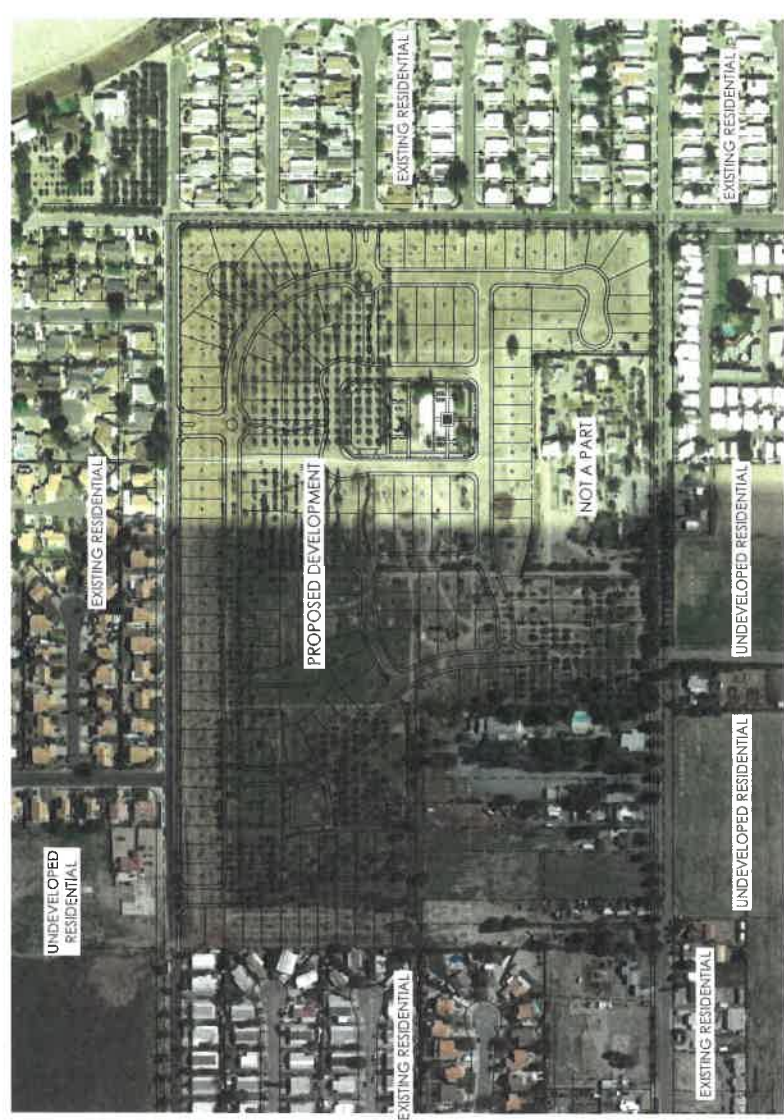
TYPICAL PLANTING / SURROUNDING LANDSCAPE
County of Riverside



LOT "B" - PARK
TYPICAL PLANTING AT PARK AND BASIN
1"=20'



OLIVE AVENUE
TYPICAL PLANTING AT ENTRIES AND PASEOS
1"=20'



LANDSCAPE MASTER PLAN FOR:
OLIVE GROVE - Tract 31810
PREDICO PROPERTIES

CONCEPTUAL PLANT LEGEND

SYMBOL	CONCEPTUAL NAME	COMMON NAME	SEE	SCALE	PLANTING	SOIL/CLIMATE	CONCERN	REMARKS
(Symbol)	PLANTING	PLANTING	PLANTING	PLANTING	PLANTING	PLANTING	PLANTING	PLANTING

SYMBOL	CONCEPTUAL NAME	COMMON NAME	SEE	SCALE	PLANTING	SOIL/CLIMATE	CONCERN	REMARKS
(Symbol)	PLANTING	PLANTING	PLANTING	PLANTING	PLANTING	PLANTING	PLANTING	PLANTING

LANDSCAPE MASTER PLAN FOR:
OLIVE GROVE - Tract 31810
PREDICO PROPERTIES

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: EA39475

Project Case Type (s) and Number(s): Tentative Tract Map No. 31810 and Change of Zone No. 6946

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: Cornwell Group, Inc.

Applicant's Address: 1991 Village Parkway, Suite 201C, Encinitas, CA 92024

I. PROJECT INFORMATION

Project Description:

Change of Zone No. 6946 is a proposal to change the existing zoning from Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivision (R-T) to Planned Residential (R-4).

Tentative Tract Map No. 31810 is proposal for a Schedule "A" subdivision of 42.6 gross acres into 195 single-family residential lots with a minimum lot size of 5,000 square feet, five (5) opens space lots, which will include a park, paseos, and basins ranging from 7,348 square feet to 83,836 square feet..

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

B. Total Project Area:

Residential Acres: 42.6	Lots: 195	Units: 195	Projected No. of Residents: 597
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 548-040-037 and 549-210-038

D. Street References: Northerly of Palm Avenue, southerly of Olive Avenue, and westerly of Lincoln

E. Section, Township & Range Description or reference/attach a Legal Description:
Township 5 South, Range 1 East, Section 9

F. Brief description of the existing environmental setting of the project site and its surroundings: The project site is partially developed with small structures located within the southern portion of the project site. As indicated on the proposed site plan, the structures located within the central southern portion of the project site will be designated as "Not a Part" and will not be altered as part of the project. The proposed development will not impact the environment. The remaining portion of the project site is currently vacant and the project site is surrounded by single family residential dwellings to the east, west, and north, and vacant property and single family residential dwellings to the south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project site has a current General Plan Land Use designation of Medium Density Residential (CD: MDR) (2-5 DU/AC) and Medium High Density Residential (MHDR) (5-8 DU/AC). Overall, the project is consistent with the MDR and MHDR Land Use Designation and with all other sections of the Riverside County General Plan Land Use Element.
2. **Circulation:** The project is surrounded by existing road to provide circulation and is consistent with all policies of the Riverside County Circulation Element. The proposed project will make street improvements and provide new road to accommodate the proposed subdivision.
3. **Multipurpose Open Space:** The proposed provides open space and the project meets all applicable Multipurpose Open Space Element Policies. The proposed will provide open space for the proposed residential lots.
4. **Safety:** The proposed project is not within a high fire hazard area or a fault zone. However, the project is in an area with a moderate and high potential for soil liquefaction. The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees.
5. **Noise:** Sufficient mitigation measures against foreseeable noise sources in the area have been provided for the project through the design of the proposed project. The project will not generate noise levels in excess of standards established in the Riverside County General Plan or Noise Ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project provides and meets all applicable Housing Element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The proposed Project meets all applicable Healthy Community policies

B. General Plan Area Plan(s): San Jacinto Valley

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium Density Residential (2-5 DU/AC) and Medium High Density Residential (MHDR) (5-8 DU/AC)

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):** San Jacinto Valley

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

- 3. **Land Use Designation(s):** Medium Density Residential (2-5 DU/AC) and High Density Residential (HDR) (8-14 DU/AC)
- 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: Light Agriculture-5 Acre Minimum (A-1-5), Heavy Agriculture-10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivisions and Mobilehome Parks (R-T)

J. Proposed Zoning, if any: Planned Residential (R-4)

K. Adjacent and Surrounding Zoning: Mobilehome Subdivisions and Mobilehome Parks (R-T) to the north, east, south, and west, and Rural Residential (R-R) to the west and south

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 checked="" 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 checked="" type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

Dave Alvarez

Printed Name

October 20, 2019

Date

For: Charissa Leach, P.E.

Assistant TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure C-8 “Scenic Highways”

Findings of Fact:

- a) As indicated on Figure C-9 “Scenic Highways”, the project site is not located within close vicinity to a highway that is designated as a County or State Eligible or State Designated scenic highway. The closest scenic highway to the project site is Highway 74 and as illustrated on Figure C-9, the section of the highway that is designated as a State Eligible scenic highway is located approximately a quarter of a mile (0.25) miles to the south of the project site. Due to the generally flat nature of the area and intervening development between Highway 74 and the project site, the project would generally not be readily visible from the highway. Therefore, the project will have a less than significant impact.
- b) The project site is located in an unincorporated area of Riverside County and is currently vacant with relatively flat topography. The proposed project will not damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view since the project proposes single-family residential development that is generally consistent with the surrounding development and would

be required to comply with applicable zoning requirements and the Countywide Design Standards and Guidelines which will ensure the development will not be aesthetically offensive. Therefore, the project will have a less than significant impact.

- c) The project site is located in an urbanized area composed of primarily single-family residences with relatively flat topography. The proposed project will not conflict with applicable zoning and other regulations governing scenic quality as all proposed developments within the tract shall adhere to standards established in the Countywide Design Standards and Guidelines. As such, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

Source(s): GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

- a) As indicated on the GIS database, the proposed project site is located approximately 27.27 miles from the Mt. Palomar Observatory. The project site is located within the designated Zone B of the Special Lighting area that surrounds the Mt. Palomar Observatory. In accordance with Riverside County Ordinance No. 655, the project design and development will be subject to specific methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. Through the incorporation of project lighting requirements outlined in Riverside County Ordinance No. 655, the impact will be reduced to a level of less than significant due to regulations provided by the ordinance. In addition, a note shall be placed on the Environmental Constraints Sheet that identifies the project site is located within Zone B of County Ordinance No. 655 and the project will be designed to incorporate lighting requirements of Riverside County Ordinance No. 655. Therefore impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

- a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?
- b) Expose residential property to unacceptable light levels?

Source(s): On-site Inspection, Project Application Description

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The proposed project will result in a new source of light and glare from the addition of security lighting, street lights, as well as vehicular lighting from cars traveling on adjacent roadways. In order to avoid potential impacts related to new sources of light, the project has been conditioned to hood and direct any new sources of light away from neighboring properties so as not to shine directly from adjoining properties or public right-of-ways. This is a standard requirement pursuant to County Ordinance Nos. 655 and 915 and is not considered mitigation pursuant to CEQA. In result, this project will be designed to be consistent with existing neighboring residential developments. Therefore impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

Findings of Fact:

a) According to Figure OS-2 "Agricultural Resources", the project site is comprised of approximately 50% Prime Farmland and Unique Farmland, which is located along the northern portion of the project site. The remaining 50% is designated as Other Lands. Below are the defining factors of these designations:

Prime Farmland – Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Unique Farmland – Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

Other Lands – Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits and water bodies smaller than 40 acres.

As proposed, the Change of Zone and Tentative Tract Map will result in the development of 195 residential dwelling lots. The majority of the surrounding land uses include Urban Built Up Land, within minimal Local Importance Land. Although the project will convert primarily Unique Farmland and some Prime Farmland to non-agricultural uses, this conversion alone does not necessarily result in a significant impact. The project site is currently vacant and not being utilized for any agricultural purposes. The surrounding area is developed with Single-Family Dwellings and will not impact any agriculture. The site has a small portion of Local Importance Land, but has not been used for agriculture for some time. Therefore, impacts are considered less than significant.

- b) According to “Map My County,” there are no lands on the Project site or in the off-site improvement, such as street improvements, areas that are located within an agricultural preserve. The nearest lands within an agricultural preserve are located approximately 0.75 miles south of the Project site. The Project would have no impacts to any Riverside County Agricultural Preserves.

According to mapping information available from the California Department of Conservation (CDC), the Project site is not subject to a Williamson Act Contract. The nearest Williamson Act Contract occurs approximately .75 miles southeast of the Project site, southerly of the intersection of Grant Ave and Acacia Ave. However, the proposed Project has no potential to conflict with any Williamson Act Contract lands because there is development in between. In addition, the project site is not located within a Williamson Act contract or within a Riverside County Agricultural Preserve. Therefore impacts would be less than significant.

- c) The project site is primarily designated as Other Land with segments of Prime Farmland and Unique Farmland, however, the project site is surrounded by single-family dwelling units to the north, east, south, and west. There are a few scattered parcels within 300 feet of agriculturally zoned property, however, there are multiple single-family dwellings within those parcels. The proposed change of zone to R-4 will not result in an incompatibility with agriculturally zoned property in that the permitted uses are primarily the same as in the agriculturally defined zones. The only agriculturally defined zone is to the west and east of the project site; however, given that the majority of the Project site is other lands, the project will be developed with single-residential lots, to be consistent with the surrounding area. The site has a small portion of Local Importance Land, but has not been used for agriculture for some time, therefore impacts will be less than significant.
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. The project site is surrounded by single-family dwellings to the north, east, south, and west. Therefore impacts will be less than significant.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

Findings of Fact:

- a) The project has no designation of "forest land" (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. Therefore there are no impacts.
- b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.
- c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. Thus, no impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Air Quality and Greenhouse Gas Impact Study prepared by MD Acoustics, dated November 3, 2016, and Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

(1) The proposed project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated by the analysis conducted for the proposed site; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project does not involve a General Plan or Specific Plan Amendment and is not considered a significant project.

According to the Air Quality Analysis prepared for the proposed project and the consistency analysis presented above, the proposed project will not conflict with the AQMP; no impact will occur.

b) The project site is located in the South Coast Air Basin (SCAB) within the jurisdiction of SCAQMD. The SCAQMD was created by the 1977 Lewis-Presley Air Quality Management Act, which merged four county air pollution control bodies into one regional district. Under the Act, the SCAQMD is responsible for bringing air quality in areas under its jurisdiction into conformity with federal and state air quality standards. As discussed above, the Project site is located within the South Coast Air Basin, a 6,745-square mile sub region of the SCAQMD, which includes portions of Los Angeles, Riverside, and San Bernardino Counties, and all of Orange County. The larger South Coast district boundary includes 10,743 square miles.

The SCAB is bound by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Los Angeles County portion of the Mojave Desert Air Basin is bound by the San Gabriel Mountains to the south and west, the Los Angeles / Kern County border to the north, and the Los Angeles / San Bernardino County border to the east. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside County portion of the Salton Sea Air Basin is bound by the San Jacinto Mountains in the west and spans eastward up to the Palo Verde Valley.

The regional climate has a substantial influence on air quality in the SCAB. In addition, the temperature, wind, humidity, precipitation, and amount of sunshine influence the air quality.

The annual average temperatures throughout the SCAB vary from the low to middle 60s (degrees Fahrenheit). Due to a decreased marine influence, the eastern portion of the SCAB shows greater variability in average annual minimum and maximum temperatures. January is the coldest month throughout the SCAB, with average minimum temperatures of 47°F in downtown Los Angeles and 36°F in San Bernardino. All portions of the SCAB have recorded maximum temperatures above 100°F.

Although the climate of the SCAB can be characterized as semi-arid, the air near the land surface is quite moist on most days because of the presence of a marine layer. This shallow layer of sea air is an important modifier of SCAB climate. Humidity restricts visibility in the SCAB, and the conversion of sulfur dioxide to sulfates is heightened in air with high relative humidity. The marine layer provides an environment for that conversion process, especially during the spring and summer months. The annual average relative humidity within the SCAB is 71 percent along the coast and 59 percent inland. Since the ocean effect is dominant, periods of heavy early morning fog are frequent and low stratus clouds are a characteristic feature. These effects decrease with distance from the coast.

More than 90 percent of the SCAB's rainfall occurs from November through April. The annual average rainfall varies from approximately nine inches in Riverside to fourteen inches in downtown Los Angeles. Monthly and yearly rainfall totals are extremely variable. Summer rainfall usually consists of widely scattered thunderstorms near the coast and slightly heavier shower activity in the eastern portion of the SCAB with frequency being higher near the coast.

Due to its generally clear weather, about three-quarters of available sunshine is received in the SCAB. The remaining one-quarter is absorbed by clouds. The ultraviolet portion of this abundant radiation is a key factor in photochemical reactions. On the shortest day of the year there are approximately 10 hours of possible sunshine, and on the longest day of the year there are approximately 14 1/2 hours of possible sunshine.

The importance of wind to air pollution is considerable. The direction and speed of the wind determines the horizontal dispersion and transport of the air pollutants. During the late autumn to early spring rainy season, the SCAB is subjected to wind flows associated with the traveling storms moving through the region from the northwest. This period also brings five to ten periods of strong, dry offshore winds, locally termed "Santa Anas" each year. During the dry season, which coincides with the months of maximum photochemical smog concentrations, the wind flow is bimodal, typified by a daytime onshore sea breeze and a nighttime offshore drainage wind. Summer wind flows are created by the pressure differences between the relatively cold ocean and the unevenly heated and cooled land surfaces that modify the general northwesterly wind circulation over southern California. Nighttime drainage begins with the traditional cooling of the mountain slopes. Heavy, cool air descends the slopes and flows through the mountain passes and canyons as it follows the lowering terrain toward the ocean. Another characteristic wind regime in the SCAB is the "Catalina Eddy," a low level cyclonic (counterclockwise) flow centered over Santa Catalina Island which results in an

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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offshore flow to the southwest. On most spring and summer days, some indication of an eddy is apparent in coastal sections.

In the SCAB, there are two distinct temperature inversion structures that control vertical mixing of air pollution. During the summer, warm high-pressure descending (subsiding) air is undercut by a shallow layer of cool marine air. The boundary between these two layers of air is a persistent marine subsidence/inversion. This boundary prevents vertical mixing which effectively acts as an impervious lid to pollutants over the entire SCAB. The mixing height for the inversion structure is normally situated 1,000 to 1,500 feet above mean sea level.

A second inversion-type forms in conjunction with the drainage of cool air off the surrounding mountains at night followed by the seaward drift of this pool of cool air. The top of this layer forms a sharp boundary with the warmer air aloft and creates nocturnal radiation inversions. These inversions occur primarily in the winter, when nights are longer and onshore flow is weakest. They are typically only a few hundred feet above mean sea level. These inversions effectively trap pollutants, such as NOX and CO from vehicles, as the pool of cool air drifts seaward. Winter is therefore a period of high levels of primary pollutants along the coastline.

Air Quality Standards

Existing air quality is measured at established SCAQMD air quality monitoring stations. Monitored air quality is evaluated and in the context of ambient air quality standards. These standards are the levels of air quality that are considered safe, with an adequate margin of safety, to protect the public health and welfare. National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) currently in effect are shown in Table 6-1.

The determination of whether a region's air quality is healthful or unhealthful is determined by comparing contaminant levels in ambient air samples to the state and federal standards presented in Table 6-1. The air quality in a region is considered to be in attainment by the state if the measured ambient air pollutant levels for O3, CO, SO2, NO2, PM10, and PM2.5 are not equaled or exceeded at any time in any consecutive three-year period; and the federal standards (other than O3, PM10, PM2.5, and those based on annual averages or arithmetic mean) are not exceeded more than once per year. The O3 standard is attained when the fourth highest eight-hour concentration in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24 hour standard is attained when 99 percent of the daily concentrations, averaged over three years, are equal to or less than the standard

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

TABLE 6-1: AMBIENT AIR QUALITY STANDARDS

Ambient Air Quality Standards						
Pollutant	Averaging Time	California Standards ¹		National Standards ²		
		Concentration ³	Method ⁴	Primary ^{3,5}	Secondary ^{3,6}	Method ⁷
Ozone (O ₃) ⁸	1 Hour	0.09 ppm (180 µg/m ³)	Ultraviolet Photometry	—	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 ppm (137 µg/m ³)		0.070 ppm (137 µg/m ³)		
Respirable Particulate Matter (PM ₁₀) ⁹	24 Hour	50 µg/m ³	Gravimetric or Beta Attenuation	150 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m ³		—		
Fine Particulate Matter (PM _{2.5}) ⁹	24 Hour	—	—	35 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m ³	Gravimetric or Beta Attenuation	12.0 µg/m ³	15 µg/m ³	
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m ³)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m ³)	—	Non-Dispersive Infrared Photometry (NDIR)
	8 Hour	9.0 ppm (10 mg/m ³)		9 ppm (10 mg/m ³)	—	
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m ³)		—	—	
Nitrogen Dioxide (NO ₂) ¹⁰	1 Hour	0.18 ppm (339 µg/m ³)	Gas Phase Chemiluminescence	100 ppb (188 µg/m ³)	—	Gas Phase Chemiluminescence
	Annual Arithmetic Mean	0.030 ppm (57 µg/m ³)		0.053 ppm (100 µg/m ³)	Same as Primary Standard	
Sulfur Dioxide (SO ₂) ¹¹	1 Hour	0.25 ppm (655 µg/m ³)	Ultraviolet Fluorescence	75 ppb (196 µg/m ³)	—	Ultraviolet Fluorescence; Spectrophotometry (Pararosaniline Method)
	3 Hour	—		—	0.5 ppm (1300 µg/m ³)	
	24 Hour	0.04 ppm (105 µg/m ³)		0.14 ppm (for certain areas) ¹⁰	—	
	Annual Arithmetic Mean	—		0.030 ppm (for certain areas) ¹⁰	—	
Lead ^{12,13}	30 Day Average	1.5 µg/m ³	Atomic Absorption	—	—	High Volume Sampler and Atomic Absorption
	Calendar Quarter	—		1.5 µg/m ³ (for certain areas) ¹²	Same as Primary Standard	
	Rolling 3-Month Average	—		0.15 µg/m ³		
Visibility Reducing Particles ¹⁴	8 Hour	See footnote 13	Beta Attenuation and Transmittance through Filter Tape	No National Standards		
Sulfates	24 Hour	25 µg/m ³	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m ³)	Ultraviolet Fluorescence			
Vinyl Chloride ¹²	24 Hour	0.01 ppm (26 µg/m ³)	Gas Chromatography			

See footnotes on next page ...

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM10, PM2.5, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
2. National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24 hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above $150 \mu\text{g}/\text{m}^3$ is equal to or less than one. For PM2.5, the 24 hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.
3. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
4. Any equivalent measurement method which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.
5. National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
6. National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
7. Reference method as described by the U.S. EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the U.S. EPA.
8. On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 to 0.070 ppm.
9. On December 14, 2012, the national annual PM2.5 primary standard was lowered from $15 \mu\text{g}/\text{m}^3$ to $12.0 \mu\text{g}/\text{m}^3$. The existing national 24-hour PM2.5 standards (primary and secondary) were retained at $35 \mu\text{g}/\text{m}^3$, as was the annual secondary standard of $15 \mu\text{g}/\text{m}^3$. The existing 24-hour PM10 standards (primary and secondary) of $150 \mu\text{g}/\text{m}^3$ also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.
10. To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.
11. On June 2, 2010, a new 1-hour SO_2 standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO_2 national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.
 Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.
12. The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
13. The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard ($1.5 \mu\text{g}/\text{m}^3$ as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
14. In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

For more information please call ARB-PIO at (916) 322-2990

California Air Resources Board (10/1/15)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as ‘criteria pollutants’). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), inhalable particulate matter with a diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented in Table 6-2.

TABLE 6-2: ATTAINMENT STATUS OF CRITERIA POLLUTANTS IN THE SOUTH COAST AIR BASIN (SCAB)

Criteria Pollutant	State Designation	Federal Designation
Ozone - 1hour standard	Nonattainment	No Standard
Ozone - 8 hour standard	Nonattainment	Nonattainment
PM ₁₀	Nonattainment	Attainment
PM _{2.5}	Nonattainment	Nonattainment
Carbon Monoxide	Attainment	Attainment
Nitrogen Dioxide	Attainment	Attainment
Sulfur Dioxide	Attainment	Attainment
Lead ^a	Attainment	Attainment

The latest version of CalEEMod was used to estimate the onsite and offsite construction emissions. The emissions incorporate Rule 402 and 403. Rule 402 and 403 (fugitive dust) are not considered mitigation measures as the project by default is required to incorporate these rules during construction. The construction emissions for the project would not exceed the SCAQMD’s daily emission thresholds at the regional level as demonstrated in Table 6-3, and therefore would be considered less than significant.

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

TABLE 6-3: REGIONAL SIGNIFICANCE- CONSTRUCTION EMISSIONS

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Site Prep						
On-Site ²	4.56	48.20	22.48	0.04	9.62	6.24
Off-Site ³	0.10	0.08	0.09	0.00	0.20	0.05
Total	4.66	48.28	22.57	0.04	9.83	6.30
Grading						
On-Site ²	5.09	59.52	35.09	0.06	5.22	3.74
Off-Site ³	0.12	0.08	1.00	0.00	0.23	0.06
Total	5.21	59.61	36.09	0.06	5.44	3.80
Building Construction						
On-Site ²	2.68	23.39	17.58	0.03	1.50	1.41
Off-Site ³	2.55	16.73	20.86	0.07	4.75	1.38
Total	5.23	40.12	38.44	0.10	6.25	2.79
Paving						
On-Site ²	1.76	12.92	14.65	0.02	0.68	0.62
Off-Site ³	0.07	0.05	0.57	0.00	0.17	0.05
Total	1.83	12.96	15.22	0.02	0.85	0.67
Architectural Coating						
On-Site ²	43.60	1.53	1.82	0.00	0.09	0.09
Off-Site ³	0.31	0.20	2.56	0.01	0.77	0.21
Total	43.91	1.73	4.38	0.01	0.86	0.30
Total of overlapping phases⁴	50.97	54.82	58.04	0.13	7.96	3.76
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds	No	No	No	No	No	No
Notes:						
¹ Source: CalEEMod Version 2016.1.3						
² On-site emissions from equipment operated on-site that is not operated on public roads.						
³ Off-site emissions from equipment operated on public roads.						
⁴ Construction, architectural coatings and paving phases may overlap.						

Table 6-4 identifies the localized impacts at the nearest receptor location in the vicinity of the Project. The data provided in Table 6-4 shows that none of the analyzed criteria pollutants would exceed the local emissions thresholds at the nearest sensitive receptors. Therefore, a less than significant local air quality impact would occur from construction of the proposed project.

TABLE 6-4: LOCALIZED CONSTRUCTION EMISSIONS

Phase	On-Site Pollutant Emissions (pounds/day) ¹			
	NOx	CO	PM10	PM2.5
Site Prep	48.20	22.48	9.62	6.24
Grading	59.52	35.09	5.22	3.74
Building Construction	23.39	17.58	1.50	1.41
Paving	12.92	14.65	0.68	0.62
Architectural Coating	1.53	1.82	0.09	0.09
SCAQMD Threshold for 25 meters (82 feet) or less²	371	1,965	13	8
Exceeds Threshold?	No	No	No	No
Notes:				
¹ Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for five acres in Hemet/San Jacinto Valley Source Receptor Area (SRA 28). Project will disturb a maximum of 5 acres per day (see Table 7).				
² The nearest sensitive receptors are located 25 feet to the south and west of the project site, however according to LST methodology any receptor located closer than 25 meters should be based on the 25 meter threshold.				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The operations-related criteria air quality impacts created by the proposed project have been analyzed through the use of CalEMod model. The operating emissions were based on year 2022, which is the worst-case anticipated opening year for the project. The summer and winter emissions created by the proposed project's long-term operations were calculated and are summarized in Table 6-5. Based on trip generation factors, long-term operational emissions associated with the proposed project, calculated with the CalEEMod model, are shown in Table 6-5.

Table 6-5 provides the project's operational emissions provided at the end of this section. Table 6-5 shows that the project does not exceed the corresponding SCAQMD daily emission thresholds. The operational impacts are less than significant.

TABLE 6-5: REGIONAL SIGNIFICANCE- OPERATIONAL EMISSIONS

Activity	Pollutant Emissions (pounds/day) ¹					
	VOC	NOx	CO	SO2	PM10	PM2.5
Area Sources ²	8.74	3.44	17.57	0.02	0.35	0.35
Energy Usage ³	0.22	1.84	0.78	0.01	0.15	0.15
Mobile Sources ⁴	3.24	16.63	41.34	0.01	12.82	3.51
Total Emissions	12.19	21.91	59.69	0.05	13.32	4.01
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Notes:
¹ Source: CalEEMod Version 2016.3.1
² Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
³ Energy usage consists of emissions from on-site natural gas usage.
⁴ Mobile sources consist of emissions from vehicles and road dust.

Table 6-6 shows the calculated emissions for the proposed operational activities compared with appropriate LSTs. The LST analysis only includes on-site sources; however, the CalEEMod software outputs do not separate on-site and off-site emissions for mobile sources. For a worst-case scenario assessment, the emissions shown in Table 6-6 include all on-site project-related stationary sources and 10% of the project-related new mobile sources. This percentage is an estimate of the amount of project-related new vehicle traffic that will occur on-site.

Table 6-6 indicates that the operational emission rates would not exceed the LST thresholds for the nearest sensitive receptors at 25 meters. Therefore, the project will not result in significant Localized Operational emissions.

TABLE 6-6: LOCALIZED SIGNIFICANCE- OPERATIONAL EMISSIONS

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

On-Site Emission Source	On-Site Pollutant Emissions (pounds/day) ¹			
	NOx	CO	PM10	PM2.5
Area Sources ²	3.44	17.57	0.35	0.35
Energy Usage ³	1.84	0.78	0.15	0.15
On-Site Vehicle Emissions ⁴	1.66	4.13	1.28	0.35
Total Emissions	6.94	22.49	1.78	0.85
SCAQMD Threshold for 50 meters (165 feet)⁵	371	1,965	4	2
Exceeds Threshold?	No	No	No	No

Notes:
¹ Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for five acres in Hemet/San Jacinto Valley Source Receptor Area (SRA 28). Project will disturb a maximum of 5 acres per day (see Table 7).
² Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
³ Energy usage consists of emissions from generation of electricity and on-site natural gas usage.
⁴ On-site vehicular emissions based on 1/10 of the gross vehicular emissions and road dust.
⁵ The nearest sensitive receptors are located 25 feet to the south and west of the project site, however according to LST methodology any receptor located closer than 25 meters should be based on the 25 meter threshold.

d) " The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold Look-up Tables and the methodology described in Localized Significance Threshold Methodology, prepared by SCAQMD, revised July 2008. The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NOx, PM10, and PM2.5 from the proposed project could result in a significant impact to the local air quality.

The potential impact of Project-generated air pollutant emissions at sensitive receptors has also been considered. 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 as sensitive receptors.

The SCAQMD recommends that a local CO hot spot analysis be conducted if the intersection meets one of the following criteria: 1) the intersection is at level of service (LOS) D or worse and where the project increases the volume to capacity ratio by 2 percent, or 2) the project decrease at an intersection from C to D.

Micro-scale air quality emissions have traditionally been analyzed in environmental documents where the air basin was a non-attainment area for CO. However, the SCAQMD has demonstrated in the CO attainment re-designation request to EPA that there are no "hot spots" anywhere in the air basin, even at intersections with much higher volumes, much worse congestion, and much higher background CO levels than anywhere in Riverside County. If the worst-case intersections in the air basin have no "hot spot" potential, any local impacts will be below thresholds.

The project would generate a maximum of 1,866 trips on the weekdays. Per the previously completed traffic study, the intersection nearest the project site with the highest traffic volume is located at Lincoln Avenue at Florida Avenue (SR-74) and has an existing plus ambient growth plus project plus cumulative volume of 12,700 vehicles. The 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. The volume of traffic at project buildout with cumulative projects would be well below 100,000 vehicles and below the necessary volume to even get close to causing a violation of the CO standard. Therefore no CO "hot spot" modeling was performed and no significant long-term air quality impact is anticipated to local air quality with the on-going use of the proposed project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Although The project proposing a use that would also generally not be classified as a sensitive receptor, surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter.

d) Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are of short-term in nature and the odor emissions are expected to cease upon the drying or hardening of the odor producing materials. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the proposed project.

Heavy-duty equipment in the Project area during construction will emit odors. The Project is required to comply with Rule 402 during construction. Rule 402 requires that a person 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. No other sources of objectionable odors have been identified for the construction phase of the proposed Project. While the Project may create objectionable odors during construction, these are of short-duration, and will cease once the construction phase of development is completed. No other sources of objectionable odors have been identified for the operations phase of the proposed Project. As stated above, the Project is required to comply with Rule 402. Odors from construction activity and operations are not expected to meet the criteria of being a nuisance. Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003)

General Biological Assessment for a 42-acre Property in Hemet, California, prepared by Natural Resources Assessment, Inc, dated December 22, 2016

Focused Burrowing Owl Habitat Assessment APN's 549-210-038 and 548-040-037 in Hemet, CA, prepared by Natural Resources Assessment, Inc , dated April 16, 2019.

Findings of Fact:

a) *Western Riverside County Multiple Species Habitat Conservation Plan*

The Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP) has a plan area of about 1.26 million acres, or 1,970 square miles, extending from the western county boundary to the San Jacinto Mountains. Roughly 506,000 acres are designated reserves, and the plan covers 146 species and 14 natural communities. The WRC MSHCP was approved by the US Fish and Wildlife Service and California Department of Fish and Wildlife (CDFW) in 2004 and is administered by the Western Riverside County Regional Conservation Authority (RCA).

The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan, San Jacinto Valley Area Plan. The project site is partially located within Criteria Cell 3496. The project completed the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process via HANS 0722.

6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

There are no riparian/riverine areas on the project site. There are no vernal pools on the project site and soils are not consistent with vernal pool soil types and are not suitable for fairy shrimp habitat.

6.1.3 Protection of Narrow Endemic Plant Species

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is not located within a Narrow Endemic Plant Species Survey Area. Therefore, no surveys were required. The project is consistent with Section 6.1.3 of the MSHCP.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The property is not located near future or existing Conservation Areas, therefore, the project is not required to implement UWIG.

6.3.2 Additional Survey Needs and Procedures

The site is located within the Burrowing Owl Survey Area. As such, a Nesting Season Survey was completed by Natural Resources Assessment, Inc. An independent assessment was made of the presence or absence of suitable burrowing owl habitats on the site and in a 150 -meter buffer zone around the project boundary. The assessment determined that the site and the majority of the buffer zone were providing suitable burrowing owl habitats consisting of large open expanses of sparsely vegetated annual grassland on gentle rolling and level terrain with an abundance of active small mammal burrows. Required habitat features capable of being used for roosting and/or nesting were also present, and included natural and artificial burrows. Surveys were performed on February 6th, 12th, 20 and 27th, and March 28, 29th, and April 2nd and 3rd, 2019. Transects were walked according the standards required by the County in suitable habitat. There was light rain in the Hemet area, but no evidence of any rain in the immediate vicinity of the property for February 6th, 12th, and 19th, 2019. There was no rain five days prior to any of the remaining surveys.

Required burrowing owl habitats capable of being used for roosting or nesting were not being used. And, animal signs diagnostic of burrowing owls that are sometimes overlooked were not discovered anywhere on the site or in the buffer zone. There was no evidence of either active habitats presently being used by burrowing owls, or habitats abandoned within the last year. Completion of this Nesting Season Survey is consistent with Species Conservation Objective 5 of the MSHCP that was developed for the burrowing owl.

A 30 -day pre -construction survey for burrowing owls is required prior to initial ground -disturbing activities to ensure that no owls have colonized the site in the days or weeks preceding construction. If burrowing owls have colonized the project site prior to the initiation of construction, the project proponent should immediately inform the Regional Conservation Authority (RCA) and the Wildlife Agencies, and would need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. The proposed project would then be consistent with Species Conservation Objective 6 of the MSHCP.

The site is located within the Arroyo Toad Survey Area. Arroyo toad (*Anaxyrus rahfmnicus*) is endemic, or found only in, California and Baja California. The known distribution extends from Salinas south to north eastern Mexico. This small amphibian is two to three inches in length from the snout to the vent (rear). It inhabits washes, arroyos, sandy riverbanks, riparian areas with willows, sycamores, oaks, cottonwoods from sea level to 3,000 feet above mean sea level (Naffs 2016). The arroyo toad requires very specific habitat conditions to exist. Preferred habitats include exposed sandy streamsidess with stable terraces for burrowing for protection from heat or cold, scattered vegetation for daily shelter and areas of quiet water or pants free of predatory fishes with sandy or gravel bottoms without silt for breeding (Nafis 2016). Threats to arroyo toad includes habitat degradation through urbanization, dam construction, altered water regimes, agriculture, off-road vehicle use, drought and wildfires. Other

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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contributing factors to their decline include predation by introduced fishes and bullfrogs (*Rana catesbeiana*) (Hammerson at al. 2004).

The site supports no riparian or riverine resources, or aquatic habitats that could adequately support habitat for the Arroyo Toad. It is separated from the San Jacinto River by residential areas to the north and east that prohibit movement on to the property, effectively precluding the species from using the property for shelter during dispersion after breeding. Therefore, no surveys are required.

b) No federal or state listed endangered or threatened species were observed during the field survey conducted by Natural Resources Assessment, Inc. No impacts to any endangered, or threatened species will occur.

c) *The project has been conditioned to require a nesting survey and Migratory Bird Treaty Act survey in the event that habitats are removed (COA 60. EPD.1). Therefore, impacts are considered less than significant. The condition of approval states: Birds and their nests are protected by the Migratory Bird Treaty Act (MTBA) and the California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Counseling Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.*

d) The project site will not interfere with migratory wildlife corridors as there are no known wildlife corridors within or near to the proposed project. No impacts will occur.

e-f) According to the General Biological Assessment for a 42-acre Property in Hemet, California, prepared by Natural Resources Assessment, Inc, dated December 22, 2016 , the presence of wetlands waters and non-wetland waters of the U.S. and California Department of Fish and Game (CDFG) jurisdictional drainages on the property did not exist.

No impacts to 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 or federally protected wetlands as defined by Section 404 of the Clean Water Act will occur.

g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project:				
8. Historic Resources				
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials, Cultural Phase 1 Report, prepared by SRS, Inc. dated January 15, 2017

Findings of Fact:

a-b) It has been determined that there will be less than significant impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5, because they are not known to occur on the project site, as mentioned in the Cultural Phase 1 Report. The potential does still exist for unknown historic resources to exist on the site, likely below ground. As such, monitoring by a County-approved archaeologist during grading will be required and impacts to any undiscovered or buried potentially significant cultural resources located within the projects' boundaries would be reduced below a level of significance with this standard condition of approval. Thus, all impacts associated with the project are expected to be less than significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-Site Inspection, Project Application Materials, Cultural Phase 1 Report, prepared by SRS, Inc. dated January 15, 2017

Findings of Fact:

a-b) The project will not alter or destroy an archeological site, nor will it cause a substantial change in the significance of a historical resource, nor disturb human remains, because they are not known to occur on the project site, as mentioned in the Cultural Phase 1 Report. Nonetheless, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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developer/permit holder or any successor in interest shall comply with the following for the life of this project. The developer/permit holder shall comply with the project conditions for the life of the project:

c) The project site is not anticipated to disturb any human remains, including those interred outside of formal cemeteries since none are known to existing on the project site. Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines 15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) 5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a). There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i). A County Official is contacted.

ii). The County Coroner is contacted to determine that no investigation of the cause of death is required, and if the Coroner determines the remains are Native American:

iii). The Coroner shall contact the Native American Heritage Commission within 24 hours.

b). The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c). The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC 5097.98.

d). Under the following conditions, the landowner or his authorized representative shall rebury the Native American hum remains and associated grave goods on the property in a location not subject to further disturbance:

i). The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.

e). The MLD identified fails to make a recommendation; or,

f). The landowner of his authorized representative rejects the recommendation of the MLD, and the mediation.

Furthermore, if during ground disturbance activities, cultural resources are discovered that were not assessed by previous archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resource.
- Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

The above is considered a standard Condition of Approval, and as pursuant to CEQA, is not considered mitigation. Therefore, with implementation of these standard conditions, impacts in this regard are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

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

The State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a “maximum feasible” reduction in unnecessary energy consumption. Due to this, the proposed project will not result in wasteful inefficient, or unnecessary energy consumption and will not be in conflict with any state or local plans. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation 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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GEOLOGY AND SOILS Would the project directly or indirectly:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geology Report

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. The impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source(s): Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geology Report

Findings of Fact:

a) According to Map My County (GIS Database), the project site is located within an area of high to moderate, yet inactive liquefaction area. The project will be required to comply with California Building Code (CBC) requirements pertaining to the proposed development. Through compliance with CBC requirements, the impact will be reduced to a level of less than significant. Since CBC regulations are required for all proposed development, it is not considered a unique mitigation measure under CEQA. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source(s): Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) Through the use of Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map”, maps showing General Ground Shaking Risk, and the review from the County Geologist, it has been determined that there are no known active or potentially active faults that traverse the site and the site is not located within close vicinity to an Alquist-Priolo Earthquake Fault zone. The primary seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will reduce the potential impact to a level of less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope,” Geology Report

Findings of Fact:

- a) Through the use of Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope,” the project has a slope of less than 15%. The topography of the project site is relatively flat with the elevation ranging from 1,744 feet above sea level to 1,768 feet above sea level. Therefore, due to the relatively flat terrain of the project site and surrounding area, the project is not subject to landslide potential and would result in a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

Source(s): Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” Geology Report

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) The project site is located within an area susceptible to soil subsidence, but not located near any documented area of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes, thus, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials, Geology Report

Findings of Fact:

- a) The Project site is more than 50 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by seiches, and would not be affected by volcanoes. The Project site is located approximately 7.25 miles northwest of Diamond Valley Lake and not located within a dam hazard zone, as illustrated by the Riverside County General Plan, San Jacinto Valley Area Plan, Figure 10, *San Jacinto Valley Area Plan Flood Hazards*. Due to the distance, seiche would not likely impact for this water body. Additionally, Figure 10, *San Jacinto Valley Area Plan Flood Hazards* illustrates that the Project site is not located within a 100-Year Flood Zone. Due to the relatively flat topography of the Project site and surrounding areas, there is not potential for the Project site to be impacted by mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) The Project will minimally change the topography and surface relief features. These changes will be required in order to re-contour the Project topography in a manner to accommodate 195 single-family homes, roadways, landscaping and drainage/water quality facilities. The grading is necessitated to the existing physical developments adjacent to the project site. Grading activities will follow the natural slopes of the project site and will not alter any significant elevated topographic features located on the site. Impacts are considered less than significant.
- b) No slopes with a slope greater than two to one (2:1) (horizontal run: vertical rise) are proposed on the project site. Proposed grading activities on the site are required to limit the steepness of slopes to this ratio of 2:1 unless otherwise approved. This is a standard condition of approval and is not considered unique mitigation under the California Environmental Quality Act (CEQA). The impact will be less than significant.
- c) The project will not result in grading that effects or negates subsurface sewage disposal systems. The project will be served for water and sewer by the Eastern Municipal Water District. All grading activity shall be subject to conditions of approval to ensure that no grading practices undermine the stability of the site for subsurface sewage disposal systems. Impacts in regards to this issue area will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

Findings of Fact:

- a) The proposed tract map may result in substantial soil erosion or the loss of topsoil during grading activities. Implementation of grading Best Management Practices (BMPs) will reduce the impact to below a level of significance. Some BMPs include the use of sediment filters and gravel bags to prevent water run-off and soil erosion during construction activity. BMPs are required pursuant to the National Pollution Discharge Elimination System (NPDES). Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project may be located on expansive soil, however, California Building Code (CBC) requirements pertaining to all proposed structures shall reduce the potential to a level of less than significant. Since CBC requirements are applicable to all proposed development, it is not considered unique mitigation under CEQA. Impacts will be less than significant.
- c) The project site will acquire both water and sewer service from the Eastern Municipal Water District as indicated on the proposed exhibit and will serve letter. It will be the responsibility of the applicant to ensure that all requirements to obtain services are met. The project will not involve septic tanks and no impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

- a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the CBC. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. CBC requirements are applicable to all development in the state and therefore are not considered mitigation pursuant to CEQA. The project will have less than significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Air Quality and Greenhouse Gas Impact Study prepared by MD Acoustics, dated November 3, 2016, and Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

CEQA Guidelines 15064.4 (b) (1) states that a lead agency may use a model or methodology to quantify greenhouse gas emissions associated with a project (40).

On October 2, 2013, the SCAQMD in conjunction with the California Air Pollution Control Officers Association (CAPCOA) released the latest version of the California Emissions Estimator Model™ (CalEEMod™) v2013.2.2. The purpose of this model is to more accurately calculate construction source and operational-source criteria pollutant (NOx, VOC, PM10, PM2.5, SOx, and CO) and greenhouse gas (GHG) emissions from direct and indirect sources; and quantify applicable air quality and GHG reductions achieved from mitigation measures (41). Accordingly, the latest version of CalEEMod™ has been used for this Project to determine construction and operational air quality impacts. Output from the model runs for operational activity are provided in Appendix 3.1.

a) Operational activities associated with the proposed Project will result in emissions of CO2, CH4, and N2O from the following primary sources:

- Area Source Emissions
- Energy Source Emissions
- Mobile Source Emissions
- Solid Waste
- Water Supply, Treatment and Distribution

AREA SOURCE EMISSIONS

Hearths/Fireplaces

GHG emissions would result from the combustion of wood or biomass and are considered biogenic emissions of CO2. The emissions associated with use of hearths/fireplaces were calculated based on assumptions provided in the CalEEMod model. The Project is required to comply with SCAQMD Rule 445, which prohibits the use of wood burning stoves and fireplaces in new development. In order to account for the requirements of this Rule, the unmitigated CalEEMod model estimates were adjusted to remove wood burning stoves and fireplaces. As the project is required to comply with SCAQMD Rule 445, the removal of wood burning stoves and fireplaces are not considered a mitigation, although it must be identified as such in CalEEMod in order to treat the case appropriately.

Landscape Maintenance Equipment

Landscape maintenance equipment would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment in this category would include lawnmowers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the landscaping of the Project. CalEEMod default parameters were used to estimate emissions associated with landscape maintenance equipment for the Project scenario.

ENERGY SOURCE EMISSIONS

Combustion Emissions Associated with Natural Gas and Electricity

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GHGs are emitted from buildings as a result of activities for which electricity and natural gas are typically used as energy sources. Combustion of any type of fuel emits CO₂ and other GHGs directly into the atmosphere are considered direct emissions associated with a building. GHGs are also emitted during the generation of electricity from fossil fuels; these emissions are considered to be indirect emissions. CalEEMod default parameters were used to estimate electricity and natural gas demand for the Project scenario.

MOBILE SOURCE EMISSIONS

Vehicles

GHG emissions will also result from mobile sources associated with the Project. These mobile source emissions will result from the typical daily operation of motor vehicles by visitors and residents.

SOLID WASTE

Residential land uses will result in the generation and disposal of solid waste. A large percentage of this waste will be diverted from landfills by a variety of means, such as reducing the amount of waste generated, recycling, and/or composting. The remainder of the waste not diverted will be disposed of at a landfill. GHG emissions from landfills are associated with the anaerobic breakdown of material. CalEEMod default parameters were used to estimate GHG emissions associated with the disposal of solid waste for the Project scenario.

WATER SUPPLY, TREATMENT AND DISTRIBUTION

Indirect GHG emissions result from the production of electricity used to convey, treat and distribute water and wastewater. The amount of electricity required to convey, treat and distribute water depends on the volume of water as well as the sources of the water. CalEEMod default parameters were used to estimate GHG emissions associated with water supply, treatment and distribution for the Project scenario

As shown on Table 20-1, the Project will result in approximately 3,766.32 MTCO₂e per year; the proposed project would exceed the County of Riverside’s screening threshold of 3,000 MTCO₂e per year as established by SCAQMD and County of Riverside’s Climate Action Plan (CAP).

TABLE 20-1: TOTAL PROJECT GREENHOUSE GAS EMISSIONS

Category	Greenhouse Gas Emissions (Metric Tons/Year) ¹					
	Bio-CO ₂	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Sources ²	0.00	50.37	50.37	0.00	0.00	50.73
Energy Usage ³	0.00	973.26	973.26	0.03	0.01	977.69
Mobile Sources ⁴	0.00	2,398.25	2,398.25	0.12	0.00	2,401.11
Solid Waste ⁶	46.69	0.00	46.69	2.76	0.00	115.67
Water ⁷	4.05	81.48	85.53	0.42	0.01	99.15
Construction ⁸	0.00	1,166.15	1,166.15	0.16	0.00	121.97
Total Emissions	50.74	4,669.51	4,720.25	3.49	0.02	3,766.32
SCAQMD Draft Screening Threshold						3,000
Exceeds Threshold?						Yes

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside County has prepared and certified a Climate Action Plan (CAP) which establishes goals and policies that incorporate environmental responsibility into its daily management of residential, commercial, and industrial growth, education, energy and water use, air quality, transportation, waste reduction, economic development and open space and natural habitats to further their commitment. The Riverside County CAP has set a goal to reduce emissions by 15 percent from 2008 levels, as recommended by the AB 32 Scoping Plan.

The CEQA guidelines allow for the use of CAP Screening Tables in the streamlining of CEQA analysis for development projects. Projects that are consistent with the CAP and satisfy the requirements of the Screening Tables comply with the CEQA requirement for addressing GHG emissions and are therefore not required to conduct any further analysis. The Riverside County Climate Action Plan Screening Tables are set up similar to a checklist with points allocated to certain elements that reduce greenhouse gas emissions. If a project garners 100 points by including enough GHG-reducing elements, then the project is consistent with Riverside County's plan for emissions reductions.

The points earned for the proposed Project are summarized in Appendix X to this Initial Study. As shown in the table, the Project earns 150 points with implementation of Project design features, adherence to existing regulation related to energy efficiency, and certain additional mitigation measures. Therefore, the Project will be consistent with the GHG reduction goals and elements of the Riverside County CAP and will not conflict with greenhouse gas reductions planning. Impact will be less than significant with the mitigation measures incorporated to ensure the 100 points is met through project construction.

b) The purpose of the Climate Action Plan (CAP) is to provide guidance on how to analyze GHG emissions and determine significance during the CEQA review of proposed development projects within the County of Riverside. To address the state's requirement to reduce GHG emissions, the County of Riverside prepared its CAP with the goal of reducing GHG emissions within the County by 15% below "existing" 2008 levels by the year 2020. The County's target is consistent with the AB 32 target and ensures that the County of Riverside will be providing GHG reductions locally that will complement state efforts to reduce GHG emissions. Because the County's CAP addresses GHG emissions reductions and is consistent with the requirements of AB 32 and international efforts to reduce GHG emissions, compliance with the CAP fulfills the description of mitigation found in the State CEQA Guidelines.

The CAP identifies a two-step approach in evaluating GHG emissions. First, a screening threshold of 3,000 MTCO_{2e} per year is used to determine if additional analysis is required. Projects that exceed the 3,000 MTCO_{2e} per year will be required to achieve at least a 25% reduction of GHG emissions from a 2011 year level of efficiency compared to the mitigated Project buildout year.

As shown on Table 20-1 (above), the Project will result in approximately 3,766.32 MTCO_{2e} per year; the proposed project would exceed the County of Riverside's screening threshold of 3,000 MTCO_{2e} per year. Thus, project-related emissions would have a less than significant direct or indirect impact on GHG and climate change, conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases with implementation of the Mitigation Measure.

Mitigation:

MM GHG-1

Prior to building permit issuance, the Project Applicant shall demonstrate that appropriate building construction measures shall apply to achieve a minimum of 100 points per Appendix F to the Riverside

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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County Climate Action Plan (CAP). The conceptual measures anticipated for the Project are listed below. The conceptual measures may be replaced with other measures as listed in the screening table, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points per Appendix F to the Riverside County Climate Action Plan.

- Modestly Enhanced Insulation (*walls R-13;, roof/attic: R-38*)
- Enhanced Window (*0.32 U-Factor, 0.25 SHGC*)
- Enhanced Cool Roof (*CRRC Rated 0.2 aged solar reflectance, 0.75 thermal emittance*)
- Air barrier applied to exterior walls, caulking, and visual inspection such as the HERS Verified Quality Insulation Installation (QII or equivalent)
- Enhanced Duct Insulation (R-8)
- Improved Efficiency HVAC (*SEER 14/65% AFUE or 8 HSPF*)
- Improved Efficiency Water Heater (*0.675 Energy Factor*)
- Efficient Lights (*25% of in-unit fixtures considered high efficacy. High efficacy is defined as 40 lumens/watt for 15 watt or less fixtures; 50 lumens/watt for 15-40 watt fixtures, 60 lumens/watt for fixtures >40watt*)
- EPA Energy Star for Homes (*version 3 or above*)
- Solar Photovoltaic panels installed on individual homes or in collective neighborhood arrangements such that the total power¹ provided augments 80 percent of the power needs of the project
- Water Efficient Showerheads (*2.0 gpm*)
- Water Efficient Toilets (*1.5 gpm*)

Monitoring:

Monitoring will occur through the Building and Safety plan check process.

HAZARDS AND HAZARDOUS MATERIALS Would the project:				
21. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, <http://geotracker.waterboards.ca.gov/map/>, http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=-119&y=37&zl=18&ms=640,480&mt=m&findaddress=True&city=Auld%20Road%20&%20Washington%20Street&zip=&county=&federal_superfund=true&state_response=true&voluntary_cleanup=true&school_cleanup=true&ca_site=true&tiered_permit=true&evaluation=true&military_evaluation=true&school_investigation=true&operating=true&post_closure=true&non_operating=true

Findings of Fact:

- a) The proposed residential project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials because these activities are not associated with residential uses. The project scope consists of the construction of one-hundred ninety-five (195) residential lots; the project will not introduce activities that will cause hazard to the public. However, widely used hazardous materials common at residential uses include paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes used dead batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. No hazards and hazardous materials be associated with the project during the construction phase. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials, or wastes will be less than significant.
- b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because as mentioned in section 21a, the project does not engage in activities with risk of upset. Impacts will be less than significant.
- c) The proposed subdivision has adequate access for emergency response vehicles and personnel; therefore, the project will not impair the implementation of, or physically interfere with an emergency plan and/or emergency evacuation plan. Impacts are considered less than significant.
- d) The project site is not located within one-quarter mile of an existing or proposed school site. Valley Vista Elementary School is located greater than 3,500 feet to the south from the proposed Project site. The project will have no impact.
- e) The California State Waterboards GEOTRACKER site provides information regarding Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR sites,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Permitted Underground Storage Tanks (UST) Facilities, Monitoring Wells, DTSC Cleanup Sites and Hazard Waste Permit Sites.

According to the GEOTRACKER site, there are no Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells, DTSC Cleanup Sites and DTSC Hazard Waste Permit Sites on the proposed Project site.

The Department of Toxic Substances Control's Hazardous Waste and Substances Site List (CorteseList) does not show any Hazardous Waste and Substances Sites currently located on the proposed Project site.

Based on the available data, the proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. The impact is considered less than significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

- a) The proposed project site is not located within an existing Airport Master Plan. The closest airport to the project site is Hemet-Ryan Airport, which is located approximately 7.2 miles southwest of the project site. Due to the project not being located within an existing Airport Master Plan, the project will not result in an inconsistency with an Airport Master Plan. Therefore the project will have no impact.
- b) According to Map My County, the project site is not located within an existing Airport Land Use Plan and will not require review from the Airport Land Use Commission (ALUC). Therefore the project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) As previously addressed, the project site is not located within an airport land use plan or within two (2) miles of a public airport or public use airport. The proposed subdivision will not result in a safety hazard for people residing or working in the proposed project area. The project will have no impact.
- d) Through reviewing aerial photographs of the project site and surrounding vicinity, the proposed project is not located within close vicinity of a private airstrip or heliport. The project will not result in a safety hazard for people residing or working in the proposed project area. The project will have no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:				
23. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) The California Porter-Cologne Water Quality Control Act (Section 13000 (“Water Quality”) et. Seq. of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the Santa Margarita River Watershed and is within the jurisdiction of the California Regional Water Control Board, San Diego Region.

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

Impact Analysis for Construction-Related Water Quality

Construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to County of Riverside requirements, the Project would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Compliance with the NPDES permit involves preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Thus, with mandatory adherence to the Project’s SWPPP, water quality impacts associated with construction activities would be less than significant.

Post-Development Water Quality Impacts

To meet NPDES requirements, the Project’s proposed storm drain system is designed to route first flush runoff to one of the three on-site infiltration basins. The Project would be required to implement a Water Quality Management Plan (WQMP), pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The WQMP identifies structural controls (including the three infiltration basins) to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation. Therefore, with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mandatory compliance with the Project's WQMP, water quality impacts associated with post-development activities would be less than significant.

- b) The Project site is located within the Lake Hemet Municipal Water District service area. Lake Hemet Municipal Water District Water Master Plan identifies the water district's anticipated future demands for potable water resources and the plans for meeting those demands. The Lake Hemet Municipal Water District Water Master Plan demonstrates that the Lake Hemet Municipal Water District has sufficient supplies to meet its existing and projected demand. Additionally, Lake Hemet Municipal Water District purchases water from Eastern Municipal Water District. Thus, the Project's demand for domestic water service would not substantially deplete groundwater supplies such that there would be a net aquifer volume or a lower of the local groundwater table level, and impacts would be less than significant.

Development of the Project site would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. However, infiltration would occur in the ornamental landscaped areas as well as the three proposed infiltration basins. The bottom of infiltration basins would also function to mitigate any potential increase runoff and for water quality treatment. Therefore, with incorporation of the infiltration basins and regional management efforts for groundwater resources, the Project would not interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

- c) Grading planned by the Project generally would maintain the site's existing topographic conditions. All runoff from the site would be collected within the various proposed infiltration basins throughout the project site, which would provide water quality treatment for flows and mitigate for any potential increased runoff. Impacts would be less than significant.
- d) Because the Project has been designed to minimize changes to the site's existing topography and incorporates BMP's to ensure that erosion and sediment does not result in substantial erosion on- or off- site, impacts would be less than significant.
- e) The proposed grading by the Project would generally maintain the site's existing topographic conditions. The proposed infiltration basins and drainage facilities would provide adequate flood protection from the 100-year frequency storm event and would limit the amount of runoff to no more than existing conditions in accordance with Riverside County Flood Control District requirements. As such, the Project would not alter the site's drainage pattern in a manner that would lead to flooding on-site, and impacts would be less than significant.
- f) The proposed Project will include catch basins and underground storm drains to collect all runoff and discharge the flows into the three proposed infiltration basins. The infiltration basins and drainage facilities would provide adequate flood protection from the 100-year frequency storm event in accordance with Riverside County Flood Control District requirements. Additionally, with required adherence to a SWPPP and WQMP, the Project would not provide substantial additional sources of polluted runoff during construction or long-term operation. Accordingly, implementation of the proposed Project would not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Thus, impacts would be less than significant.
- g) As previously addressed in finding section 24e, a portion of the project site is located within the limits of an existing flood plain. The impact will be considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- h) The Project site is more than 50 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. The Project site is located approximately 7.25 miles northwest of Diamond Valley Lake and not located within a high dam hazard zone, as illustrated by the Riverside County General Plan, San Jacinto Valley Area Plan, Figure 10, *San Jacinto Valley Area Plan Flood Hazards*. Due to the distance, seiche would not likely impact for this water body. Additionally, Figure 10, *San Jacinto Valley Area Plan Flood Hazards* illustrates that the Project site is not located within a 100-Year Flood Zone. Due to the relatively flat topography of the Project site and surrounding areas, there is not potential for the Project site to be impacted by mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Therefore, impacts would be less than significant.
- i) The proposed project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan as the proposed development has provided Best Management Practices (BMPs) to reduce the impact on water quality. These BMPs are not considered to be mitigation measures, and as such, the project's impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING	Would the project:			
24. Land Use				
a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

- a) The proposed zoning classification of Planned Residential (R-4) is consistent with the existing General Plan Land Use designation of Medium Density Residential (CD:MDR)(2-5 DU/AC) and Medium High Density Residential (CD: MHDR)(5-8 DU/AC). The General Plan's Land Use Element provides that the density range for Medium Density Residential is 2 to 5 dwelling units per acre, which allows for lot sizes that typically range from 5,500 to 20,000 square feet. The project density allows for 145 to 273 units for the project with a minimum lot size of 5,000 square feet. Furthermore, the General Plan's Land Use Element provides that the density range for Medium High Density Residential is 5 to 8 dwelling units per acre, which allows for lot sizes that typically range from 4,000 to 6,500 square feet. The proposed residential subdivision will have 195 residential lots, with a density of 4.6 dwelling units per acre. This density is consistent with the 2 to 5 dwelling units per

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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acre allowed with the CD:MDR and a density less than the 5 to 8 dwelling units per acre within the CD:MHDR land use designation. Beyond the consistency with the land use plan, there are no policies or regulations applicable to the project site for purposes of avoiding an environmental effect that aren't otherwise addressed in the other sections in this initial study. Therefore, impacts are considered less than significant.

- b) The Project is consistent with the existing and proposed General Plan land use designations, zoning and developed uses. There is no low-income or minority community on the Project site; therefore, this is not applicable. The area surrounding the Project is either currently developed with residential uses, or is planned for these types of uses. The project does not propose any substantial improvements or infrastructure that would cause any type of physical barrier or impediment in the existing community. Based on this information, the Project would not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

- a) The project site is located within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. The project does not propose any mineral extraction on the project site. Therefore, no impact would occur.
- b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Therefore, no impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The Project site is not located near lands classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. Additionally, lands abutting the Project site do not include any State classified or designated areas, and there are no known active or abandoned mining or quarry operations on lands abutting the Project site. Therefore, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:				
26. Airport Noise				
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

- a) The project site is not located within close vicinity of an existing public airport. The closest public airport is Hemet-Ryan Airport which is located approximately 7.2 miles southwest of the project site. Due to the distance, the noise generated by overhead aircraft will have a less than significant impact.
- b) The project site is not located within close vicinity of an existing private airstrip. According to the GIS database, there is no private airstrip within sight of the project site. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) Noise has been simply defined as "unwanted sound." Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm or when it has adverse effects on health. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). A-weighted decibels (dBA) approximate the subjective response of the human ear to broad frequency noise source by discriminating against very low and very high frequencies of the audible spectrum. They are adjusted to reflect only those frequencies which are audible to the human ear.

Environmental noise descriptors are generally based on averages, rather than instantaneous, noise levels. The most commonly used figure is the equivalent level (Leq). Equivalent sound levels are not measured directly but are calculated from sound pressure levels typically measured in A-weighted decibels (dBA). The equivalent sound level (Leq) represents a steady state sound level containing the same total energy as a time varying signal over a given sample period and is commonly used to describe the "average" noise levels within the environment.

Peak hour or average noise levels, while useful, do not completely describe a given noise environment. Noise levels lower than peak hour may be disturbing if they occur during times when quiet is most desirable, namely evening and nighttime (sleeping) hours. To account for this, the Day-Night Average Noise Level (LDN) and the Community Noise Equivalent Level (CNEL), representing a composite 24-hour noise level is utilized. The LDN and CNEL are weighted averages of the intensity of a sound, with corrections for time of day, and averaged over 24 hours. The LDN time of day corrections include the addition of 10 decibels to dBA Leq (Equivalent Continuous Sound Level) sounds levels at night between 10:00 p.m. and 7:00 a.m. The CNEL time of day corrections require the addition of 5 decibels to dBA Leq sound levels in the evening from 7:00 p.m. to 10:00 p.m., in addition to the corrections for the LDN. These additions are made to account for the noise sensitive time periods during the evening and night hours when sound appears louder. LDN and CNEL do not represent the actual sound level heard at any particular time, but rather represents the total sound exposure. The County of Riverside relies on the 24-hour CNEL level to assess land use compatibility with transportation related noise sources, and therefore, this analysis uses the CNEL noise level to apply the more conservative evening hour corrections to the 24-hour noise levels.

To ensure noise-sensitive land uses are protected from high levels of noise (N 1.1), Table N-1 of the Noise Element identifies guidelines to evaluate proposed developments based on exterior and interior noise level limits for land uses and requires a noise analysis to determine needed mitigation measures if necessary. The Noise Element identifies residential use as a noise-sensitive land use (N 1.3) and discourages new development in areas with 65 CNEL or greater existing ambient noise levels. To prevent and mitigate noise impacts for its residents (N 1.5), the Noise Element requires noise attenuation measures for sensitive land uses exposed to noise levels higher than 65 CNEL. The intent of policy N 1.7 is to require a noise analysis for land uses impacted by unacceptably high noise levels and include mitigation measures be incorporated into project design.

Policy N 4.1 of the Noise Element sets a stationary-source 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. To prevent high levels of construction noise from impacting noise-sensitive land uses, policies N 12.1 through 12.3 identify construction noise mitigation requirements for new development located near existing noise-sensitive land uses.

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Policy 15.3 establishes the vibration perception threshold for rail-related vibration levels, which was utilized in the Project’s noise impact analysis as a threshold for determining potential vibration impacts associated with Project construction.

No permanent increases in ambient noise levels are anticipated during the construction phase of the Project because construction by its nature is a temporary phase. The Project construction noise impacts would include both short-term mobile equipment and long-term stationary equipment. Short-term mobile construction activities (e.g., nail guns, hammers, power saws, drills, etc.) generated throughout the Project site are not staged or stationary. The long-term construction equipment would consist of generators, compressors, and pumps. It is expected that the Project construction activities would consist primarily of short-term mobile equipment. The construction noise impacts will comply with applicable codes and Ordinances, therefore the impacts are considered less than significant.

Operational noise sources would be those typically associated with single-family residences (automobiles, landscaping equipment, and occasional gatherings) and may result in an incremental increase in ambient noise levels. The Project site is located in an area with existing and single-family residences. Hence, there will be compatible with the surrounding uses in terms of noise levels. Residential land uses are typically quiet in nature. Any impacts are considered less than significant.

- b) Temporary increases in ground-borne vibration or ground-borne noise levels will occur during the construction phase only. It is expected that ground-borne vibration from Project construction activities would cause only intermittent, localized intrusion. These impacts will be of short duration and will cease once the construction phase of the Project is completed and will remain below the County of Riverside vibration thresholds of 0.01 in/sec RMS. Therefore, less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

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

Source(s): Riverside County General Plan Figure OS-8 “Paleontological Sensitivity,” Paleontological Resource Impact Mitigation Program (“PRIMP”) Report No. 1559

Findings of Fact:

- a) A paleontological resource assessment was conducted for the proposed project. According to the GIS database, the project is located within an area of high paleontological sensitivity which suggests that the potential for unearthing paleontological resources is high. As a result, the project has been conditioned to retain a qualified paleontologist and will comply with the following mitigation measures.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MM PAL-1

Description of the proposed site and planned grading operations.

MM PAL-2

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

MM PAL-3

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

MM PAL-4

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

MM PAL-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.

MM PAL-6

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

MM PAL-7

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

MM PAL-8

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

MM PAL-9

Fossil identification and curation procedures to be employed.

MM PAL-10

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MM PAL-11

All pertinent exhibits, maps and references.

MM PAL-12

Procedures for reporting of findings.

MM PAL-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.

Monitoring: Monitoring will be during plan check and grading process.

POPULATION AND HOUSING Would the project:				
29. Housing				
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) The project site is currently vacant. The project proposes to construct a 195 residential lot subdivision. Therefore, the proposed project will not displace a substantial amount of housing or people, necessitating the construction of replacement housing elsewhere. The project will have a less than significant impact.
- b) The development proposes approximately 195 single-family residential lots on 42.6 acres. The project will not create a demand for additional housing, particularly housing affordable households earning 80% or less of the County's median income. The project will have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project proposes 195 single-family residences on 42.52 acres (gross), and would have a build-out population of approximately 596 persons (3.06 persons per single-family residential household). The General Plan Land Use Plan designation of MDR on 27.16 acres, 2-5 dwelling units/acre could allow a population ranging from approximately 166 people (at the bottom of the density range), up to 415 people (at the top of the density range). In addition to the MDR, the General Plan Land Use Plan designation also has MHDR on 17.6 acres, 5-8 dwelling units/acre could allow a population ranging from approximately 269 people (at the bottom of the density range), up to 431 people (at the top of the density range). The proposed 195 single-family dwelling units will directly induce population growth to the area through the construction of new housing.

However, the Project is consistent with the General Plan Land Use Plan designation of MDR and MHDR. The expected build-out population of approximately 596 persons is substantially similar to the 415 and 431 under the GP land use designations of MDR and MHDR respectively, and therefore the Project would not induce a substantial unplanned population growth in the area. The Project is proposing an intensification of population and housing that was clearly anticipated under the General Plan Land Use Plan designation of CD:MDR and CD:MHDR. Site infrastructure will be built as part of this Project. Implementation of the proposed project will not induce substantial population growth in an area that wasn't already planned for by the General Plan, therefore impacts will be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

30. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County.

There is an existing fire station, Station 72, located to the north approximately 1,000 feet. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

31. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

There is an existing sheriff station, located to the south approximately 2,000 feet, located at 43950 Acacia Ave #B, Hemet, CA 92544. The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Hemet Unified School District correspondence, GIS database

Findings of Fact:

The project site is located within the Hemet Unified School District (HUSD). The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior issuance of building permits. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Future development of the project site will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project will be required to pay these development impact fees prior to issuance of building permits. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan

Findings of Fact:

The proposed project will not cause an impact on health services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:				
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35. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The Project proposes 195 single-family residences on 42.6 acres (gross) and would have a build-out population of approximately 597 persons (based on 3.06 persons per single-family residential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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household). This increase in population to the Project area will have a direct impact upon recreational facilities. Recreational facilities are provided on-site as shown in the site plan. The proposed project is proposing 2.255 acres of park. Section 10.35 A, B, and C of Ordinance No. 460 state the following as it pertains to parkland dedication:

- A. This section is adopted pursuant to Section 66477 of the Government Code which provides for the dedication of land or the payment of fees in lieu thereof for park and recreational facilities as a condition of approval of a tentative map or parcel map;
- B. Whenever land that is proposed to be divided for residential use lies within the boundaries of a public agency designated to receive dedications and fees pursuant to this section, a fee and/or the dedication of land shall be required as a condition of approval of the division of land;
- C. It is hereby found and determined by the Board of Supervisors that the public interest, convenience, health, welfare, and safety requires that five acres of land for each 1,000 persons residing within the County of Riverside shall be devoted to neighborhood and community park and recreational facilities unless a Community Parks and Recreation Plan, as approved by the Board of Supervisors, determines that the amount of existing neighborhood and community park area exceeds that limit, in which case the Board determines that the public interest, convenience, health, welfare and safety requires that a higher standard, not to exceed five acres of land per 1,000 persons residing within the County, shall be devoted to neighborhood and community park and residential purposes.

The Project would generate the need for approximately 2.98 acres (at 5 acres per 1,000 persons). The proposed project provides 2.55 acres of neighborhood or regional parks, but is short 0.43 acres therefore, payment of in-lieu fees will be required based on the deficient amount of park area, prior to the first certificate of occupancy based on agreements with Valley-Wide Recreation and Parks District to be established prior to final map approval. Additionally, prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Payment of the DIF is required and is not considered unique mitigation under CEQA. Between the construction of park area by the project (which such construction of the park is addressed throughout this initial study) and the payment of in-lieu and impact fees to address the project's incremental impacts to parks, impacts are considered less than significant.

- b) The proposed Project provides 2.55 acres of neighborhood or regional parks, but is short 0.43 acres. Impacts are considered incremental, and less than significant after payment of in-lieu parkland fees and the DIF and park fee-in-lieu, such that substantial physical deterioration of existing facilities would not occur or be accelerated. Therefore impacts are considered less than significant.
- c) The Project is not located within County Service Areas. The proposed project provides 2.55 acres of neighborhood or regional parks, but is short 0.43 acres therefore, payment of in-lieu fees will be required, prior to certificate of occupancy. Therefore, there are no impacts to these type of recreational resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a trail system?				

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System

Findings of Fact:

The project site does not have a Regional Trail designated within or along its boundaries. Therefore, there are no impacts to these type of recreational trails

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:				
37. Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?				
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 checked="" type="checkbox"/>	<input 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): Traffic Impact Analysis by TJW Engineering, dated, October 26, 2018, Riverside County General Plan, Project Application Materials

Findings of Fact:

a-b) Riverside County General Plan Policy C 2.1 states that the County will maintain the following County-wide target level of service (LOS): LOS C on all County-maintained roads and conventional State Highways. As an exception, LOS D may be allowed in Community Development areas at intersections of any combination of Secondary Highways, Major Highways, Arterial Highways, Urban

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Arterial Highways, Expressways or conventional State Highways. LOS E may be allowed in designated Community Centers to the extent that it would support transit-oriented development and pedestrian communities. As such, LOS D has been considered acceptable at any intersection within the County of Riverside because all of the study area intersections are classified as Secondary Highways or a higher classification.

For the purposes of this analysis, the following thresholds of significance have been applied to study area intersections located within the County of Riverside to identify significant impacts through a comparison of Existing and EAP traffic conditions:

- If an intersection is projected to operate at an acceptable level of service (i.e., LOS D or better) under Existing traffic conditions and the addition of project traffic, as measured by 50 or more peak hour trips, is expected to cause the intersection to operate at an unacceptable level of service (i.e., LOS E or F), the impact is considered significant;
- If an intersection is projected to operate at LOS E or LOS F under Existing, and the addition of project traffic, as measured by 50 or more peak hour trips, the impact is considered significant.

Cumulative traffic impacts are deficiencies that are not directly caused by the Project, but occur as a result of regional growth combined with that or other nearby cumulative development projects. The Project's contribution to a particular cumulative transportation deficiency is deemed cumulatively considerable if the Project adds significant traffic to the forecasted deficiency (as measured by the 50 or more peak hour trip threshold). A Project's contribution to a cumulatively considerable impact can be reduced to less than significant if the Project is required to implement or fund its fair share of improvements designed to alleviate the potential cumulative impact. If full funding of future cumulative improvements is not reasonably assured, a temporary unmitigated cumulative impact may occur until the needed improvement is fully funded and constructed.

The intersection LOS analysis is based on the traffic volumes observed during the peak hour conditions using traffic count data collected.

The weekday AM and weekday PM peak hour count data is representative of typical weekday peak hour traffic conditions in the study area. The raw manual peak hour turning movement traffic count data sheets are included in the Appendix of the Traffic Impact Analysis. These raw turning volumes have been flow conserved between intersections with limited access, no access and where there are currently no uses generating traffic.

Existing weekday average daily traffic (ADT) volumes on arterial highways throughout the study area (shown on Table 1 of Traffic Impact Analysis). Existing ADT volumes are based upon factored intersection peak hour counts collected by Rick Engineering using the following formula for each intersection leg:

- Weekday PM Peak Hour (Approach Volume + Exit Volume) x 12 = Leg Volume

Trip generation represents the amount of traffic which is both attracted to and produced by a development. Determining traffic generation for a specific project is therefore based upon forecasting the amount of traffic that is expected to be both attracted to and produced by the specific land uses being proposed for a given development.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Trip generation rates used to estimate Project traffic are shown in Table 42-1, and a summary of the Project's trip generation is also shown in Table 42-1. The mitigation of the Ramona Expressway and Cedar Avenue Intersection: Re-time existing signalized intersection for the PM peak hour to account for southbound left turn movement and Re-stripe intersection to include a dedicated left turn lane in the northbound direction at Fairview Avenue and Florida Avenue will reduce the level of service as indicated in the analysis. The Project is estimated to generate a total of 1,841 trip-ends per day on a typical weekday with approximately 144 AM peak hour trips, and 193 PM peak hour trips. The impacts are considered less than significant with incorporation of Mitigation Measures listed below.

TABLE 42-1- PROJECT TRIP GENERATION

Proposed Land Use (ITE Code) ¹	Size/Quantity	Unit	Daily Trip Ends (ADTs)		AM Peak Hour				PM Peak Hour					
			Rate	Volume	Rate	In:Out Split	Volume			Rate	In:Out Split	Volume		
							In	Out	Total			In	Out	Total
Single Family Detached Housing (210)	195	DU	9.44	1841	0.74	25:75	36	108	144	0.99	63:37	122	71	193

¹ Source: ITE Trip Generation (10th Edition, 2017)

The overall area is projected to operate at a Level of Service C or better with the exception of intersection located at Ramona Expressway and Cedar Avenue (Operate at F LOS) and Fairway Avenue and Florida Avenue (Operate at E LOS). Those intersections is projected to operate at a Level of Service E and F without proper conditions and mitigations as provided at the end of this section. With a traffic signal and street improvements, as recommended by the Traffic Study, all areas of study are projected to operate at a Level of Service C or better. Worksheets with improvements, HCM calculations are provided in the Appendix of the Traffic Impact Analysis. The impacts are considered less than significant with incorporation of Mitigation Measures listed below.

- c) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Street improvements as conditioned by the project will in fact make the local streets less dangerous through lane improvements, striping programs, etc. The impacts are considered less than significant.
- d) The proposed project will create an increase in vehicle trips to this area, thus creating an increase in road maintenance. The project site is located in the San Jacinto Valley Area. An Infrastructure Phase Plan (IPP) has been prepared for the San Jacinto Valley area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBD) is under active consideration. The project will be required to participate in the RBBD and pay its share of RBBD fees, including an interim RBBD fee as determined by the County, prior to the issuance of a Certificate of Occupancy or upon final inspection. In addition, the project shall be required to pay the Transportation Uniform Mitigation Fee (TUMF and DIF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824. Therefore, impact will be less than significant.
- e) The proposed project will result in temporary impacts to circulation during construction activities. Temporary circulation impacts resulting from construction activities may occur. During construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction. With the implementation of typical traffic control measures and given the limited time period of such impacts, the impacts will be less than significant.

- f) The Project site is not identified as an emergency access route under any local or regional plans. Any potential Project effects to the surrounding circulation system would be minimal during construction, and access routes would remain available to ensure the adequate provision of emergency services to the area during Project construction. Thus, during construction of the proposed Project, there would be a less than significant impact.

Mitigation:

MM TRANS-1

Ramona Expressway and Cedar Avenue Intersection: Re-time existing signalized intersection for the PM peak hour to account for southbound left turn movement.

MM TRANS-2

Fairview Avenue and Florida Avenue intersection: Re-stripe intersection to include a dedicated left turn lane in the northbound direction.

Monitoring:

Monitoring will occur through the Building and Safety plan check process.

38. Bike Trails

- a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact:

The project site is not within a Regional Trail. Therefore, there are no 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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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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eight tribes on March 27, 2017. No responses were received, therefore AB52 consultation was concluded. Furthermore, this project was submitted prior to July 1, 2016, which required projects to consult with tribes.

Although no specific tribal cultural resources were identified by the tribes, the area is near a village site and the tribes expressed concern that there is a high possibility for subsurface resources to be present. Each of the consulting tribes recommended that a Native American monitor be present during grading of the property. Because of the sensitivity of the area, the project has been conditioned for a Native American Monitor to be present during ground disturbing activities. No responses were received from the Native American tribes and no mitigation measures are necessary. Therefore impacts in this regard are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Water Company

Findings of Fact:

- a) The Project will receive potable water service from Lake Hemet Municipal Water District. Any connections from the Project site to existing water lines are considered to be part of the Project's construction phase and are evaluated throughout this environmental assessment accordingly. However, the Project would not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Accordingly, there would be a less than significant impact.
- b) The Project site is located within the Lake Hemet Municipal Water District service area. Lake Hemet Municipal Water District Water Master Plan identifies the water district's anticipated future demands for potable water resources and the plans for meeting those demands. The Lake Hemet Municipal Water District demonstrates that the Lake Hemet Municipal Water District has sufficient supplies to meet its existing and projected demand through 2035. Thus, the Project's demand for domestic water service would not require new or expanded entitlements and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Department of Environmental Health Review

Findings of Fact:

- a) The Project will receive sewer service from Lake Hemet Municipal Water District. Any connections from the Project site to existing sewer lines are considered to be part of the Project's construction phase and are evaluated throughout this environmental assessment accordingly. However, the Project would not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Accordingly, there would be a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) All sanitary sewer flows from the Project site would be conveyed to the Temecula Valley Regional Water Reclamation Facility (TVRWRF) for treatment. The TVRWRF is located approximately 23 miles southwest of the Project site at 42565 Avenida Alvarado, Temecula, CA. The TVRWRF provides primary, secondary, and tertiary treatment for a rated capacity of 18 million gallons per day (mgd) and is currently undergoing an expansion that would increase the capacity of the TVRWRF from 18 mgd to 28 mgd. With completion of the expansion of the existing facility, there would be more than adequate capacity to treat wastewater flows generated by the Project. Accordingly, implementation of the proposed Project would not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects. Impacts are less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

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)?

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) Construction and operation of the proposed Project would result in the generation of solid waste, requiring disposal at a landfill. The Riverside County Waste Management Department operates six (6) landfills that serve Riverside County residents. During the first quarter of 2015 (January 1 through March 31), waste collected from unincorporated portions of western Riverside County were disposed of at one of four facilities: Badlands Landfill, Blythe Landfill, El Sobrante Landfill, and Lamb Canyon Landfill. Due to the Project's location, it is anticipated that solid waste generated during construction and long-term operation would be disposed of at Badlands Landfill, El Sobrante Landfill, and/or Lamb Canyon Landfill. These landfills have a permitted daily disposal capacity of between 3,000 and 16,054 tons per day. Therefore, the proposed Project would be served by landfills with adequate capacity to accommodate the Project's solid waste needs during both construction and long-term operation.

Although the Project would likely contribute to the ultimate need for landfill expansion as needed to accommodate future growth within Riverside County, such potential landfill expansion would not be the direct result of the proposed Project. Furthermore, any environmental impacts that could result from such landfill expansions cannot be determined at this time, as the environmental impacts would be evaluated as part of a future CEQA document prepared in support of future landfill expansion

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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efforts. Accordingly, environmental impacts that may result from future landfill expansions are herein evaluated as speculative in nature.

- b) The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan (CIWMP)(adopted January 14, 1997), which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of AB 939 and its diversion mandates.

In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project Applicant would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991, the Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before building permit final inspection. The implementation of these requirements would reduce the amount of solid waste generated by the Project, which in turn would aid in the extension of the life of affected disposal sites. As such, the Project would comply with mandates of applicable solid waste statutes and regulations and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

- a) Electricity will be provided by Southern California Edison company. The project will not require the expansion or construction of new power/electricity facilities, thus causing no significant environmental effects. No impacts will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Natural gas will be provided by the Southern California Gas Company. The project will not require the expansion or construction of new natural gas facilities, thus causing no significant environmental effects. No impacts will occur.
- c) Telephone service will be provided by Verizon and cable service will be provided by Time Warner. The project will not require the construction of new communication systems, thus causing significant environmental effects. No impacts will occur.
- d) The project has been conditioned to submit a separate street lighting plan for this project. The street lighting plan will be designed in accordance with County Ordinance No. 460 and Streetlight Specification Chart found within Ordinance No. 461. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. No impacts will occur.
- e) The project site will need to build and improve roads to access the proposed project site. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBB) is under active consideration. The project will be required to participate in the RBBB and pay its share of RBBB fees, including an interim RBBB fee as determined by the County, prior to the issuance of a Certificate of Occupancy or upon final inspection. In addition, the project shall be required to 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. The Conditions of Approval are not considered unique mitigation under CEQA and in result, the impact will be less than significant.
- f) No governmental services are expected to be required for the project, there no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts	<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 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,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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as a result of runoff, post-fire slope instability, or drainage changes?

e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Source(s): Riverside County General Plan Figure S-11 “Wildfire Susceptibility”, GIS database, Project Application Materials

Findings of Fact:

- a) The project is not located within a State Responsibility Area (“SRA”) The proposed Project would not substantially impair an adopted emergency response plan or emergency evacuation plan, therefore there is no impact.
- b) The project may potentially expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to the site’s proximity to a “Very High” Fire Hazard Area. The project may not exacerbate wildfire risks but may expose occupants to wildfire risks. The project is designed to comply with fire codes and the uniform building code to minimize. As such, the impact will be less than significant.
- c) The project will be required to install and maintain 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, but is located within a built out/urbanized area which will not require the creation of new facilities. As such, the project is considered to have a less than significant impact.
- d) The project will not expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire instability, or drainage changes as the topography of the general area is relatively flat with a little to no chance for landslides or flooding. As such, the project will have no impact.
- e) As indicated on Figure S-11 “Wildfire Susceptibility”, the project site is not located within a moderate to high wildfire area. The project will be required to adhere to CBC guidelines, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. With implementation of these standard measures, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source(s): Staff Review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory as analyzed in the environmental assessment above. Therefore impacts are considered less than significant.

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source(s): Staff Review, Project Application Materials

Findings of Fact: The Project does have impacts which are individually limited, but cumulatively considerable, specifically regarding impacts to Air Quality/Greenhouse Gases, Paleontological Resources, and Transportation/Traffic as discussed in the corresponding section above. With mitigation measures implemented as outlined, impacts will be reduced to less than significant

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source(s): Staff Review, Project Application Materials

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly based on the analysis above, therefore impacts are 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: N/A

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor

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



11/13/19, 10:29 am

TR31810

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR31810. 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 (TR 31810) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Tract Map No. 31810 is proposal for a Schedule "A" subdivision of 42.6 gross acres into 195 single-family residential lots with a minimum lot size of 5,000 square feet, five (5) opens space lots, which will include a park, paseos, and basins.

Change of Zone No. 6946 is a proposal to change the existing zoning from Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivision (R-T) to Planned Residential (R-4).

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on MAP EXHIBIT

Tentative Map,
Exhibit A (Site Plan)

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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

- 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}
 - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
 - Ord. No. 916 (Cottage Food Operations)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 6 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Fire

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

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

Fire. 2 0010-Fire-MAP-#52-COM/RES HYDRANT

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 2 **0010-Fire-MAP-#52-COM/RES HYDRANT (cont.)**

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

Flood

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

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

Flood. 2 **0010-Flood-MAP 100 YR SUMP OUTLET**

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

Flood. 3 **0010-Flood-MAP BMP - ENERGY DISSIPATOR**

Energy Dissipators, such as rip-rap, shall be installed at the outlet of a storm drain system that discharges runoff flows into a natural channel or an unmaintained facility. The dissipators shall be designed to minimize the amount of erosion downstream of the storm drain outlet.

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

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

Flood. 5 **0010-Flood-MAP COORDINATE DRAINAGE DESIGN**

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

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 5 **0010-Flood-MAP COORDINATE DRAINAGE DESIGN (cont.)**

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

Flood. 6 **0010-Flood-MAP FEMA PANEL NO**

A portion of TR 31810 is within the 100 year Zone A flood plain limits as delineated on Panel No. 060245 1495 B of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

Flood. 7 **0010-Flood-MAP FLOOD HAZARD REPORT**

Tract Map 31810 is a proposal to divide 42.5 acres into residential lots in the Valle Vista area. The project site is located on the southwest corner of Olive Avenue and Lincoln Avenue.

The western portion of the site is located within the 100-year Zone A floodplain limits for "Valle Vista Drain" as delineated on Panel Number 06065C-1495G of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). A report titled "Flood Plain Analysis for Tract 31810" By Engineering Resources was received by the District on May 23, 2018 showing both the pre and post development 100-year flood plain limits.

TR 31810 has prepared a feasible master plan for the extension of the Bethlam Street Stormdrain (Drawing No. 4-0605). The proposed stormdrain extends from the existing Bethlam Street Stormdrain (at the intersection of Olive Avenue and Fairview Avenue) upstream through TR 31810 until its interim upstream terminus on the south east corner of Palm Avenue and First Street. It should be noted that this collection facility requires a letter of permission from the property owner upstream of Palm Avenue regarding the construction of the interim collection facilities. A signed letter has been submitted to the District. This inlet shall be designed to capture the tributary 100-year flow rate and shall be constructed to District standards.

The applicant then proposes to convey the runoff through the project site via a 90-inch RCP underground storm drain before connecting to the aforementioned Bethlam Street Stormdrain. Construction of this drainage facility required to protect the project site would also eliminate substantial flood hazard to existing adjacent roadways and homes providing significant regional benefit. This drainage facility shall be constructed to District standards.

A Preliminary WQMP was submitted to the District on June 5, 2018 and was found satisfactory for entitlement.

Any questions pertaining to this review may be directed to Mike Venable at 951.955.1248 or mlvenabl@RIVCO.org.

Flood. 8 **0010-Flood-MAP MAJOR FACILITIES**

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 8 **0010-Flood-MAP MAJOR FACILITIES (cont.)**

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

Flood. 9 **0010-Flood-MAP PERP DRAINAGE PATTERNS**

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

Flood. 10 **0010-Flood-MAP WATERS OF THE US (FEMA)**

A portion of the proposed project is in a floodplain and may affect "waters of the United States", "wetlands" or "jurisdictional streambeds", therefore, in accordance with the requirements of the National Flood Insurance Program and Related Regulations (44 CFR, Parts 59 through 73) and County Ordinance No. 458:

a. A flood study consisting of HEC-2/HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site. The study shall be submitted with the related project improvement plans. Grading permits shall not be issued and final maps shall not record on portions within 100-year floodplain until a Conditional Letter of Map Revision (CLOMR) has been received from FEMA. Final Building Inspections for lots impacted by the FEMA floodplain shall not be issued until a Letter of Map Revision (LOMR) is obtained from FEMA.

The applicant shall be responsible for payment of all processing fees required by FEMA for the CLOMR and LOMR. FEMA submittals for a CLOMR shall be reviewed by the District on a fee for service basis. A fee in conformance with the requirements of 44 CFR Parts 65, 70, and subsequent final rules shall be required prior to final map approval to cover the cost of processing the LOMR. Payment of all District fees and deposits for processing of FEMA submittals shall be made directly to the District. Fees for processing FEMA submittals shall be in addition to regular District plan check fees.

b. A copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 **0010-Planning-MAP - GEO NO. 1336 (cont.)**

surface and the dense soils beneath the site.

GEO No. 1336 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 1336 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters where not included as a part of this review or approval. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

Planning. 4 **0010-Planning-MAP - LANDSCAPE MAINTENANCE**

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

Planning. 5 **0010-Planning-MAP - MAINTAIN FLOOD FACILITY**

The land divider, and the land divider's successors in interest, shall at all times maintain any and all required stormwater, flood control and drainage facilities in a safe condition, in good repair and in a manner capable of being operated as designed.

Planning. 6 **0010-Planning-MAP - MAP ACT COMPLIANCE**

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

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

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

Planning. 8 **0010-Planning-MAP - OFFSITE SIGNS ORD 679.4**

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Planning

Planning. 8 0010-Planning-MAP - OFFSITE SIGNS ORD 679.4 (cont.)

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

Planning. 9 0010-Planning-MAP - ORD 810 OPN SPACE FEE

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

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

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

Planning. 10 0010-Planning-MAP - ORD NO. 659 (DIF)

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10

0010-Planning-MAP - ORD NO. 659 (DIF) (cont.)

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

Planning. 11

0010-Planning-MAP - PDP01559 ACCEPTED

County Paleontological Report (PDP) No. 01559, submitted for this case (TR31810) was prepared by Scientific Resource Surveys, Inc. and is entitled: "Paleontological Resource Assessment for TTM 31810 (42.2 Acres) Riverside County", dated January 15, 2017.

PDP01559 concluded:

The paleontological resources record search conducted by the LACM shows the project area to be Quaternary alluvium underlain by older Quaternary deposits. The Quaternary Alluvium is too young to produce significant paleontological resources, but older Quaternary deposits have produced them. The LACM recommended that a paleontological resource monitoring program be designed for the project construction.

PDP01559 recommended:

Therefore, it is recommended that a paleontological mitigation plan be prepared and implemented in conjunction with development.

PDP01559 satisfies the requirement for a Paleontological Resource Assessment for CEQA purposes. PDP01559 is hereby accepted for TR31810. A PRIMP shall be required prior to issuance of a grading permit for this project.

Planning. 12

0010-Planning-MAP - REQUIRED MINOR PLANS

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

1. Final Site Development Plan for each phase of development.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12

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

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

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

Planning. 13

0010-Planning-MAP - RES. DESIGN STANDARDS

The design standards for the subject parcels are as follows:

- a. Lots created by this map shall conform to the design standards of the R-4 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 5 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 40 feet.
- g. The maximum height of any building is 40 feet.
- h. The minimum parcel size is 5,000 square feet.
- i. Residential driveway approaches shall be a minimum of

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 13 **0010-Planning-MAP - RES. DESIGN STANDARDS (cont.)**

12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

Planning. 14 **0010-Planning-MAP - TRAIL MAINTENANCE**

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

Planning. 15 **0010-Planning-USE - NO OFF-ROAD USES ALLOWED**

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

Planning. 16 **0020-Planning-MAP - EXPIRATION DATE**

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

Planning. 17 **0040-Planning-MAP - CONCEPTUAL PHASE GRADING**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 17

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

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

- A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.
- B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.
- C. Preliminary pad and roadway elevations shall be depicted.
- D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

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

Planning. 18

0040-Planning-MAP - LOT ACCESS/UNIT PLANS

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

Planning-All

Planning-All. 1

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

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the

ADVISORY NOTIFICATION DOCUMENT

Planning-All

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

procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

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

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 31810 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 31810, dated 04/05/05.

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

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

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:
(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT and,
(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.
The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.
The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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

Tentative Tract Map No. 31810 is proposal for a Schedule “A” subdivision of 42.6 gross acres into 195 single-family residential lots with a minimum lot size of 5,000 square feet, five (5) opens space lots, which will include a park, paseos, and basins.

Change of Zone No. 6946 is a proposal to change the existing zoning from Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivision (R-T) to Planned Residential (R-4).

Planning-CUL

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 1 **IF Human Remains Found (cont.)**

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 **PDA05038 accepted**

County Archaeological Report (PDA) No. 5038 submitted for this project (TR31810 was prepared by Andrew Garrison with SRS Inc. and is entitled: "Phase I Cultural Resource Assessment for TTM 31810 (42.2 Acres) Riverside County", dated January 15, 2017.

PDA05038 concludes: The results of this study indicate that although the property area contains a mid-century water retention basin, irrigation features, several more recent structure foundations, and a diffuse scatter of historic trash, there are no known resources of significance located on the property. No prehistoric sites were identified on the parcels. The record search identified 26 cultural resource studies/surveys within one mile of the project area. According to the EIC files, all of the recorded resources are historic sites. Finally, as all other known recorded resources located within one mile from the project are either outside of the project's view-shed, not considered significant, and lastly, would not derive any potential significance based on the project area, the project WILL NOT have any impact on neighboring resources. Finally, as NO significant cultural resources are known to exist within the project area, this study indicates that the project would have Less than Significant Impact.

Planning-CUL. 3 **Unanticipated Resources**

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-GEO

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO190027 ACCEPTED (cont.)

Planning-GEO. 1 GEO190027 ACCEPTED

County Geologic Report GEO No. 190027, submitted for the project TR31810, APNs 549-210-038, 548-040-001, and 548-040-002, was prepared by Inland Foundation Engineering, Inc. (IFE). The report is titled; “Geotechnical Investigation Report Update, Tentative Tract Map No. 31810, NWC Palm Avenue and Lincoln Avenue, Valle Vista Area, Riverside County, California”, dated November 23, 2016. In addition, IFE submitted the following report for the project:

“Preliminary Geotechnical Investigation, Proposed Residential Development, NWC Lincoln Avenue and Palm Avenue, Valle Vista, California, Tract 31810, A.P.N. 548-040-037 and 549-210-03,” dated November 17, 2003.

GEO190027 concluded:

1. No active faults are known to project through the site and the site is not within a State of California “Alquist-Priolo Earthquake Fault Zone” or a Riverside County mapped fault zone.
2. Based upon published maps, onsite mapping, and a review of aerial photographs of the site, the potential for ground rupture is considered to be low.
3. Based on a historic high groundwater depth beneath the site on the order of 75 feet or greater, it is our opinion that the potential for liquefaction at the site is nil.
4. Due to the relatively low-lying relief of the site and adjacent areas, the potential for landsliding due to seismic shaking is considered very low.
5. Based on the location of the site and the relatively planar topography of the property up-gradient of the site, it is our opinion that the hazard of debris flow should be considered low.
6. Total seismic settlement is calculated to be less than three inches, with an expected differential settlement due to a seismic event to be less than two inches vertical in 40 feet horizontal.
7. Static settlement of foundations is estimated to be approximately one-inch total. Differential settlement between foundations of similar size and load is expected to be less than one-half inch vertical over 40 feet horizontal.
8. Laboratory testing indicates that near-surface soil within the zone of influence to the proposed development has a very low expansion potential.

GEO190027 recommended:

1. All building, slab and pavement areas and all surfaces to receive compacted fill should be cleared of existing loose soil, vegetation, tree roots, artificial fill, debris, and other unsuitable materials.
2. Within the building pad, a minimum over-excavation depth of five feet below existing surface area or one times the footing width beneath the footing base station, whichever is greater, is recommended.
3. Over-excavation should extend laterally for at least five (5) feet outside the exterior building foundation lines.
4. All surfaces to receive compacted fill should be subject to observation and compaction testing prior to processing.
5. Compaction testing should indicate a relative compaction of at least 85 percent within the unprocessed native soils.
6. Upon approval, surfaces to receive fill should be scarified, brought to near optimum moisture content, and compacted to a minimum of 90 percent relative compaction.

GEO No. 190027 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO190027 ACCEPTED (cont.)

GEO No. 190027 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.

Transportation

Transportation. 1 0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 **0010-Transportation-MAP - TS/CONDITIONS 2 (cont.)**

Transportation. 2 **0010-Transportation-MAP - TS/CONDITIONS 2**

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

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

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

Mountain Avenue (NS) at:
Esplanade Avenue (EW)

Soboba Street (NS) at:
Mountain Avenue (EW)

Soboba Street (NS) at:
Florida Avenue (SR-74) (EW)

Ramona Expressway (NS) at:
Cedar Avenue (EW)

Ramona Expressway (NS) at:
Florida Avenue (SR-74) (EW)

Fairview Avenue (NS) at:
Florida Avenue (SR-74) (EW)

1st Street (NS) at:
Florida Avenue (SR-74) (EW)

Lincoln Avenue (NS) at:
Palms Avenue (EW)

Lincoln Avenue (NS) at:
Florida Avenue (SR-74) (EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 **0010-Transportation-MAP - TS/CONDITIONS 2 (cont.)**

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

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

Transportation. 3 **Transportation - General Conditions**

1. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
2. A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
3. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
4. If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
5. The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
6. All corner cutbacks shall be applied per Standard 805, Ordinance No. 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.
7. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
8. At intersections, local streets (below County Collector Road Standard) shall have a minimum 50' tangent, measured from flowline/curb-face to the end of the 50' tangent section.
9. Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance No. 461.
10. If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.
11. If there are previously dedicated public roads and utility easements that were not accepted by the County, the Project shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution and bear all costs thereof.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3

Transportation - General Conditions (cont.)

12. The Project shall obtain approval of street improvement plans from the Transportation Department.

Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

13. 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.

Waste Resources

Waste Resources. 1

0010-Waste Resources-MAP - HAZARDOUS MATERIALS

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

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50. Prior To Map Recordation

E Health

050 - E Health. 1 SOLID WASTE SERVICE Not Satisfied

Provide documentation from an approved waste hauler in regards to solid waste service for the project, PRIOR TO MAP RECORDATION.

050 - E Health. 2 WATER & SEWER SERVICE Satisfied

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

Fire

050 - Fire. 1 0050-Fire-MAP-#46-WATER PLANS Not Satisfied

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

050 - Fire. 2 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Not Satisfied

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

050 - Fire. 3 0050-Fire-MAP-#67-ECS-GATE ENTRANCES Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

050 - Fire. 4 0050-Fire-MAP-#88-ECS-AUTO GATES Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be minimum 24 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency

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50. Prior To Map Recordation

Fire

050 - Fire. 4 0050-Fire-MAP-#88-ECS-AUTO GATES (cont.) Not Satisfied
backup power. Gates activated by the rapid entry system
shall remain open until closed by the rapid entry system.

Flood

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

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to prepare the agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

050 - Flood. 2 0050-Flood-MAP BMP - MAINT & INSPECT Not Satisfied

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Homeowners Association (HOA) shall contain provisions for all structural BMPs to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all

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50. Prior To Map Recordation

Flood

050 - Flood. 2 0050-Flood-MAP BMP - MAINT & INSPECT (cont.) Not Satisfied
structural BMP's within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval.

050 - Flood. 3 0050-Flood-MAP ENCROACHMENT PERMIT REQ Not Satisfied
An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

050 - Flood. 4 0050-Flood-MAP OFFSITE EASE OR REDESIGN Not Satisfied
Off-site drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map for area within 100-year floodplain. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

050 - Flood. 5 0050-Flood-MAP ONSITE EASE ON FINAL MAP Not Satisfied
Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

050 - Flood. 6 0050-Flood-MAP SUBMIT CLOMR Not Satisfied
Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to map recordation for area within 100-year floodplain.

050 - Flood. 7 0050-Flood-MAP SUBMIT FINAL WQMP Not Satisfied
A copy of the project specific WQMP shall be submitted to the District for review and approval.

050 - Flood. 8 0050-Flood-MAP SUBMIT PLANS Not Satisfied
A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

050 - Flood. 9 0050-Flood-MAP WRITTEN PERM FOR GRADING Not Satisfied

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50. Prior To Map Recordation

Flood

050 - Flood. 9 0050-Flood-MAP WRITTEN PERM FOR GRADING (cont.) Not Satisfied

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

050 - Flood. 10 6 Items to Accept Facility Not Satisfied

"Inspection and maintenance of the flood control facility/ies that are to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE.

The Applicant's request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. In the event the District is willing to maintain the proposed facility, the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility:

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations and maintenance standards;
- 2) The Applicant shall submit to the District the preliminary title reports, plats and legal descriptions for all right-of-way that is to be conveyed to the District and secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section;
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the attention of the District's Contract Services Section;
- 4) All regulatory permits that are to be secured by the Applicant shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety;
- 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement);
- 6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

Planning

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

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50. Prior To Map Recordation

Planning

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

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

050 - Planning. 2 0050-Planning-MAP - ECS NOTE BIOLOGICAL Not Satisfied

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

"County Biological Report No. PD-B-03068 was prepared for this property on 6/14/04 by NRA and is on file at the County of Riverside Planning Department. Biological resources requiring protection include, but are not limited to, burrowing owl and arroyo toad. The property is not subject to biological resources restrictions based on the results of the report."

050 - Planning. 3 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

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

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

050 - Planning. 4 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

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

050 - Planning. 5 0050-Planning-MAP - FEE BALANCE Not Satisfied

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

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

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

"Some lots, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or

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Planning

050 - Planning. 6 0050-Planning-MAP*- ECS NOTE RIGHT-TO-FARM (cont.) Not Satisfied
maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

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

050 - Planning. 7 0050-Planning-MAP*- QUIMBY FEES (1) Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley Wide Parks and Recreation which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 8 0050-Planning-MAP*- REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until Change of Zone No. 6946 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

050 - Planning. 9 0050-Planning-MAP*- TRAIL MAINTENANCE Not Satisfied

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a ten to fourteen foot (10'-14') wide Community trail located along the flood channel/greenbelts. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

Transportation

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

Lot access shall be restricted on Olive Avenue, Lincoln Avenue and Palm Avenue and so noted on the final map.

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Transportation

050 - Transportation. 2 0050-Transportation-MAP - ASSESSMENT DIST Not Satisfied

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are deferred to building permit.

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

Streets "A" and "F" (Entry Street) are reserved private streets, designated as a LOCAL entry road and shall be improved with 50' full-width AC pavement, 6" concrete curb and gutter, and 6' sidewalks within a 74' private road easement in accordance with County Standard No. 103, Section "A", Ordinance 461. (50'/74') (Modified for increased improvement from 44' to 50' AC pavement) The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE:

1. A 10' curbed raised median shall be constructed at the centerline. The nose of the median shall be 35' from the flowline of the adjacent street, call box, and a 38' radius turnaround and then the gate shall be constructed as directed by the Director of Transportation.

The Exit Street (Street "P" north of Street "C") is a reserved private street and shall be improved with 40' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalks within a 60' private road easement in accordance with County modified Standard No. 105, Section "C". (40'/60') The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

All other internal streets are reserved private streets and shall be improved with 32' full-width AC pavement, 6" concrete curb and gutter, and 6' sidewalks within a 50' private road easement in accordance with County modified Standard No. 105, Section "A". (32'/50') (Modified for reduced easement width from 56' to 50' and reduced improvement from 36' AC pavement to 32' AC pavement.) The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

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

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

050 - Transportation. 5 0050-Transportation-MAP - LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within Olive Avenue, Lincoln Avenue and Palm Avenue. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans

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50. Prior To Map Recordation

Transportation

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

shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

050 - Transportation. 6 0050-Transportation-MAP - LC LNDSKP COMMON AREA M, Not Satisfied

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

050 - Transportation. 7 0050-Transportation-MAP - PART-WIDTH Not Satisfied

Olive Avenue and Lincoln Avenue are paved County maintained roads and shall be improved with 34 feet of asphalt concrete pavement within a 48' part-width dedicated right-of-way in accordance with County Standard No. 103 Section A. (22'/33')

Palm Avenue is a paved County maintained road and shall be improved with 32 feet of asphalt concrete pavement within a 45' part-width dedicated right-of-way in accordance with County Standard

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50. Prior To Map Recordation

Transportation

050 - Transportation. 7 0050-Transportation-MAP - PART-WIDTH (cont.) Not Satisfied
 No. 104, Section A. (20'/30')

050 - Transportation. 8 0050-Transportation-MAP - STREETLIGHT PLAN Not Satisfied

A separate street light plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 9 0050-Transportation-MAP - TS/GEOMETRICS Not Satisfied

The intersection of Project Access (Street "P")/Olive Avenue shall be improved to provide the following geometrics:

Northbound: One shared right turn/left turn-lane, Stop control, exist only.

Southbound: N/A

Eastbound: One through-lane.

Westbound: One through-lane.

The intersection of Project Access (Street "B")/Palm Avenue shall be improved to provide the following geometrics:

Northbound: N/A.

Southbound: One shared through/right turn/left turn-lane, stop control, exist only.

Eastbound: One shared through/right turn-lane.

Westbound: One shared through/left turn-lane.

The intersection of Project Access (Street "A")/Lincoln Avenue shall be improved to provide the following geometrics:

Northbound: One shared left turn/through/right turn-lane.

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

Eastbound: One shared left turn/through/right turn-lane, stop control.

Westbound: One shared left turn/through/right turn-lane, stop control.

The intersection of Project Access (Street "F")/Olive Avenue shall be improved to provide the following geometrics:

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50. Prior To Map Recordation

Transportation

050 - Transportation. 9 0050-Transportation-MAP - TS/GEOMETRICS (cont.) Not Satisfied

Northbound: One shared left/right turn-lane, stop control.

Southbound: N/A.

Eastbound: One shared through/right turn-lane.

Westbound: One shared through/left turn-lane.

or as approved by the Transportation Department

Any off-site widening and associated acquisition of road rights-of-way required to provide these geometrics shall be the responsibility of the landowner/developer.

050 - Transportation. 10 0050-Transportation-MAP - UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

050 - Transportation. 11 Annex - All Maintenance Districts Not Satisfied

Prior to map recordation, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

050 - Transportation. 12 Annex - Catch Basin Inserts Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved public or quasi-public entity) for maintenance of catch basin inserts, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 13 Annex - Landscaping Maintenance Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation for landscaping, graffiti maintenance, fencing, and trails, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for landscaping maintenance, as shown on the approved Maintenance Exhibit, as applicable.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 13 Annex - Landscaping Maintenance (cont.) Not Satisfied

050 - Transportation. 14 Annex - Street Sweeping Not Satisfied

Prior to map recordation, the Project shall complete street sweeping annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA 152, or other approved entity) for street sweeping maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 15 Annex - Streetlight Maintenance Not Satisfied

Prior to map recordation, the Project shall complete streetlight annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for streetlight maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 16 Annex - WQMP Maintenance Not Satisfied

Prior to map recordation, the Project shall file an application for annexation/formation, with the approved WQMP and fees, into the applicable maintenance district(s) (e.g. CFD, CSA 152, or other approved entity) for WQMP maintenance outside of public right of way, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 17 Approved Maintenance Exhibit (ME) Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two 11"x17" hard copies and two CD copies to County EDA/CSA. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11"x 17" hardcopies and one fully signed PDF copy on CD).

Note:

Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Section. To ensure water quality compliance, the County discourages the use of HOA's for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 18 Maintenance Districts - Submit Application Not Satisfied

Prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS Grade-MAP - EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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

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

060 - BS-Grade. 2 0060-BS Grade-MAP - IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

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

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

E Health

060 - E Health. 1 0060-E Health-MAP - EXISTING STRUCTURES Satisfied

ANY SEPTIC TANKS OR WATER WELLS SHALL BE REMOVED UNDER PROPER PERMITS.

060 - E Health. 2 ECP Clearance Not Satisfied

Prior to grading permit issuance, clearance from the Environmental Cleanup Program (ECP) is required.

A work plan proposing the excavation and confirmation sampling for the soil that is impacted by TPH (total petroleum hydrocarbon) must be submitted to ECP for approval. The excavation must be overseen by a Registered Professional. Please contact ECP for additional details at (951)955-8980.

Flood

060 - Flood. 1 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD Not Satisfied

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition

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60. Prior To Grading Permit Issuance

Flood

- | | | |
|---|--|---------------|
| 060 - Flood. 1 | 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD (cont.) | Not Satisfied |
| <p>of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.</p> | | |
| 060 - Flood. 2 | 0060-Flood-MAP OFFSITE EASE OR REDESIGN | Not Satisfied |
| <p>Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.</p> | | |
| 060 - Flood. 3 | 0060-Flood-MAP PHASING | Not Satisfied |
| <p>If the map is to be constructed in phases, then each phase shall be protected from the developed condition 100-year tributary storm flows and the necessary water quality features to mitigate the impacts due to each phase shall be constructed in accordance with the approved final water quality management plan (WQMP). The construction and bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.</p> | | |
| 060 - Flood. 4 | 0060-Flood-MAP SUBMIT CLOMR | Not Satisfied |
| <p>Unless the District has already revised the Flood Insurance Rate Map, the developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to the issuance of grading permits.</p> | | |
| 060 - Flood. 5 | 0060-Flood-MAP SUBMIT FINAL WQMP | Not Satisfied |
| <p>A copy of the project specific WQMP shall be submitted to the District for review and approval.</p> | | |
| 060 - Flood. 6 | 0060-Flood-MAP SUBMIT PLANS | Not Satisfied |
| <p>A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee</p> | | |

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 6 0060-Flood-MAP SUBMIT PLANS (cont.) Not Satisfied
deposit.

Planning

060 - Planning. 1 0060-Planning-MAP - FEE BALANCE Not Satisfied

Prior to issuance of grading permits, the Planning

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

060 - Planning. 2 0060-Planning-MAP - PALEO PRIMP/MONITOR Not Satisfied

County Paleontological Report (PDP) No. 1559, prepared by Scientific Resource Surveys, Inc. concluded the project's potential to impact significant paleontological resources is high. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

MM PAL-1

Description of the proposed site and planned grading operations.

MM PAL-2

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

MM PAL-3

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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2

0060-Planning-MAP - PALEO PRIMP/MONITOR (cont.)

Not Satisfied

MM PAL-4

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

MM PAL-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.

MM PAL-6

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

MM PAL-7

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

MM PAL-8

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

MM PAL-9

Fossil identification and curation procedures to be employed.

MM PAL-10

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

MM PAL-11

All pertinent exhibits, maps and references.

MM PAL-12

Procedures for reporting of findings.

MM PAL-13

Identification and acknowledgement of the developer for the content of the PRIMP as well as

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-MAP - PALEO PRIMP/MONITOR (cont.) Not Satisfied
acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 3 0060-Planning-MAP - SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 42.61 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 4 MM- TRANS-1 Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 MM- TRANS-1 (cont.) Not Satisfied
Ramona Expressway and Cedar Avenue Intersection: Re-time existing signalized intersection for the PM peak hour to account for southbound left turn movement.

060 - Planning. 5 MM- TRANS-2 Not Satisfied
Fairview Avenue and Florida Avenue intersection: Re-stripe intersection to include a dedicated left turn lane in the northbound direction.

Planning-CUL

060 - Planning-CUL. 1 Native Monitor Required Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

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

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

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist 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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey (co Not Satisfied
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 0060-EPD-Nesting Bird Survey (MBTA) 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. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds 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 to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Transportation

060 - Transportation. 1 Approved Maintenance Exhibit (ME) Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall submit a Maintenance Exhibit (ME) for approval, on two 11"x17" hard copies and two CD copies to County EDA/CSA. The ME shall have the engineer's certification for square footage calculations for all facilities requiring maintenance, and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.). The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11"x 17" hardcopies and one fully signed PDF

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 Approved Maintenance Exhibit (ME) (cont.) Not Satisfied
copy on CD).

060 - Transportation. 2 Maintenance Districts - Submit Application Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2 Phase IV Cultural Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations

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70. Prior To Grading Final Inspection

Planning-CUL

- 070 - Planning-CUL. 2 Phase IV Cultural Monitoring Report (cont.) Not Satisfied
- Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

- 080 - BS-Grade. 1 0080-BS Grade-MAP -ROUGH GRADE APPROVAL Not Satisfied

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

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

- 080 - BS-Grade. 2 0080-BS-Grade-MAP - No Building Permit W/O Grading Perr Not Satisfied

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

Fire

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

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

- 080 - Fire. 2 0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER Not Satisfied

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 2 0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER (cont.) Not Satisfied

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code.

Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777
East County- Palm Desert Office 760-863-8886

Flood

080 - Flood. 1 0080-Flood-MAP SUBMIT CLOMR Not Satisfied

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

080 - Flood. 2 0080-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

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

080 - Flood. 3 0080-Flood-MAP SUBMIT PLANS Not Satisfied

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

080 - Planning. 1 0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN Not Satisfied

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN (cor Not Satisfied

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

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

080 - Planning. 2 0080-Planning-MAP - FEE BALANCE Not Satisfied

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

080 - Planning. 3 0080-Planning-MAP - FINAL SITE PLAN Not Satisfied

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

Subdivision development shall conform to the approved plot plan and shall conform to the Countywide Design Standards and Guidelines adopted January 13, 2004.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan)

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 0080-Planning-MAP - FINAL SITE PLAN (cont.) Not Satisfied

showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.

2. Each model floor plan and elevations (all sides).

3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

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

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

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

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

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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 0080-Planning-MAP - FINAL SITE PLAN (cont.) Not Satisfied
SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

080 - Planning. 4 0080-Planning-MAP - MODEL HOME COMPLEX Not Satisfied

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

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX

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80. Prior To Building Permit Issuance

Planning

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|-------------------|---|---------------|
| 080 - Planning. 4 | 0080-Planning-MAP - MODEL HOME COMPLEX (cont.)
condition of approval shall be cleared individually. | Not Satisfied |
| 080 - Planning. 5 | 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval. | Not Satisfied |
| 080 - Planning. 6 | 0080-Planning-MAP - SCHOOL MITIGATION

Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law. | Not Satisfied |
| 080 - Planning. 7 | 0080-Planning-MAP - UNDERGROUND UTILITIES

All utility extensions within a lot shall be placed underground. | Not Satisfied |
| 080 - Planning. 8 | 0080-Planning-MAP - WALLS/FENCING PLANS

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

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

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

C. No wood fencing shall part of the subdivision.

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

E. Side yard gates are required on one side of front yard, | Not Satisfied |

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Parcel: 548040001

80. Prior To Building Permit Issuance

Planning

080 - Planning. 8 0080-Planning-MAP - WALLS/FENCING PLANS (cont.) Not Satisfied

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

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

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

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

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

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

K. The land divider /permit holder shall construct a 2.5 foot retaining wall along the north side of lots 1-12. A 3 foot retaining wall along the east lot line of lots 74 and 75, and a 3 foot retaining wall along the west lot line of lots 50-55. The retaining walls shall be constructed with masonry materials.

080 - Planning. 9 CAP Mitigation Measures Not Satisfied

Prior to building permit issuance, appropriate building construction measures shall apply to achieve

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Parcel: 548040001

80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 CAP Mitigation Measures (cont.) Not Satisfied

the minimum 100 points on the Riverside County Climate Action Plan Commercial Screening Tables. The conceptual measures anticipated for the project are included as an appendix to the project Addendum. The conceptual measures may be replaced with other measures as listed in the table included with the project Initial Study/Addendum, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table.

MM GHG-1: Modestly Enhanced Insulation (walls R-13.; roof/attic: R-38); MM GHG-2: Enhanced Window (0.32 U-Factor, 0.25 SHGC); MM GHG-3: Enhanced Cool Roof(CRRC Rated 0.2 aged solar reflectance, 0.75 thermal emittance); MM GHG-4: Air barrier applied to exterior walls, caulking, and visual inspection such as the HERS Verified Quality Insulation Installation (QII or equivalent); MM GHG-5: Enhanced Duct Insulation (R-8); MM GHG-6: Improved Efficiency HVAC (SEER 14/65% AFUE or 8 HSPF); MM GHG-7: Improved Efficiency Water Heater (0.675 Energy Factor); MM GHG-8: Efficient Lights (25% of in-unit fixtures considered high efficacy. High efficacy is defined as 40 lumens/watt for 15 watt or less fixtures; 50 lumens/watt for 15-40 watt fixtures,60 lumens/watt for fixtures >40watt); MM GHG-9: EPA Energy Star for Homes (version 3 or above); MM GHG-10: Solar Photovoltaic panels installed on individual homes or in collective neighborhood arrangements such that the total power1 provided augments 80 percent of the power needs of the project; MM GHG-11: Water Efficient Showerheads (2.0 gpm); MM GHG-12: Water Efficient Toilets (1.5 gpm)

Transportation

080 - Transportation. 1 0080-Transportation-MAP - GARAGE DOORS Not Satisfied

Garage door setbacks for all residential zones shall be 24 feet for a conventional door or 20 feet for a roll-up door, measured from the back of the sidewalk to the face of garage door or the face of the curb if no sidewalk is required, or 20 feet from the street right-of-way, whichever setback is greater.

080 - Transportation. 2 0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP# Application to the Transportation Department, Landscape Section for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following

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Transportation

080 - Transportation. 2 0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN (cc Not Satisfied
components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: When the Landscaping Plot Plan is located within a special district such as VALLEY WIDE, CSA, CFD, LMD, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 3 0080-Transportation-MAP - LC LANDSCAPE SECURITY Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required forms shall be completed and returned to the department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 0080-Transportation-MAP - LC LANDSCAPE SECURITY (con) Not Satisfied

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

080 - Transportation. 4 Annex - All Maintenance Districts Not Satisfied

Prior to issuance of a building permit, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-MAP - WASTE RECYCLE PLAN (WF) Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS Grade-MAP - PRECISE GRADE APPROVAL Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a

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90. Prior to Building Final Inspection

BS-Grade

- 090 - BS-Grade. 1 0090-BS Grade-MAP - PRECISE GRADE APPROVAL (cont.) Not Satisfied
Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Fire

- 090 - Fire. 1 0090-Fire-MAP - FIRE SPRINKLER SYSTEM Not Satisfied
Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to fire sprinkler installation.

Flood

- 090 - Flood. 1 0090-Flood-MAP BMP - EDUCATION Not Satisfied
The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's website: www.rcwatershed.org/about/materials-library.

The developer must provide to the District's Plan Check Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

- 090 - Flood. 2 0090-Flood-MAP IMPLEMENT WQMP Not Satisfied
All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

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90. Prior to Building Final Inspection

Flood

090 - Flood. 2 0090-Flood-MAP IMPLEMENT WQMP (cont.) Not Satisfied

090 - Flood. 3 0090-Flood-MAP SUBMIT LOMR Not Satisfied

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

Planning

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

The land divider/permit holder shall construct a 2.5 foot retaining along the north side of Lots 1 through 12, a 3 foot retaining wall along the east lot line of Lots 74 and 75, and a 3 foot retaining wall along the west lot line of Lots 50 through 55. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2 0090-Planning-MAP - CONCRETE DRIVEWAYS Not Satisfied

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

090 - Planning. 3 0090-Planning-MAP - FENCING COMPLIANCE Not Satisfied

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

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

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

090 - Planning. 5 0090-Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied

All residences shall have automatic roll-up garage doors.

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90. Prior to Building Final Inspection

Planning

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

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

090 - Planning. 7 0090-Planning-MAP*- SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 42.6 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 8 CAp Mitigation Measures Not Satisfied

Prior to building permit final/occupancy, appropriate pre-operation measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Commercial Screening Tables. The conceptual measures anticipated for the project are included as an appendix to the project Addendum. The conceptual measures may be replaced with other measures as listed in the table included with the project Initial Study/Addendum, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table.

MM GHG-1: Modestly Enhanced Insulation (walls R-13:, roof/attic: R-38); MM GHG-2: Enhanced Window (0.32 U-Factor, 0.25 SHGC); MM GHG-3: Enhanced Cool Roof(CRRC Rated 0.2 aged solar reflectance, 0.75 thermal emittance); MM GHG-4: Air barrier applied to exterior walls, caulking, and visual inspection such as the HERS Verified Quality Insulation Installation (QII or equivalent); MM GHG-5: Enhanced Duct Insulation (R-8); MM GHG-6: Improved Efficiency HVAC (SEER 14/65% AFUE or 8 HSPF); MM GHG-7: Improved Efficiency Water Heater (0.675 Energy Factor); MM GHG-8: Efficient Lights (25% of in-unit fixtures considered high efficacy. High efficacy is defined as 40

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90. Prior to Building Final Inspection

Planning

090 - Planning. 8 CAp Mitigation Measures (cont.) Not Satisfied
lumens/watt for 15 watt or less fixtures; 50 lumens/watt for 15-40 watt fixtures, 60 lumens/watt for fixtures >40watt); MM GHG-9: EPA Energy Star for Homes (version 3 or above); MM GHG-10: Solar Photovoltaic panels installed on individual homes or in collective neighborhood arrangements such that the total power provided augments 80 percent of the power needs of the project; MM GHG-11: Water Efficient Showerheads (2.0 gpm); MM GHG-12: Water Efficient Toilets (1.5 gpm)

Transportation

090 - Transportation. 1 0090-Transportation-MAP - 80% COMPLETION Not Satisfied

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

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

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 0090-Transportation-MAP - 80% COMPLETION (cont.) Not Satisfied
accordance with County Ordinance 461.

090 - Transportation. 2 0090-Transportation-MAP - LC COMPLY W/LNDSCP/IRR Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 3 0090-Transportation-MAP - LC LNDSCP INSPECT DEPOSI Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

090 - Transportation. 4 0090-Transportation-MAP - LNDSCP INSPECTION RQMT Not Satisfied

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department 80,TRANS._____ condition of approval entitled

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90. Prior to Building Final Inspection

Transportation

- 090 - Transportation. 4 0090-Transportation-MAP - LNDSCP INSPECTION RQMT (c Not Satisfied
"USE-LANDSCAPING SECURITY" and the 90.TRANS._____ condition
of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon
successful completion of the INSTALLATION INSPECTION, the
Transportation Department landscape inspector and the
permit holder's landscape architect (or on-site
representative) shall execute a Landscape Certificate of
Completion that shall be submitted to the Transportation
Department, Landscape Section. The Transportation
Department, Landscape Section shall clear this condition
upon determination of compliance.
- 090 - Transportation. 5 0090-Transportation-MAP - STREET LIGHTS INSTALL Not Satisfied
Install streetlights along the streets associated with
development in accordance with the approved street lighting
plan and standards of County Ordinance 460 and 461. For
projects within Imperial Irrigation District (IID) use
(IID's) pole standard. Streetlight annexation into L&LMD or
similar mechanism as approved by the Transportation
Department shall be completed.

It shall be the responsibility of the Developer to ensure
that streetlights are energized along the streets of those
lots where the Developer is seeking Building Final
Inspection (Occupancy).
- 090 - Transportation. 6 0090-Transportation-MAP - STREET SWEEPING Not Satisfied
Street sweeping annexation or inclusion into CSA or similar
mechanism as approved by the Transportation Department
shall be completed.
- 090 - Transportation. 7 0090-Transportation-MAP - UTILITY INSTALL Not Satisfied
Electrical power, telephone, communication, street
lighting, and cable television lines shall be placed
underground in accordance with ordinance 460 and 461, or as
approved by the Transportation Department. This also
applies to existing overhead lines which are 33.6 kilovolts
or below along the project frontage and between the nearest
poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility
company and submitted to the Department of Transportation
as proof of completion.
- 090 - Transportation. 8 0090-Transportation-MAP - WRCOG TUMF Not Satisfied
Prior to the issuance of an occupancy permit, the project
proponent shall pay the Transportation Uniform Mitigation

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 8 0090-Transportation-MAP - WRCOG TUMF (cont.) Not Satisfied
Fee (TUMF) in accordance with the fee schedule in effect at
the time of issuance, pursuant to Ordinance No. 824.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-MAP - WASTE REPORTING FORM Not Satisfied

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

LAND DEVELOPMENT COMMITTEE
SECOND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 22, 2016

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division

P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
3rd District Supervisor
3rd District Planning Commissioner
South Coast Air Quality Management

Pechanga
Lake Hemet Municipal Water Dist.
Valley Wide Rec. Parks
Riverside Transit Agency
Southern California Edison
Southern California Gas Co.

CHANGE OF ZONE NO. 06946 AND TENTATIVE TRACT MAP NO. 31810- EA39475- Applicant: Cornwell Group, Inc.- Engineer: Blaine Womer Civil Engineering-Third Supervisorial District- Valley Vista Zoning District- San Jacinto Valley Area Plan-Community Development: Medium Density Residential (CD:MDR) and Community Development: Medium High Density Residential (CD:MHDR)- 42.52 Acres- Location: Northerly of Palm Avenue, southerly of Olive Avenue, and westerly of Lincoln Avenue-Light Agriculture-5 Acre Minimum (A-1-5), Heavy Agriculture-10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivisions and Mobilehome Parks (R-T)- **REQUEST:** The **Change of Zone** proposes to change the zoning classification from Light Agriculture-5 Acre Minimum (A-1-5), Heavy Agriculture-10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivisions and Mobilehome Parks (R-T) to Planned Residential Development (R-4). The **Tentative Tract Map** proposes a Schedule "A" subdivision of 42.52 acres into one hundred and ninety six (196) single family residential lots and five (5) open space lots. APNs: 548-040-037 and 549-210-038.

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **June 30, 2016 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this project, please do not hesitate to contact **Peter Lange**, Project Planner, at **(951) 955-1417** or email at **plange@rctlma.org / MAILSTOP# 1070**.

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.



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY



Richard K. Lashbrook
Agency Director

Planning Department

Robert C. Johnson
Planning Director

APPLICATION FOR SUBDIVISION
AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP REVISED MAP
- PARCEL MAP MINOR CHANGE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. CASE NUMBER: _____

A. APPLICATION INFORMATION

1. Applicant's Name: Cornwell Group, Inc. Email: _____
Mailing Address: 1991 Village Park Way, #201C
Encinitas, CA 92024
STREET CITY STATE ZIP
Telephone No.: (760) 944-8199 Fax: 944-8198 (8am - 5pm)

2. Owner's Name: Old Ranchers Canning Co., Inc. Email: _____
Mailing Address: 167 South Sultana Ave.
Upland CA 91786
STREET CITY STATE ZIP
Telephone No. () _____ Fax: _____ (8am - 5pm)

If the property is owned by more than one person, attach a separate page which lists the names and addresses of all persons having an interest in the property.

3. Eng./Rep. Name: Blaine Womer Civil Engineering Email: _____
Mailing Address: 41555 E. Florida Ave., #F, Hemet, CA 92544
Telephone No. (909) 658-1727 Fax: 658-9347 (8am - 5pm)

The Planning Department will primarily direct communications regarding a permit to the person identified above as the Eng./Rep. The representative may be the land owner, applicant or agent. A name, address and a phone number must be provided for an application to be acceptable.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

Your signature below 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 your application, you will be billed, and your application will not go to hearing or receive final completion documents until the outstanding balance is paid. Your signature below certifies that you understand this deposit fee process as described above and that there will be NO refund of fees which have been expended for case review or other services, even if you withdraw your application or your application is ultimately denied.

Applicant/Representative Signature: _____

Form 295-2011 (Rev. 23May02)

Date: 10-14-03

Main Office
4080 Lemon Street, 9th Floor
P.O. Box 1409
Riverside, CA 92502-1409
(909) 955-3200 FAX (909) 955-3157

Murrieta Office
39493 Suite A
Los Alamos Road
Murrieta, CA 92563
(909) 600-6170 FAX (909) 600-6145

Indio Office
82675 Highway 111
Indio, CA 92201
(760) 863-8277
FAX (760) 863-7040

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am the owner of record and consent to the proposed application for this property. I further certify that the information contained in this application is true and complete, and that pursuant to Government Code Section 65105 that planning agency personnel may enter upon my property and make examinations and surveys, provided that the entry, examination, and survey do not interfere with the use of the land.

SIGNATURE OF PROPERTY OWNER(S): Bill [Signature]
(All owners must sign) (Written authority may be attached)

(Written authority may be attached)

PROPERTY INFORMATION:

- 1. Assessor's Parcel Number(s): 548-040-001, 002 and 549-210-038
- 2. Section: 9 Township: 5 South Range 1 East
- 3. Approximate Gross Acreage: 42.61
- 4. General Location (street address, cross streets, etc.): Northwest corner of Palm and Lincoln Ave.
- 5. Legal Description of property (give exact legal description as recorded in the Office of the County Recorder). Current owner's grant deed will suffice.

PROJECT INFORMATION

- 1. Proposal (Describe Project): Subdivide approximately 42.61 acres into a 187 lot residential subdivision.
- 2. Related cases filed in conjunction with this request: Change of Zone
- 3. Is there a previous application filed on the same site? Yes No
Case No. _____ (Parcel Map, Zone Change, etc.)
E.A. No. (If known) _____ E.I.R. No. (If applicable) _____
- 4. Is water service available at the project site? Yes No
If "No", how far must the water line(s) be extended to provide service?
Number of feet or miles _____
- 5. Is sewer service available at the site? Yes No
If "No", how far must the sewer line(s) be extended to provide service?
Number of feet or miles _____
- 6. Will proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet: Yes No

7. How much grading is proposed for the project size?

Amount of cut = cubic yards 60,000

Amount of fill = cubic yards 60,000

8. Does the project need to import or export dirt?

Import Export Neither

9. How many truck loads? N/A truck loads.

10. What is the source/destination of the import/export? N/A

11. What is the square footage of the usable pad area? (That area excluding all slopes?)

5,000 square feet

12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output: N/A.

13. If this is a residential parcel or tract map, or other residential project, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services?

Yes No

If yes, do you intend to dedicate land or pay fees, or a combination of both?

Dedicate Land Pay Fees Combination of Both

If you intend to dedicate land, provide proof of your agreement with the applicable agency.

In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.

14. Is this subdivision located within 8.5 miles of March Air Reserve Base?

Yes No

If so, will any structure exceed fifty (50) feet in height (above ground level)?

Yes No

15. Does the subdivision exceed more than one acre in area?

Yes No

If yes, in which of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check Answer

Santa Ana River

Santa Margarita River

San Jacinto River

Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5, which became effective July 1, 1987, requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that (Check One below):

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/
Representative (1) Bill Guter Date 10-31-03

Owner/
Representative (2) _____ Date _____



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



Richard K. Lashbrook
Agency Director

Planning Department

Robert C. Johnson
Planning Director

**APPLICATION FOR LAND USE
AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> CHANGE OF ZONE | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> PLOT PLAN | <input type="checkbox"/> PUBLIC USE PERMIT | <input type="checkbox"/> COMMERCIAL WECS PERMIT |
| <input type="checkbox"/> REVISED PERMIT | <input type="checkbox"/> TEMPORARY USE PERMIT | <input type="checkbox"/> SECOND UNIT PERMIT |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. CASE NUMBER: _____

A. APPLICATION INFORMATION

1. Applicant's Name: Cornwell Group, Inc. Email: _____
 Mailing Address: 1991 Village Park Way, #201C Fax: 760-944-8198
Encinitas STREET CA 92024
 CITY STATE ZIP
 Telephone No.: (760) 944-8199 (8am - 5pm)
2. Owner's Name: Old Ranchers Canning Co., Inc. Email: _____
 Mailing Address: 167 South Sultana Ave. Fax: _____
Upland, CA 91786
 CITY STATE ZIP
 Telephone No.: (_____) _____ (8am - 5pm)

If the property is owned by more than one person, attach a separate page which lists the names and addresses of all persons having an interest in the property.

3. Eng./Rep. Name: Blaine Womer Civil Engineering
41555 E. Florida Ave., Ste. F
 Mailing Address: Hemet, CA 92544 Email: _____
 Telephone No.: (909) 658-1727 Fax: 909-658-9347 (8am - 5pm)

The Planning Department will primarily direct communications regarding a permit to the person identified above as the Eng./Rep. The representative may be the land owner, applicant or agent. A name, address and phone number must be provided for an application to be acceptable.

FORM 295-1010 (Rev. May 23, 2002)

Main Office
4080 Lemon Street
2nd Floor
P.O. Box 1409 Riverside
California 92502-1409
(909) 955-3200 FAX (909) 955-1806

Murrieta Office
39493 Los Alamos Road
Suite A
Murrieta, CA 92564
(909) 600-6170
FAX (909) 600-6145

Indio Office
82675 Highway 111, 2nd Fl.
Room 209
Indio, CA 92201
(760) 863-8277
FAX (760) 863-7040

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

Your signature below 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 your application, you will be billed, and your application will not go to hearing or receive final completion documents until the outstanding balance is paid. Your signature below certifies that you understand this deposit fee process as described above and that there will be NO refund of fees which have been expended for case review or other services, even if you withdraw your application or your application is ultimately denied.

Applicant/Representative Signature: [Signature] Date: 10-14-03

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the owner(s) of record and consent to the proposed application for this property and that the information filed is true and complete, to the best of my/our knowledge. All signatures must be original ["wet-signed"]. Photocopies of signatures are unacceptable. I further certify that the information contained in this application is true and complete, and that pursuant to Government Code Section 65105 that planning agency personnel may enter upon my property and make examinations and surveys, provided that the entry, examination, and survey do not interfere with the use of the land.

SIGNATURE OF PROPERTY OWNER(S): [Signature]
(All owners must sign) (Note: Written authority may be attached)

(Note: Written authority may be attached)

PROPERTY INFORMATION:

- 1. Assessor's Parcel Number(s): 548-040-001, 002 and 549-210-038
- 2. Section: 9 Township: 5S Range: 1E
- 3. Approximate Gross Acreage: 42.61
- 4. General Location: (street address, cross streets) North of: Palm Avenue
South of: Olive Ave. East of: Fairview Ave. West of: Lincoln Ave.
- 5. Legal Description of property (give exact legal description as recorded in the Office of the County Recorder).
Current owner's grant deed will suffice.

See Attached

PROJECT INFORMATION:

- 1. Proposal (Describe Project): Change Zone from C-P-S, A-2-10 and A-1-5 to R-4 (R-4)
- 2. Related cases filed in conjunction with this request: Tentative Tract Map 31810
- 3. Is there a previous application filed on the same site? Yes No
If yes, Case Number: _____ (Parcel Map, Zone Change, etc.)
Environmental Assessment (E.A.) No. (If known): _____ E.I.R. No. (If applicable): _____
- 4. Is water service available at the project site? Yes No
If "No", how far must the water line(s) be extended to provide service? _____ No. of feet or miles.

5. Is sewer service available at the site? Yes No
If "No", how far must the sewer line(s) be extended to provide service? _____ # of feet or miles

6. Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet: Yes No

7. How much grading is proposed for the project size?

Amount of cut = cubic yards 60,000 Amount of fill = cubic yards 60,000

8. Does the project need to import or export dirt? Import Export Neither

9. How many truck loads? N/A truck loads.

10. What is the source/destination of the import/export? N/A

11. What is the square footage of the usable pad area? (Area excluding all slopes) 5,000 square feet.

12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output: Total rated power output: N/A

13. If this is a residential parcel or tract map, or other residential project, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services?
 Yes No

If yes, do you intend to dedicate land or pay fees, or a combination of both?

Dedicate Land Pay Fees Combination of Both

If you intend to dedicate land, provide proof of your agreement with the applicable agency. In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.

14. Does the project exceed more than one acre in area?
 Yes No

If yes, in which of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer

a. Santa Ana River c. Santa Margarita River
 b. San Jacinto River d. Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5, which became effective July 1, 1987, requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites, and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that :

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. These site(s) is (are) as follows: (may be listed on an attached sheet)

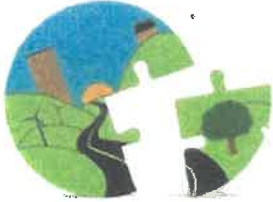
Owner/
Representative (1) Bill Gruber Date 10-31-03

Owner/
Representative (2) _____ Date _____

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987 Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Ordinance No. 754.1 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up "after the fact". Runoff from construction and grading sites can carry pollutant material into storm drains. Prior to performing any construction or grading activities we encourage you to review "Supplement A" to the Riverside County Drainage Area Management Plans which is available at each of our Regional Offices, or on-line at <http://www.tlma.co.riverside.ca.us/planning/deptguidelines.html> . The Supplement provides "best management practices" (BMP) to be utilized in insuring that erosion, sedimentation, and other stormwater pollution problems are dealt with before they become a problem for the property owner. Noncompliance with Riverside County Ordinance 754.1 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.



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.

Maria Dominguez, Manager (S) 11/22/2017
Property Owner(s) Signature(s) and Date

Canamal Grouping, First Union Holiday LLC
Printed Name of Owner CS EPA Partnership LLC

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CHANGE OF ZONE NO. 6946 and TENTATIVE TRACT MAP NO. 31810 – Intent to Adopt a Mitigated Negative Declaration – EA39475 – Applicant: Cornwell Group, Inc.- Engineer: Blaine Womer Civil Engineering – Third Supervisorial District – Valley Vista Zoning District – San Jacinto Valley Area Plan – Community Development: Medium Density Residential (CD-MDR) – Community Development: Medium High Density Residential (CD-MHDR) – 42.52 Acres – Location: Northerly of Palm Avenue, southerly of Olive Avenue, and westerly of Lincoln Avenue – Light Agriculture– 5 Acre Minimum (A-1-5) – Heavy Agriculture – 10 Acre Minimum (A-2-10) – Scenic Highway Commercial (C-P-S) – Mobilehome Subdivisions and Mobilehome Parks (R-T) – **REQUEST:** Change of Zone No. 6946 is a proposal to change the existing zoning from Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acres Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobile home Subdivision (R-T) to Planned Residential (R-4). Tentative Tract Map No. 31810 is proposal for a Schedule “A” subdivision of 42.6 gross acres into 195 single-family residential lots with a minimum lot size of 5,000 sq. ft., and five (5) opens space lots which will include a park, paseos, and basins.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	NOVEMBER 20, 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 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: David Alvarez
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 29, 2019,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ06946 / TR31810 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

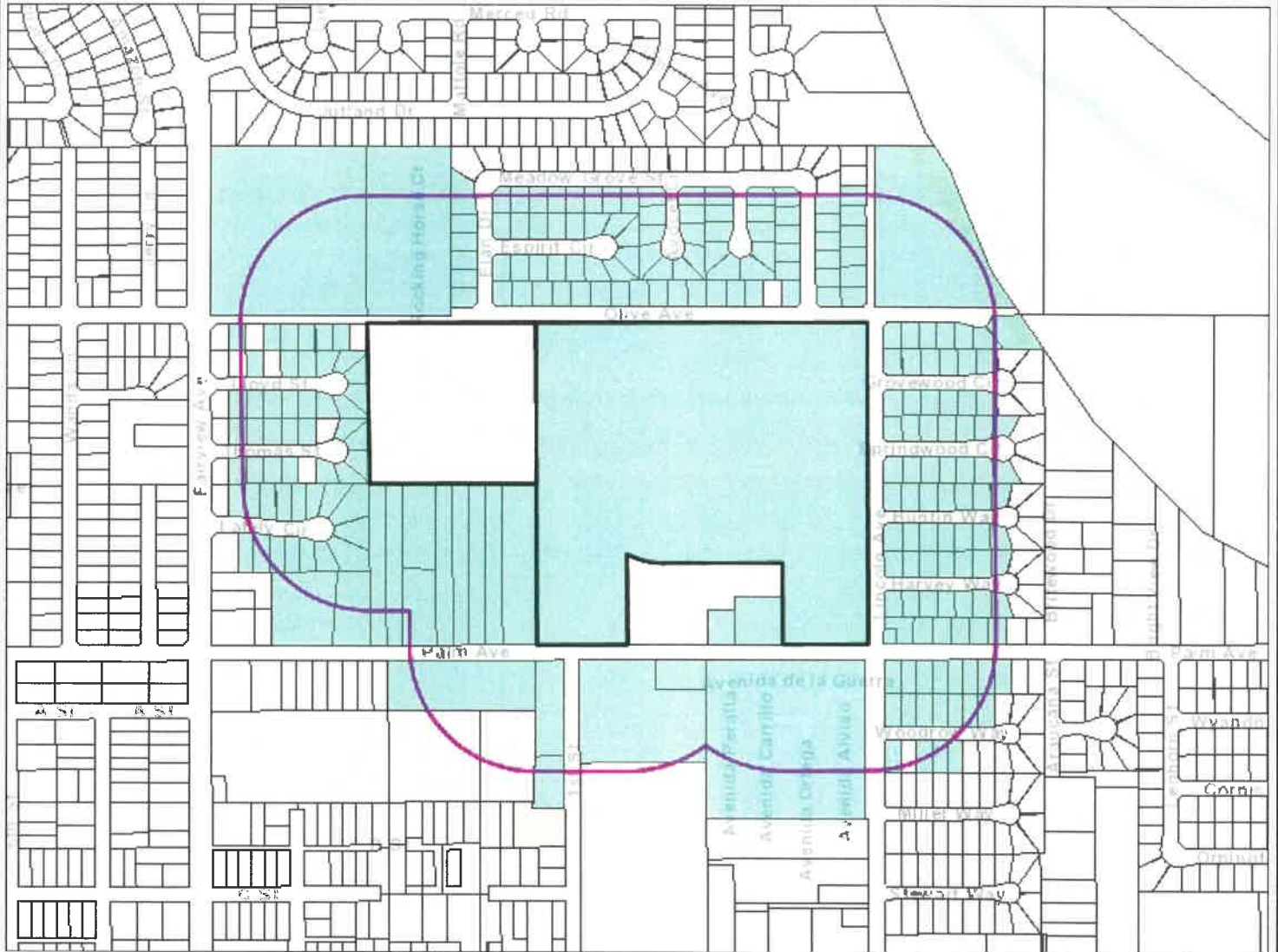
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

CZ06946 / TR31810 (600 feet buffer)



Legend

- County Boundary
- Cities
- Parcels
- World Street Map

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... 10/29/2019 12:09:33 PM

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548231009
GHOLAM HUSSEIN KHADEMI
1024 EVEREST CT
CHINO HILLS CA 91709

549210027
BERNARD BOHORQUEZ
1055 GNEISS CT
HEMET CA 92543

548242001
OAK TREE APARTMENTS
110 N LINCOLN AVE NO 100
CORONA CA 92882

549210004
RALPH W MAUK
DOROTHEA M MAUK
11031 SARATOGA DR
LOS ALAMITOS CA 90720

548052041
BENIGNO H MORGADO
1127 S JUNIPER ST
ESCONDIDO CA 92025

548241005
WINCHESTER REAL ESTATE
124 LA COSTA AVE
ENCINITAS CA 92024

548052012
3T PROP
146 S HARVARD ST
HEMET CA 92543

548232013
RAUL RUIZ MARQUEZ
1475 E WHITTIER AVE
HEMET CA 92544

548231011
ABBAS RAMAZAN
1506 N FUCHSIA AVE
ONTARIO CA 91762

548091034
ABEL A GUERRA
LOUISA TRUJILLO
TONY TRUJILLO

1527 ALABAMA ST
VALLEJO CA 94590

549210040
PLATINUM M G HOLDINGS
15425 KENNEDY AVE
FONTANA CA 92336

548091014
JOSEPH ANTHONY HURST
1630 EATON AVE
HEMET CA 92543

548052021
ROBERT S KUMPE
SANDRA J KUMPE
1630 WOODBEND DR
CLAREMONT CA 91711

549400003
LAI KUEN IVY CHAN
16322 MAIN ST
LA PUENTE CA 91744

549210023
EDOUARD L SLACK
KAY D SLACK
16400 LOIS LN
RIVERSIDE CA 92504

548232030
2018 1 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS TX 75201

548232042
KENNETH PARKS
1750 VERBENA CT
SAN JACINTO CA 92583

549050007
JOHN R POSTHUMA
1995 E VILLA
PASADENA CA 91107

548232029
ZAYNE E RAMIREZ
19991 MARIPOSA AVE
RIVERSIDE CA 92508

548052039
MINA POURDAVARANI
2010 CITRUS WOOD LN
RIVERSIDE CA 92503

548051003
COMMUNITY DEV FUND IV TRUST
2015 MANHATTAN BEACH 200
REDONDO BEACH CA 90278

548051019
ROGER R NELSON
AIDA NELSON
2067 SAINT EMILION LN
SAN JACINTO CA 92583

549080032
FRANK YOUNG
JACLYN H YOUNG
2116 BEGONIA CT
HEMET CA 92545

549210020
JOSE AVELLANEDA
FATIMA AVELLANEDA
2126 WENTE CT
SAN JACINTO CA 92583

548242007
PEDRO R ZAMBRANO
HORTENCIA A ZAMBRANO
2133 CAPET ST
SAN JACINTO CA 92583

548070017
S & R HEMET INV INC
22 SELERNO
LAGUNA NIGUEL CA 92677

549400014
JAMES E WHYTE
2311 E TORO CIR
HEMET CA 92545

548241007
KAREN LEE VALLEJO
AGUSTIN VALLEJO
235 S BEACH BLV NO 87
ANAHEIM CA 92804

549210013
CESAR LOPEZ
24027 CAMBRIA LN
MURRIETA CA 92562

549210031
FRANCISCO GURROLA
SILVIA GURROLA
24195 MENIFEE RD
SUN CITY CA 92585

548091027
ALBERT J MARTINO
DANA K MARTINO
24571 JEREMIAH DR
DANA POINT CA 92629

548232032
MARYLYN CORTEZ
25066 HAZELWOOD CIR
HEMET CA. 92544

548232023
WILDER U DELEON
CHRISTINA M MALDONADO
25067 HAZELWOOD CIR
HEMET CA. 92544

549080054
BUCKBOARD PROD INC
2507 28TH ST NO 4
SANTA MONICA CA 90405

549210015
MEHRDAD HANANIAN
JULIET HANANIAN
25071 ROSEBURGH LN
HEMET CA 92544

549210021
MEHRDAD HANANIAN
JULIET HANANIAN
25071 ROSEBURGH LN
HEMET CA 92544

548232022
JOSE MANUEL FLORES
ALLYSON MARY RAMSEY
25078 AVOCET CIR
HEMET CA. 92544

548232031
LAURIE K FENTER
25090 HAZELWOOD CIR
HEMET CA. 92544

548232024
DENISE BOULDIN
ROBERT CROSBY
25091 HAZELWOOD CIR
HEMET CA. 92544

548231020
JONATHAN M ROMO
SUSANA B ALVAREZ
25093 LINCOLN AVE
HEMET CA. 92544

548241006
MARCOS ARVALLO
25097 ELAN DR
HEMET CA. 92544

548232014
GILBERTO LOZA
GUADALUPE LOZA
25105 AVOCET CIR
HEMET CA. 92544

548231019
RENE A COLEMAN
25125 LINCOLN AVE
HEMET CA. 92544

548232020
DIANA ROJAS
25128 AVOCET CIR
HEMET CA. 92544

548232015
LAURA FLORES
25131 AVOCET CIR
HEMET CA. 92544

548241004
SCOTT C MCINTOSH
25141 ELAN DR
HEMET CA. 92544

548232016
SAMUEL SALAZAR
25155 AVOCET CIR
HEMET CA. 92544

548231018
BRIAN S WALKER
JONNA JO WALKER
25155 LINCOLN AVE
HEMET CA. 92544

548232028
ROBERT ZURCHER
IRENE ZURCHER
25162 HAZELWOOD CIR
HEMET CA. 92544

548241003
DERICK A SCHULTZ
25163 ELAN DR
HEMET CA. 92544

548232026
FRANCISCO MARTINEZ
DANIEL MARTINEZ
25163 HAZELWOOD CIR
HEMET CA. 92544

548232018
MARVIN A HODGSON
ROSA HODGSON
25180 AVOCET CIR
HEMET CA. 92544

548241002
LUIS A GARCIA
RUBY V PLAZA
25185 ELAN DR
HEMET CA. 92544

548231017
JAMES M RIDDLE
EVELYN D RIDDLE
25187 LINCOLN AVE
HEMET CA. 92544

548232027
KATHERINE M FRANK
25211 HAZELWOOD CIR
HEMET CA. 92544

548231016
ROSS J HENAULT
PAMELA J HENAULT
25217 LINCOLN AVE
HEMET CA. 92544

548241001
ROBERT RATHBONE
SARAH RAYE RATHBONE
25227 ELAN DR
HEMET CA. 92544

548231015
THOMAS MACIAS
25249 LINCOLN AVE
HEMET CA. 92544

549130017
NICHOLAS R MURILLO
CYNDI Y NAVARRO MURILLO
25593 1ST ST
HEMET CA. 92544

548091029
WEN P BEEBE
25596 6TH ST
HEMET CA 92544

549210026
BRUCE UTTERBACK
JOAN UTTERBACK
25934 VIEW LN
HEMET CA 92544

549080053
JILL MCCOY
26025 NEWPORT RD NO A225
MENIFEE CA 92584

549210030
PAINTER PATRICIA ESTATE OF
26117 STARDUST ST
HEMET CA 92544

549130008
DALE H ROBSON
FLORA M ROBSON
26160 SOBOBA ST
HEMET CA 92544

548091024
JASON R PAULY
26631 TELLIS PL
HEMET CA 92544

548091036
TISHA RORIPAUGH
27431 DARTMOUTH ST
HEMET CA 92544

548052029
SHARON MARTIN
2855 ANDOVER ST
HEMET CA 92545

549210007
HEMET FAIRVIEW
2940 WESTWOOD BLVD 2ND FL
LOS ANGELES CA 90064

549080050
KARIN PAVLOVSKY
VIRGINIA ROBBINS
30175 DELISE DR
HEMET CA 92543

548242002
JONATHAN RODRIGUEZ
30859 EASTGATE PKWY
TEMECULA CA 92591

548091032
ROGER A KEPNER
CAROLE KEPNER
3214 E JACKSON AVE
ORANGE CA 92867

548091033
GUY L CLARK
THERESA C CLARK
323 N HEMET ST
HEMET CA 92544

548242006
RONALD L PRENTICE
PATRICIA J PRENTICE
33183 ROMANCE PL
TEMECULA CA 92592

548052033
BRENDA MARTINEZ
334 S THOMPSON ST
HEMET CA 92543

548232019
GREGG T OKADA
SANDRA H OKADA
3529 POINSETTIA AVE
MANHATTAN BEACH CA 90266

548091011
IRIS DAVOODI
3530 HOLDING ST
RIVERSIDE CA 92501

549210024
LARRY RUDDSELL
CATHERINE J RUDDSELL
LARRY D RUDDSELL

548091015
BERNARDO BOHORQUEZ
40516 JOHNSTON AVE
HEMET CA 92544

40386 VIA ESTRADA
MURRIETA CA 92562

548232025
RODNEY COE LUKER
SUZANNE PEARL LUKER
40583 QUIET HILLS
HEMET CA 92544

548052045
STAICH ROBERT ESTATE OF
DANILO STAICH
41876 HYDE RD
HEMET CA 92544

548091031
MANUEL F GARCIA
CLAUDETTE R GARCIA
42084 SHADOW LN
HEMET CA 92544

548231010
DAVID R DAVIES
BELENDA DAVIES
43080 PARKWAY AVE
HEMET CA 92544

548243006
DENNIS DEWITT
LINDA DEWITT
43430 E FLORIDA AVE
HEMET CA 92544

548052008
LETICIA MEJIA
43551 GAYLORD AVE
HEMET CA 92544

549400002
DAMEON GABALDON
TINA OROSCO
44022 LATELY CIR
HEMET CA. 92544

549400017
STUART FAUL
BERNADETTE FAUL
44023 LATELY CIR
HEMET CA. 92544

549210002
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44031 THOMAS ST
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549400016
GREGORY L GULLOTTA
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44033 LATELY CIR
HEMET CA. 92544

549210034
ARACELI MOLINA
44038 LLOYD ST
HEMET CA. 92544

549210017
CHRISTINE ELISABETH NORDLANDER
44040 THOMAS ST
HEMET CA 92544

549210016
CHRISTINE ELISABETH NORDLANDER
44040 THOMAS ST
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549210003
LEANNA J DANIELS
44041 THOMAS ST
HEMET CA. 92544

549400004
JENNIFER DEE GUINN
44042 LATELY CIR
HEMET CA. 92544

549400015
ROMAN NEVAREZ
JOSE A NEVAREZ GAITAN
44043 LATELY CIR
HEMET CA. 92544

549210022
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44049 LLOYD ST
HEMET CA. 92544

549080051
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44050 E PALM AVE
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549400005
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44052 LATELY CIR
HEMET CA. 92544

549210042
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44053 OLIVE AVE
HEMET CA. 92544

549210032
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44058 LLOYD ST
HEMET CA. 92544

549210014
JOAQUIN RINCON
MARY RINCON
JOAQUIN CARLOS RINCON

44060 THOMAS ST
HEMET CA. 92544

549400006
DALE ADMIRE
THERESA ADMIRE
44062 LATELY CIR
HEMET CA. 92544

549400013
LAWRENCE THOMAS SANFORD
STEPHANI MARIE CERVERIZZO SANFORD
44063 LATELY CIR
HEMET CA. 92544

549210043
KELLY FROMM
44065 OLIVE AVE
HEMET CA. 92544

549400007
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44072 LATELY CIR
HEMET CA. 92544

549400012
ERIK VANSMULOVITZ
44073 LATELY CIR
HEMET CA. 92544

549210044
MARGARET E FLYNN
44077 OLIVE AVE
HEMET CA. 92544

549210025
MARGARET S THOMAS
DENICIA L LECHLEITER
44079 LLOYD ST
HEMET CA. 92544

549400008
ANTHONY ANDREW ALBERS
44082 LATELY CIR
HEMET CA. 92544

549400011
ROSA M LOPEZ PEREZ
ARMANDO DE SANTIAGO
44083 LATELY CIR
HEMET CA. 92544

549210029
AUDREY ANN WORKMAN
44088 LLOYD ST
HEMET CA. 92544

549210011
RIGOBERTO JIMENEZ
44090 THOMAS ST
HEMET CA. 92544

549210045
GARY E SLOAN
44091 OLIVE AVE
HEMET CA. 92544

549210008
ANYSSA PANDO
44091 THOMAS ST
HEMET CA. 92544

549400009
ALFREDO ZUNIGA
44092 LATELY CIR
HEMET CA. 92544

549400010
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VERONICA CEBREROS
JESUS ERIK ALFARO CEBREROS

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44093 LATELY CIR
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549210009
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549210046
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44103 OLIVE AVE
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549050008
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44110 OLIVE AVE
HEMET CA. 92544

549080029
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44120 PALM AVE
HEMET CA. 92544

549080030
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44130 PALM AVE
HEMET CA. 92544

549080031
MARIANA ABREU
44166 PALM AVE
HEMET CA. 92544

549080033
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44166 PALM AVE
HEMET CA. 92544

549080052
ROBERT F DEAN
PHYLLIS R DEAN
44180 PALM AVE
HEMET CA. 92544

548242003
REED MICHAEL MCCAY
44203 MEADOW GROVE ST
HEMET CA. 92544

548243003
GILBERTO CORREA OLIVARES
44205 ESPIRIT CIR
HEMET CA. 92544

548243002
JOSEPH E CAMPBELL
GAIL C CAMPBELL
44219 ESPIRIT CIR
HEMET CA. 92544

548242008
ROBERT M WILEY
CHARLOTTE WILEY
44234 ESPIRIT CIR
HEMET CA. 92544

548243001
MARY L HORNSEY
44235 ESPIRIT CIR
HEMET CA. 92544

548232008
ALEJANDRO DE LA CRUZ
44249 MEADOW GROVE ST
HEMET CA. 92544

548232007
JENNIFER M PACE
LEONARD PACE
44250 ESPIRIT CIR
HEMET CA. 92544

548232050
JAMES L PLAZA
SHIRLEY A PLAZA
44252 OLIVE AVE
HEMET CA. 92544

548232010
ANDREW T JOHNSON
TAMARA M JOHNSON
44265 MEADOW GROVE ST
HEMET CA. 92544

548232006
EDWARD JAMES HAMELL
CHERYL ANN HAMELL
44266 ESPIRIT CIR
HEMET CA. 92544

548232052
ARTURO H SCHMIDT
44267 ESPIRIT CIR
HEMET CA. 92544

548232011
IRMA KLEINHANS
44279 MEADOW GROVE ST
HEMET CA. 92544

548232005
BRENDA SHERRY MARTINEZ
44282 ESPIRIT CIR
HEMET CA. 92544

548232053
THEODORE P BAN
JOAN TEREK
44283 ESPIRIT CIR
HEMET CA. 92544

548232048
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ROSA RIOS
44284 OLIVE AVE
HEMET CA. 92544

548232012
BERNARD M JOHNSON
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44295 MEADOW GROVE ST
HEMET CA. 92544

548232004
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ROSA F AGUILERA
44298 ESPIRIT CIR
HEMET CA. 92544

548232001
BJORN MELGAARD
44299 ESPIRIT CIR
HEMET CA. 92544

548232047
EDGAR J ARREOLA
REBECCA ARREOLA
44300 OLIVE AVE
HEMET CA. 92544

548232003
ALICE M GARCIA
44314 ESPIRIT CIR
HEMET CA. 92544

548232002
MARY LOU GARCIA
44315 ESPIRIT CIR
HEMET CA. 92544

548232046
VIDAL RAMIREZ
FAVIOLA RAMIREZ
44316 OLIVE AVE
HEMET CA. 92544

548040003
GEORGIANA FOX SMITH
ELIZABETH CASSANDRA EICHELE
44322 PALM AVE
HEMET CA. 92544

548040039
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ELIZABETH CASSANDRA EICHELE
44322 PALM AVE
HEMET CA. 92544

548232045
YASER HEMEDIH
MARIE P HEMEDIH
44332 OLIVE AVE
HEMET CA. 92544

548232044
KYLE HOFFMANN
BROOKE HOFFMANN
44348 OLIVE AVE
HEMET CA. 92544

548232043
ARTURO NIEBLA
MIRNA NIEBLA
44364 OLIVE AVE
HEMET CA. 92544

548232040
GARY UCKER
RANDIE UCKER
44418 OLIVE AVE
HEMET CA. 92544

548232037
ERIN CARTER BRADSHAW
44432 OLIVE AVE
HEMET CA. 92544

548232033
MANUEL ROMERO
LAURA GARCIA VILLARREAL
44445 MEADOW GROVE ST
HEMET CA. 92544

548232034
FRANCISCO GUTIERREZ
MARIA DELOSANGELES GUTIERREZ
44455 MEADOW GROVE ST
HEMET CA. 92544

548232038
REYNOLD F VICENTE
JUDITH M VICENTE
4446 OLIVE AVE
HEMET CA 92544

548232035
DONNA J CHEEVER
44465 MEADOW GROVE ST
HEMET CA. 92544

548232036
GARY LEE STEELE
44475 MEADOW GROVE ST
HEMET CA. 92544

548231012
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44476 MEADOW GROVE ST
HEMET CA. 92544

548231013
ADAM S CHASTAIN
LISA N CHASTAIN
44484 MEADOW GROVE ST
HEMET CA. 92544

548231014
GERALD R LOGAN
CHRISTINA LOGAN
44494 MEADOW GROVE ST
HEMET CA. 92544

548052027
GUILLERMO ALCANTAR
MARIA ALCANTAR
44508 HARVEY WAY
HEMET CA. 92544

548052028
ROBERTO SEGUNDO
44509 BUNTIN WAY
HEMET CA. 92544

548052010
ROSARIO BEATRICE DIAZ
LIBRADO DIAZ VILLEGAS
44509 HARVEY WAY
HEMET CA. 92544

548051033
ALFONSO LOPEZ
MARCELINO ORENDAIN
EVA ORENDAIN

548051017
MEGAN MARY OWENS
44514 SPRINGWOOD CIR
HEMET CA. 92544

44514 GROVEWOOD CIR
HEMET CA. 92544

548051018
GABINO COLON
MAGDA DUNLOP
44515 GROVEWOOD CIR
HEMET CA. 92544

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ANA Z GONZALES
44515 OLIVE AVE
HEMET CA. 92544

548051001
ROBIN RIDGE
JUNE RIDGE
44515 SPRINGWOOD CIR
HEMET CA. 92544

548052011
SHERILYN D FUENTES
44521 HARVEY WAY
HEMET CA. 92544

548052044
MIGUEL SANTOYO
MARCELINA SANTOYO
44522 BUNTIN WAY
HEMET CA. 92544

548052026
GUSTAVO GARCIA
ROSALINDA GARCIA
44522 HARVEY WAY
HEMET CA. 92544

548091030
GRACIELA VAZQUEZ BENITEZ
DIOSSELY GENOVA VEGA
ERICA ALEXANDRA VEGA

44524 WOODROW WAY
HEMET CA. 92544

548051032
PAUL CALO
DIANE KANE
44530 GROVEWOOD CIR
HEMET CA. 92544

548051016
FRANCISCO GOMEZ
44530 SPRINGWOOD CIR
HEMET CA. 92544

548051002
JAMES VAN PELT
LING VAN PELT
44531 SPRINGWOOD CIR
HEMET CA. 92544

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JOHN ENRIQUE
DIANE BEARD ENRIQUE
44533 OLIVE AVE
HEMET CA. 92544

548052043
FONDA D MOORE
44534 BUNTIN WAY
HEMET CA. 92544

548052025
CHARLEY O GARDNER
NORMA J GARDNER
44534 HARVEY WAY
HEMET CA. 92544

548052030
ROLAND FIEDLER
PAMELA FIEDLER
44535 BUNTIN WAY
HEMET CA. 92544

548051031
CHARLES C THACKER
BETTY R THACKER
44544 GROVEWOOD CIR
HEMET CA. 92544

548051020
SAMUEL CARBAJAL
44545 GROVEWOOD CIR
HEMET CA. 92544

548052007
RONALD R DEMEDIO
44546 PALM AVE
HEMET CA 92544

548052006
EDWARD FRANCIS DEMEDIO
44546 PALM AVE
HEMET CA. 92544

548052032
RAFAEL OJEDA
44548 BUNTIN WAY
HEMET CA 92544

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RAFAEL OJEDA
FRANCIS OJEDA
44548 BUNTIN WAY
HEMET CA. 92544

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TENA LEAVITT
44548 HARVEY WAY
HEMET CA. 92544

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VANESSA G LEE WILLIS
44549 BUNTIN WAY
HEMET CA. 92544

548052013
KRISTY SHELDON
JASON MCLINGBERG
44549 HARVEY WAY
HEMET CA. 92544

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GILBERTO HERRERA
44551 OLIVE AVE
HEMET CA. 92544

548091035
ANTONIO TERRIQUEZ
44559 PALM AVE
HEMET CA. 92544

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BOBBY GENE SIMPSON
44560 GROVEWOOD CIR
HEMET CA. 92544

548052005
MYLAN KEITH DAVIS
44560 PALM AVE
HEMET CA. 92544

548051014
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SANDRA L HELLAM
44560 SPRINGWOOD CIR
HEMET CA. 92544

548051021
ELOY A ARMIJO
ELVIA M ARMIJO
44561 GROVEWOOD CIR
HEMET CA. 92544

548051004
CLARENCE D FIELDS
PATRICIA B FIELDS
44561 SPRINGWOOD CIR
HEMET CA. 92544

548020006
RANDALL Q DAVIDSON
MARY B DAVIDSON
44562 OLIVE AVE
HEMET CA. 92544

548052014
ROY MARESTEIN
SUSAN E MARESTEIN
44563 HARVEY WAY
HEMET CA. 92544

548051037
LYNN S SMITH
44571 OLIVE AVE
HEMET CA. 92544

548051029
JOHN H BAHNSON
ALICIA K BAHNSON
44574 GROVEWOOD CIR
HEMET CA. 92544

548051013
NICK KUEHN
JANIE KUEHN
44574 SPRINGWOOD CIR
HEMET CA. 92544

548051022
LLOYD R FRASER
THOMAS M CHAVARRIA
44575 GROVEWOOD CIR
HEMET CA. 92544

548051005
VIOLET EVA MOLNAR
44575 SPRINGWOOD CIR
HEMET CA. 92544

548052004
JOSE F LOPEZ
ELIZABETH ARVIZU
44576 PALM AVE
HEMET CA. 92544

548091013
OVIDIO GUEVARA
44577 WOODROW WAY
HEMET CA. 92544

548052040
STEVEN C FORD
44578 BUNTIN WAY
HEMET CA. 92544

548052015
ROY R MARESTEIN
SUSAN E MARESTEIN
44579 HARVEY WAY
HEMET CA. 92544

548051038
CHARLES J HUSUM
DOROTHY MARIE HUSUM
44587 OLIVE AVE
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548051028
SUSAN M JOHNSON
PETER RODNEY VASSION
44590 GROVEWOOD CIR
HEMET CA. 92544

548052003
JOSEPH HURST
44590 PALM AVE
HEMET CA. 92544

548051012
EDWARD C FEILEN
ARMANDINA P FEILEN
44590 SPRINGWOOD CIR
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548052034
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44591 BUNTIN WAY
HEMET CA. 92544

548051023
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44591 GROVEWOOD CIR
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548051006
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44591 SPRINGWOOD CIR
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548091038
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44595 PALM AVE
HEMET CA. 92544

548051039
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IDA SHERMAN
44605 OLIVE AVE
HEMET CA. 92544

548051011
CHERYL A BUCKNER
44606 SPRINGWOOD CIR
HEMET CA. 92544

548051007
ROGER K BAILEY
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548051040
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GLORIA J PETERSON
44623 OLIVE AVE
HEMET CA. 92544

549210005
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44636 WOODROW WAY
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44672 WOODROW WAY
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548232049
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549210010
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548040037
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548232041
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Water Conservation District
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Riverside, CA 92501

California Dept of Fish and Wildlife
South Coast Region
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San Diego, CA 92123

Riverside Land Conservancy
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Habitat Defense Council
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Carlsbad, CA 92008

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Natural Resources Assessment
3415 Valencia Hill Drive
Riverside, CA 92507



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4 . 3

Planning Commission Hearing: November 20, 2019

PROPOSED PROJECT

Case Number(s): DA1900004 and CUP190008
CEQA Exempt Section 15061(b)(3), Section 15301 and Section 15303
Area Plan: Highgrove
Zoning Area/District: University District
Supervisory District: Second District
Project Planner: Travis Engelking
Project APN(s): 247-042-020 & 247-042-021

Applicant(s): The Artist Tree, LLC

Representative(s): MSA Consulting, Inc.

Paul DePalatis


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Conditional Use Permit No 190008 (CUP No. 190008). CUP No. 190008 proposes a storefront retail cannabis business that includes two parcels with two existing commercial buildings and accompanying parking. The existing 2,365 square foot retail building will be used as the storefront retail cannabis business, and the existing 1,437 square foot building will be used for office space and storage related to the retail cannabis business.

Development Agreement No. 1900004 (DA No. 1900004). The associated DA No. 1900004 has a term of 10 years, will grant the applicant vesting rights to develop the Project in accordance with the terms of DA No. 1900004 and CUP No. 190008, and will provide community benefits to the Highgrove Area.

The project site is located north of Center Street, south of Main Street, east of Iowa Avenue, and west of Pacific Avenue.

The above is hereinafter referred to as "the project or Project".

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense), Section 15301 (Existing Facilities), and Section 15303 (New Construction or Conversion of Small Structures) based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE Development Agreement No. 1900004, based upon the findings in this staff report, pending final adoption of the Development Agreement ordinance by the Board of Supervisors; and,

APPROVE Conditional Use Permit No. 1900008, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Commercial Retail (CR)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Commercial Retail (CR)
East:	Commercial Retail (CR)
South:	Commercial Retail (CR)
West:	Commercial Retail (CR)
Existing Zoning Classification:	Scenic Highway Commercial (C-P-S)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Scenic Highway Commercial (C-P-S)
East:	Scenic Highway Commercial (C-P-S)
South:	Scenic Highway Commercial (C-P-S)
West:	Scenic Highway Commercial (C-P-S)
Existing Use:	Commercial Building Retail (Vacant)
Surrounding Uses	
North:	Single Family Residence & Barber Shop
South:	Commercial Building (Vacant)
East:	Commercial Storage Yard & Residential
West:	Commercial Car Rental & Sales Office

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	36 net acres	N/A
Existing Building Area (SQFT):	The existing retail building is 2,365 sqft. The existing office building is 1,437 sqft.	N/A

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Building Height (FT):	17 feet in height	50 feet in height

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Retail (Cannabis)	2,365 sqft.	1 space/200 sqft. of gross floor area	11	20
Office (Cannabis)	1,437 sqft	1 space/200 sqft. of gross floor area	7	20
TOTAL:	3,802 sqft.			

Located Within:

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	Yes – Highgrove #126
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low potential
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background:

Cannabis Background:

On October 23, 2018, the Board of Supervisors adopted Ordinance No. 348.4898 that established the permitting process and regulations for commercial cannabis activities.

Applicants requesting to establish commercial cannabis retail, microbusiness, and/or cultivation uses were required to submit a request for proposal "RFP" cannabis package. Applicants who ranked highest were allowed to proceed forward with the Conditional Use Permit process. On July 2, 2019, the Board of Supervisors accepted the Cannabis RFP response package rankings list, which allowed the highest ranking applicants to begin the land use review process for their proposed project. In the first year of implementation, 50 cannabis cultivation applications and 19 cannabis retail applications began the land use review process.

The project was assigned a RFP Cannabis File No. CAN190053 and subsequently ranked Number One out of the Nineteen (19) applicants to be recommended to proceed forward with the conditional use permit application process for a cannabis retail store.

Project Details:

The project will occupy approximately 2,365 square feet of an existing commercial retail building. In addition, the project will also occupy approximately 1,437 square feet of an existing commercial office

space in conjunction on the adjacent parcel to the north. The commercial buildings were originally approved in 1994 under Plot Plan No. 14001 (PP14001) to legalize an existing muffler shop within the existing residence. A series of expansions related to the commercial buildings, commercial uses, and façade improvement and signage related to the Economic Development Agency “EDA” projects in the area, have been approved within the last 20 years. (PP14532 Barber Shop, PP23510 Restaurant and Administrative Building, PP24952 to provide Façade Improvement and Signage/EDA Project, and PP24952S1 Extend Chain-link fence to front Property Line).

The project will operate between the hours of 6am to 10pm daily in accordance with the County of Riverside Ordinance No. 348 Section 19.505 (I). In addition, the project will employ a total of (19) employees across all shifts with six (6) employees on site including security personnel. The parking ratio of: 1 space/200 square feet results in requiring 18 parking spaces would be required for the project. The existing commercial facility provides 20 parking spaces, meeting the requirement for off-street vehicle parking Ordinance No. 348 Section 18.12 (A) (2). Electrical vehicle (EV) parking is not needed for this project because EV parking is required for development projects involving at least 25 parking spaces and this project is only required to provide 18 parking spaces.

General Plan Consistency

The project site has a General Plan Foundation Component and Land Use Designation of Community Development (CD): Commercial Retail (CR). The Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.

The Commercial Retail land use designation provides for the emphasis on general uses such as grocery stores, drug stores, and other retail outlets. The project is consistent with the Community Development General Plan Foundation Component and Commercial Retail Land Use Designation as it would provide community services and job opportunities within the surrounding community.

Zoning Consistency

The project site is zoned C-P-S (Scenic Highway Commercial). Pursuant to Ordinance No. 348, Article XIXh, Section 19.518, Cannabis Retailers are allowed in the C-P-S Zone with an approved conditional use permit. The applicant has submitted this CUP application to ensure compliance with all applicable development standards and regulations. As further described in the findings section, the project meets all the applicable development standards for the C-P-S Zone and those set forth in Section 19.519 of Ordinance No. 348, including design, height, setbacks, and parking requirements.

The project site includes a proposed landscape plan in accordance with the County of Riverside Ordinance No. 348 and Ordinance No. 859.

The project site is not located within the Airport Influence Area (“AIA”) boundary and is therefore is not subject to the Airport Land Use Commission (“ALUC”) review.

DA No. 1900004 and CUP No. 190008 were submitted to the County of Riverside on July 2, 2019.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 5 - Preliminary Review of Projects and Conduct of Initial Study, Section 15061 (b)(3), which states: Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA. The Project is deemed to be a "project" pursuant to CEQA. The Project is a retail business (cannabis retail) and will be occupying an existing permitted retail building or structure for the sole purpose of selling cannabis only. No cultivation, testing, microbusiness, distribution, or manufacturing is involved with the Project or project site. The Project is EXEMPT under State CEQA Guidelines Section 15061 because Section (b) (3) states: The 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 proposed Project will merely continue to operate as a retail establishment similar to prior ongoing activities at the Project site. The Project will not result in any additional impacts related to traffic, air quality, or public safety, beyond what already occurs at the existing commercial retail establishment. Given the site has already been developed for such uses and only minimal façade improvements and upgrades would be required, no construction impacts would occur. As the land is already developed, there are no potential impacts related to aesthetics, biological and cultural resources, hydrology, or other similar potential impacts. Lastly, as the State has created various rules and regulations as they relate to cannabis waste, particularly for cannabis cultivators, there are no impacts related to cannabis as a hazardous waste as it relates to the commercial selling of cannabis (the State actually treats cannabis as an organic waste, versus a hazardous waste). Therefore, the project meets the requirements for CEQA exemption per Section 15061(b)(3) as there is no potential that the Project as proposed would have a significant physical impact on the environment.

Additionally, this project is also exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15301 (Existing Facilities), which states: Class I consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of an existing use. The existing site has already been utilized for ongoing retail and commercial uses at the site. Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyance would be required, which would not significantly expand the capability of the site or substantively increase the proposed use of the site beyond what already occurs. In this case, the proposed project would not expand the existing structures and has not proposed any significant construction or improvements for the project site. Therefore, the project as proposed, would not expand upon the existing permitted buildings, would not expand the use of the site beyond those uses that already occur, and therefore the Project complies with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15301 Class 1, Existing Facilities).

Furthermore, this project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts construction and location of new, small facilities or structures; and the conversion of existing small structures for one use or another where only minor modifications are made in the exterior of the structure. The Project does not include the construction of any new structures, would only propose minor modifications such as paint and signage, and would only re-entitle the existing Commercial Retail Facility. Therefore, the project as proposed, complies with the

guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15303 (New Construction or Conversion of Small Structures).

None of the exceptions pursuant to State CEQA Guidelines section 15300.2 would occur. The Project would not have a significant effect on the environment due to unusual circumstances; would not result in a cumulative impact; would not impact any historic resources; and is not located on a hazardous site or location.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Commercial Retail (CR). The Commercial Retail land use designation provides for the emphasis on general uses such as grocery stores, drug stores, and other retail outlets. The proposed project is consistent with this land use designation because the project will provide local and regional retail and services. Additionally, the Community Development General Plan Foundation Component depicts areas where urban and suburban development is appropriate. It is the intent of this Foundation Component to provide a breadth of land uses that foster variety and choice, accommodate a range of life styles, living and working conditions, and accommodate diverse community settings. The goal is to accommodate a balance of jobs, housing, and services within communities to help achieve other aspects of the RCIP Vision, such as mobility, open space, and air quality goals.

The project is consistent with the Community Development General Plan Foundation Component and Commercial Retail Land Use Designation as it would provide community services and job opportunities within the surrounding community.

2. The site has a Zoning Classification of Scenic Highway Commercial (C-P-S), which is consistent with the Riverside County General Plan because the C-P-S Zone conditionally allows specified retail uses which implements the CD:CR General Plan Land Use Designation that encourages local and regional retail and services.
3. The proposed use, a Cannabis Retail Store, is allowed in the C-P-S Zoning Classification with an approved Conditional Use Permit.
4. The uses surrounding the property in question are predominately retail businesses such as a barber shop to the north, a commercial building (vacant) to the south, a car sales and rental business to the west, and contractor's storage yard to the south. The project's proposed use is compatible with the surrounding uses because the cannabis retail store is consistent with the commercial activity of the surrounding businesses.

Conditional Use Permit Findings:

1. The proposed project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as the project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) which

encourages suburban development and land uses that foster variety, choice and accommodate a balance of jobs, housing, and services within communities. The proposed use, a cannabis retail store front, would provide community services and job opportunities within the surrounding community. Additionally, the project complies with the development standards of the C-P-S Zone. Therefore, the proposed project conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.

2. 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. Such condition of approval has been placed on the project.
3. Based on the findings included in this staff report, advisory notification document and conditions of approval, the proposed project will not be detrimental to the health, safety or general welfare of the community.

Permit Requirements for All Commercial Cannabis Activities:

1. Section 19.505 of Ordinance No. 348 sets forth requirements that all Commercial Cannabis Activities, including commercial cannabis retailers, must comply with, including, among others, submitting an appropriate application, obtaining and maintaining a state license, being sited and operated in such a way that controls odors, being limited in hours of operation, and implementing sufficient security measures. All of these requirements have either already been met or are required in the attached project's Conditions of Approval or Advisory Notification Document which are incorporated herein by this reference. Specifically, Planning. 6, Planning. 9, Planning 14 and 15 of the Advisory Notification Document address odor, hours of operation and security.
2. While security has been raised as a concern relating to cannabis-related activities, a standard condition of approval or requirement of the advisory notification document (Planning. 14 and 15) requires sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products, to deter and prevent theft of Cannabis or Cannabis Produces, and to ensure emergency access in accordance with applicable Fire Code standards. These requirements include the following:
 - a) A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity.
 - b) 24 hour emergency contact information for the owner or an on-site employee which shall be provided to the County.
 - c) A professionally installed, maintained, and monitored alarm system.
 - d) Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss.

- e) 24 hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days, and shall be made available to the County upon request.

With implementation of these required measures, security concerns relating to the Commercial Cannabis Activity have been fully addressed.

Cannabis Retailer Minimum Standards:

1. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site.
2. The project is not located within 1,000 feet of any other Cannabis Retailer because at the time this staff report no other cannabis related facilities have been approved by the County of Riverside.
3. The project is not located within 500 feet of a smoke shop or similar facility because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any smoke shop or similar facility within 1,000 feet of the site.
4. The project is not located on a lot containing a residential dwelling unit because a property characteristic report as prepared by the Planning Department has not identified any residential dwelling units located at the subject site.
5. The development standards of the C-P-S Zoning Classification are as follows:
 - A. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.
 - 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 does not propose construction nor does the existing structures exceed 35 feet in height. Therefore, the project meets this standard.

- C. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Ordinance No. 348 Section 18.34. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Ordinance No. 348 Section 18.27. The project does not propose any construction nor does any of the existing buildings or structures exceed 50 feet in height. Therefore, the project meets this standard.
 - D. Automobile storage space shall be provided as required by Ordinance No. 348 Section 18.12. The project meets these requirements because the project requires 18 parking spaces and has proposed 20 parking spaces.
6. The project complies with the operational requirements set forth in Ordinance No. 348 Section 19.519.C. because of the following:
- A. Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location. As provided by the floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (Conditions of Approval No. 15 Planning Cannabis Retail Operations – 1)
 - B. Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to verify consumers are of appropriate age. The project has been conditioned to meet this standard. (Conditions of Approval No. 15 Planning Cannabis Retail Operations – 2)
 - C. Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to verify consumers are at least 21 years of age. The project has been conditioned to meet this standard. (Conditions of Approval No. 15 Planning Cannabis Retail Operations – 3)
 - D. A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age. The project owner and management shall provide adequate training and education at the location as to these matters and require all customers to provide proper Identification to verify consumers are of appropriate age. The project has been conditioned to meet this standard. (Conditions of Approval No. 15 Planning Cannabis Retail Operations – 4)
 - E. Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours. The project has been conditioned to meet this standard. (Conditions of Approval No. 15 Planning Cannabis Retail Operations – 5)

- F. Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area. As provided by the project floor plan, Exhibit C, all retail, reception, employee offices, and inventory areas shall have electronic or mechanical secured access. The project has been conditioned to meet this standard. (Conditions of Approval No. 15 Planning Cannabis Retail Operations – 6)
- G. Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project meets this standard because the provide floor plan, Exhibit C shows the sales area to only contain cannabis products (Flower Display). It has been conditioned that not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods. The project has been conditioned to meet this standard. (Conditions of Approval No. 15 Planning Cannabis Retail Operations – 7)
- H. Restroom facilities shall be locked and under the control of the Cannabis Retailer. As provided by the floor plan of the project, Exhibit C, the restroom facilities have a locking door to the designated room. The project has been conditioned to meet this standard. (Conditions of Approval No. 15 Planning Cannabis Retail Operations – 8)
- I. Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations. The project has been conditioned to meet this standard. (Conditions of Approval No. 15 Planning Cannabis Retail Operations – 9)
- J. Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority. The project has been conditioned to meet this standard. (Conditions of Approval No. 15 Planning Cannabis Retail Operations – 10)
- K. Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. It has been conditioned the Cannabis Retailer shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot. The project has been conditioned to meet this standard. (Conditions of Approval No. 15 Planning Cannabis Retail Operations – 11)
- L. Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products. The project has been conditioned to meet this standard. (Conditions of Approval No. 15 Planning Cannabis Retail Operations – 12)
- M. Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle. The project has been conditioned to meet this standard. (Conditions of Approval No. 15 Planning Cannabis Retail Operations – 13)

- N. Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle. The project has been conditioned to meet this standard. (Conditions of Approval No. 15 Planning Cannabis Retail Operations – 14)

Cannabis Retail Findings:

1. The project complies with all the requirements of the State and County for the selling of Cannabis. This is met because the project has been conditioned to meet these requirements.
2. The project is not located within 1,000 feet from any Child Day Care Center, K-12 school, public park, or Youth Center or a variance has been approved allowing a shorter distance but not less than allowed by State law. This is met because a radius map buffering 1,000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any Child Day Care Center, K-12 school, public park, or Youth Centers within 1,000 feet of the site. Therefore, the project meets this standard.
3. The project includes adequate measures that address enforcement priorities for Commercial Cannabis Activities including restricting access to minors, and ensuring that Cannabis and Cannabis Products are obtained from and supplied only to other permitted licensed sources within the State and not distributed out of State. This is met because the project has been conditioned to meet this requirement. (Conditions of Approval No. 28 Planning - General - O. Permit and License Posting, Conditions of Approval No. 23 Planning – General – K Monitoring Program)
4. For Cannabis Retailer lots with verified cannabis-related violations within the last 12 months prior to the adoption date of Ordinance No. 348.4898, the use will not contribute to repeat violation on the lot and all applicable fees have been paid. This is met because no record of any cannabis-related violations within the last 12 months exist at the project site.

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 Riverside** Sphere of Influence. This project was provided to **City of Riverside** for review and comment. No comments were received either in favor or opposition of the project.
3. 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.
4. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
5. The project site is located within the Fee Assessment Area of the Stephen’s Kangaroo Rat Habitat Conservation Plan (“SKRHCP”). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for

permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

The project site is not located within a Cal Fire State Responsibility Area ("SRA"). Conditions of approval were placed on CUP No. 19008 requiring compliance with Ordinance No. 787.

Development Agreement:

The applicant has proposed entering into the attached draft development agreement (DA) with the County for the Project. The DA is consistent with the General Plan and Board Policy B-9. Additionally, the advisory notification document, conditions of approval, and entitlement approvals are incorporated in the exhibits of the DA and will ensure that the project is developed in a way that would not conflict with the public's health, safety or general welfare. The DA has a term of 10 years and will grant the applicant vesting rights to develop the Project in accordance with the terms of the DA. In exchange, the DA provides certain public benefits that go beyond the basic requirements of the County including annual public benefit payments, which will be used for additional public safety services, infrastructure improvements or community enhancement programs.

Approval Requirements and Conclusion:

Based on the findings provided in this staff report and conditions of approval, the project is consistent with the General Plan and any applicable specific plan, complies with the development standards of the C-P-S zoning classification, complies with the permit requirements for all Commercial Cannabis Activities, complies with the minimum standard requirements and will not be detrimental to the public health, safety or general welfare. Additionally, the project complies with all applicable requirements of State law and ordinances of Riverside County.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication or phone calls indicating support or opposition to the proposed project.

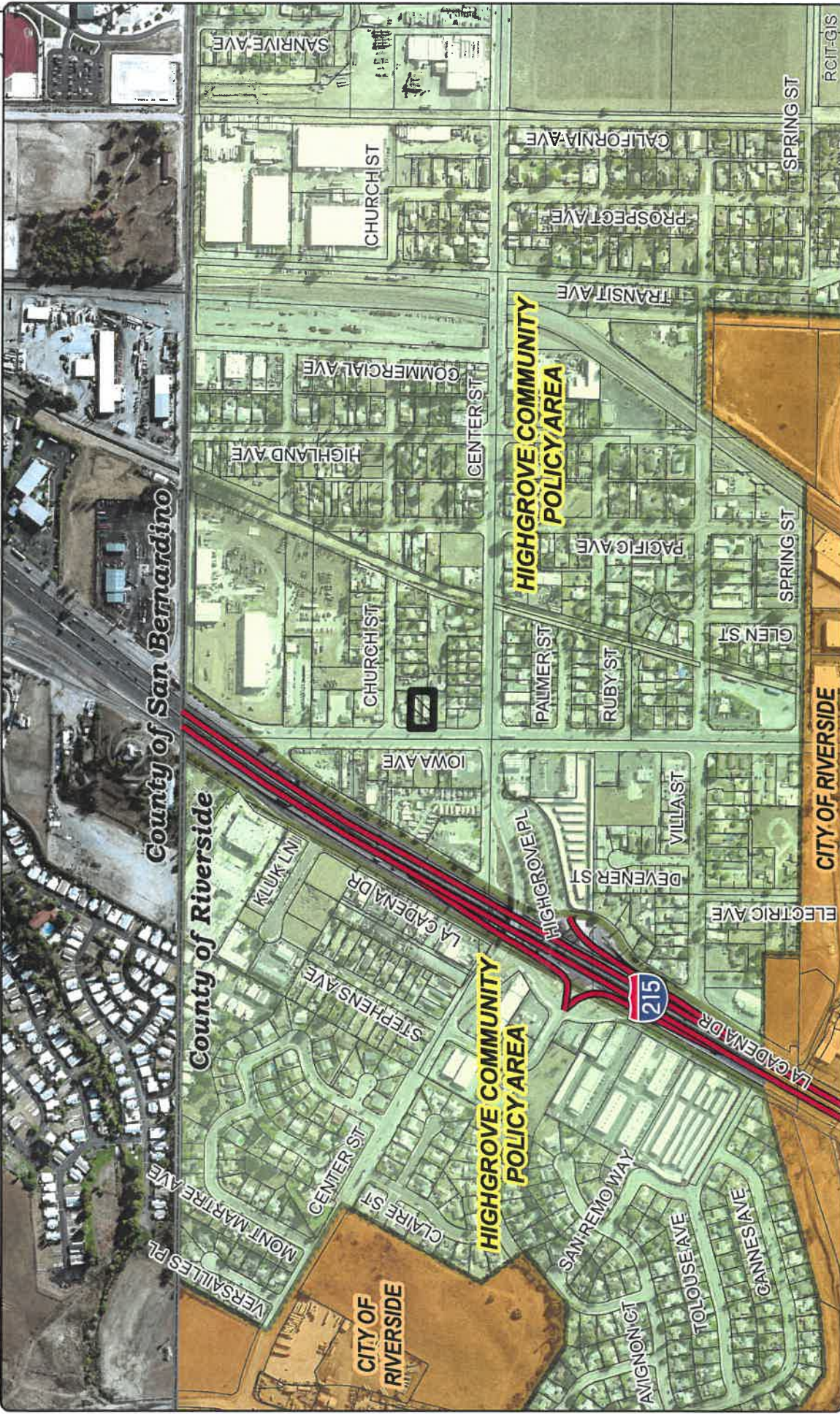
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190008

VICINITY/POLICY AREAS

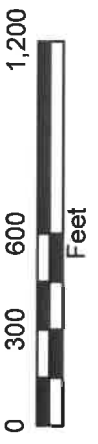
Supervisor: Spiegel
District 2

Date Drawn: 09/13/2019
Vicinity Map



Zoning Dist: University

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, 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 951.953.3200 (Western County) or in Palm Desert at (760) 969-8277 (Eastern County) or website <http://www.riversideca.gov>

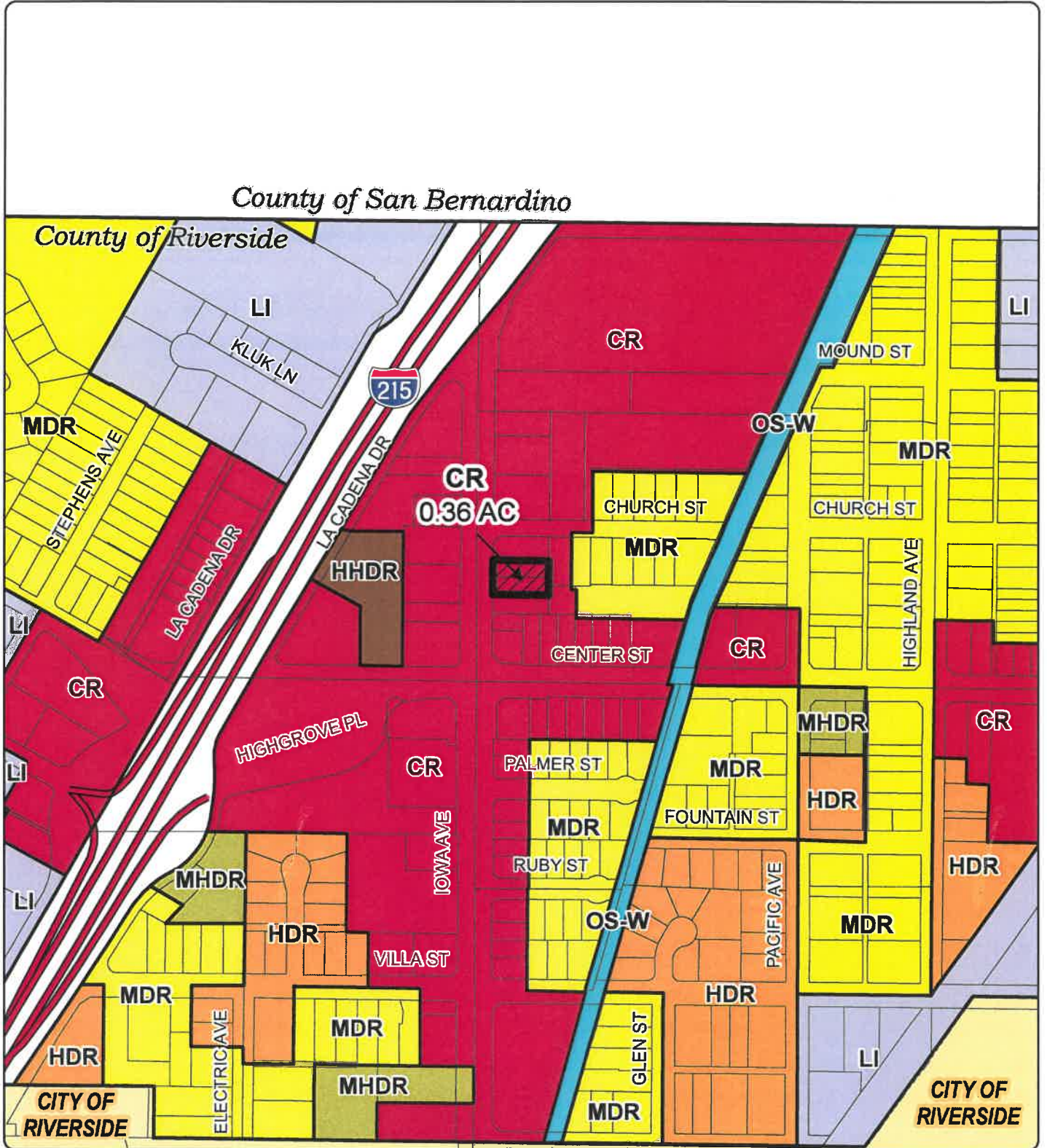
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190008

EXISTING GENERAL PLAN

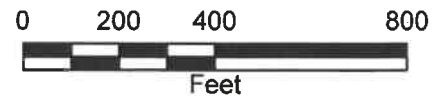
Supervisor: Spiegel
District 2

Date Drawn: 09/13/2019
Exhibit 5



Zoning Dist: University

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>

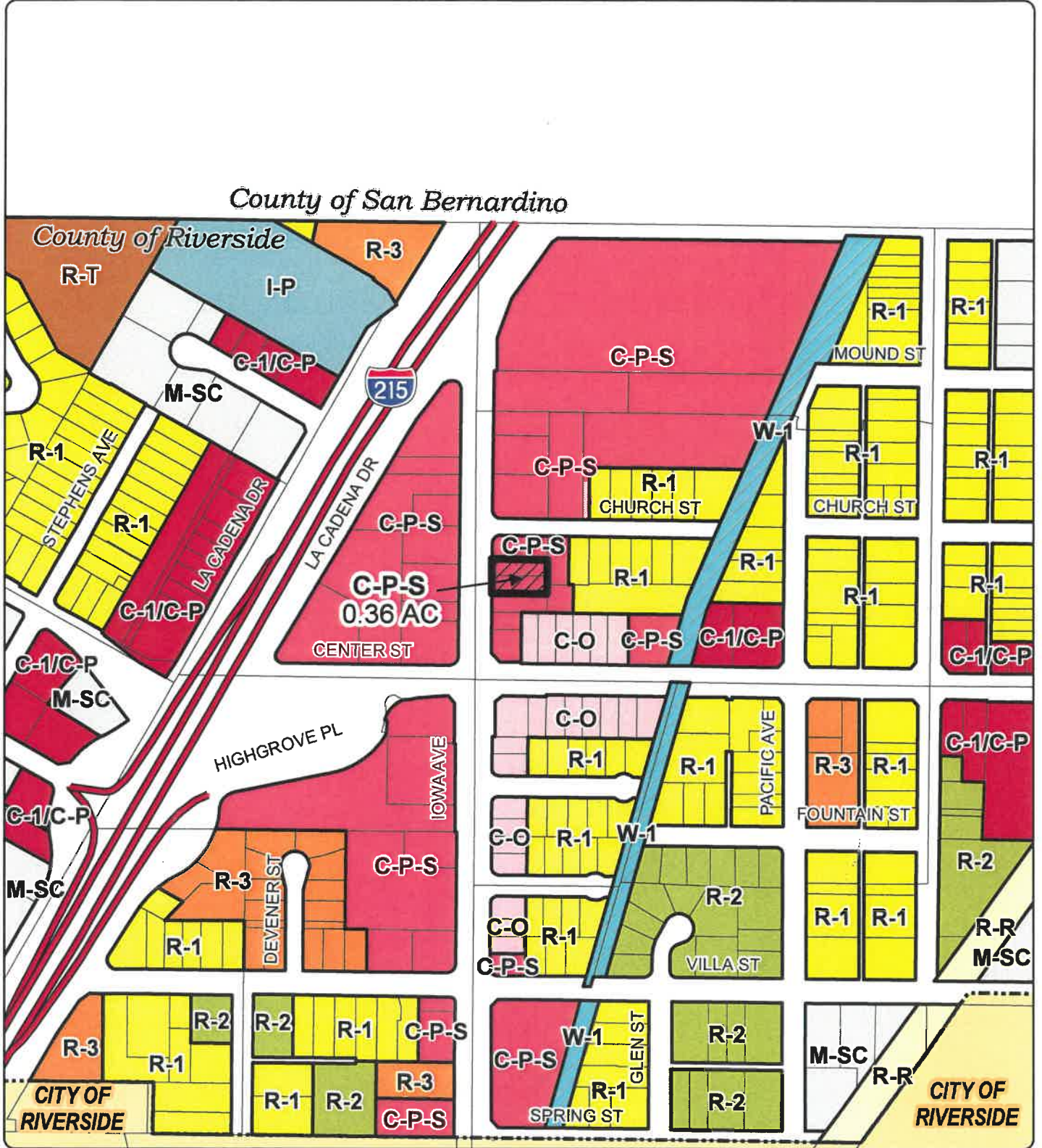
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190008

EXISTING ZONING

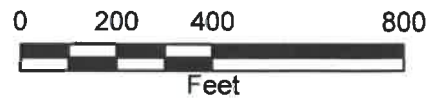
Supervisor: Spiegel
District 2

Date Drawn: 09/13/2019
Exhibit 2



Zoning Dist: University

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP190008

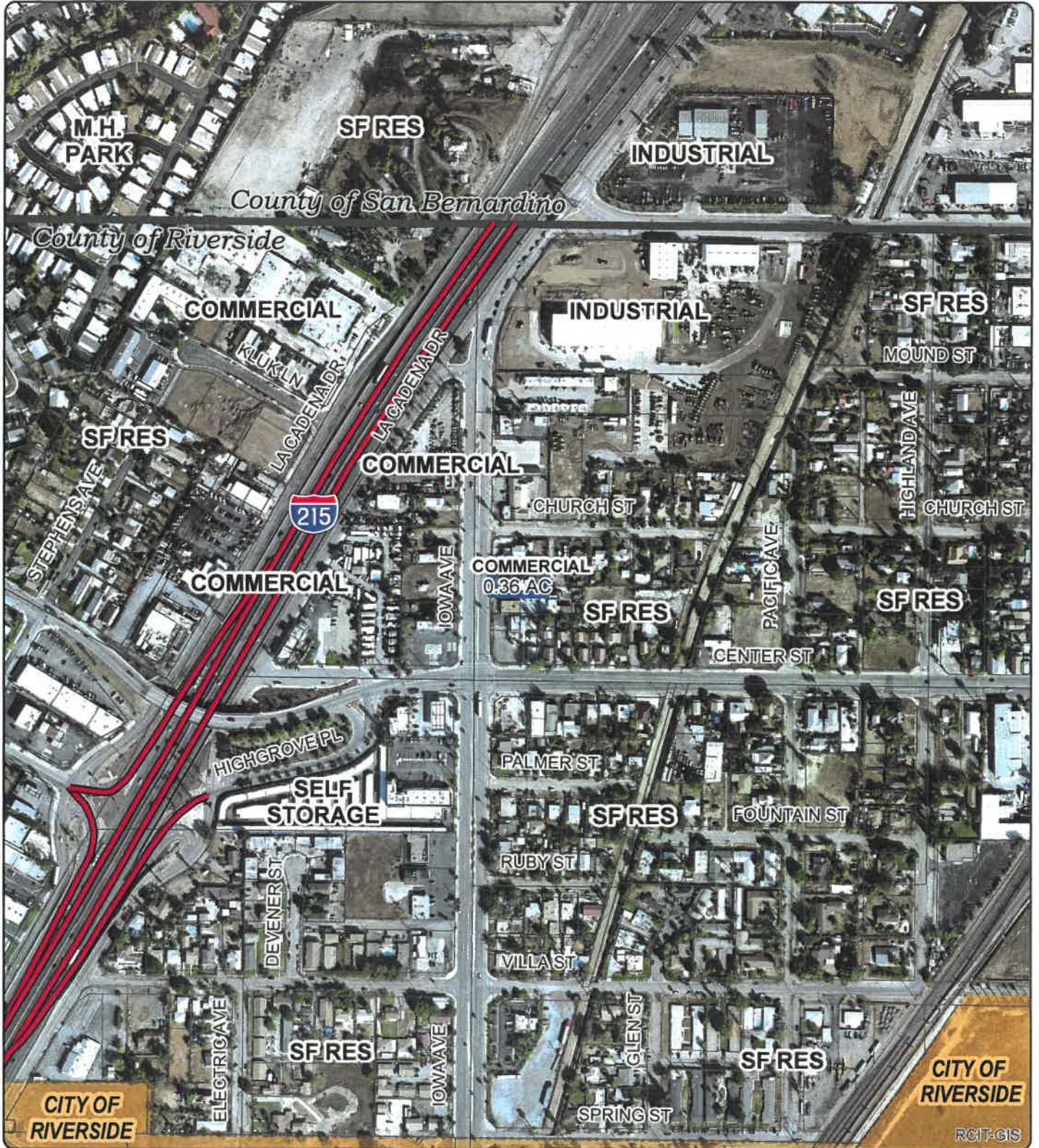
LAND USE

Supervisor: Spiegel

District 2

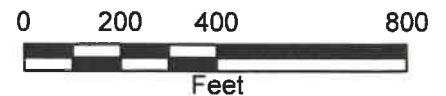
Date Drawn: 09/13/2019

Exhibit 1

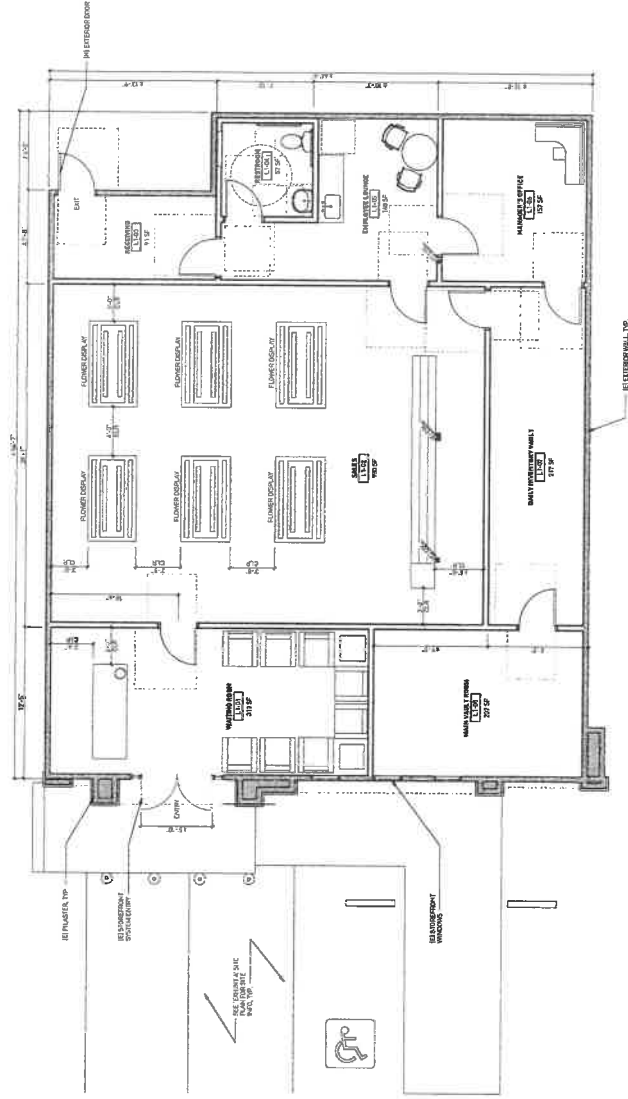


Zoning Dist: University

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)663-8277 (Eastern County) or Website <http://planning.rcstima.org>

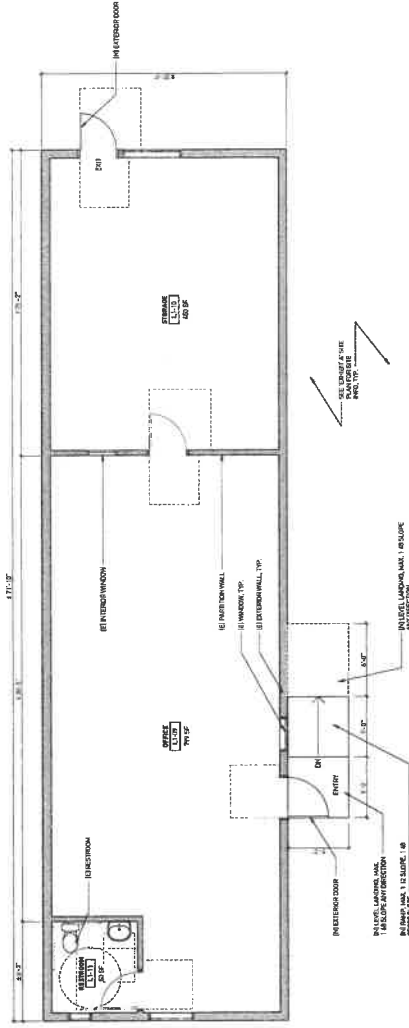


FLOOR PLAN 1
 1/1

GRAPHICS LEGEND

- PRODUCT (W/OUTLINE)
- ▨ CASE (W/OUTLINE)
- DOOR (W/OUTLINE)
- DOOR (W/OUTLINE)
- DOOR (W/OUTLINE)
- DOOR (W/OUTLINE)
- DOOR (W/OUTLINE)

CONDITIONAL USE PERMIT: 08/03/19



FLOOR PLAN 1
17-162

GRAPHICS LEGEND

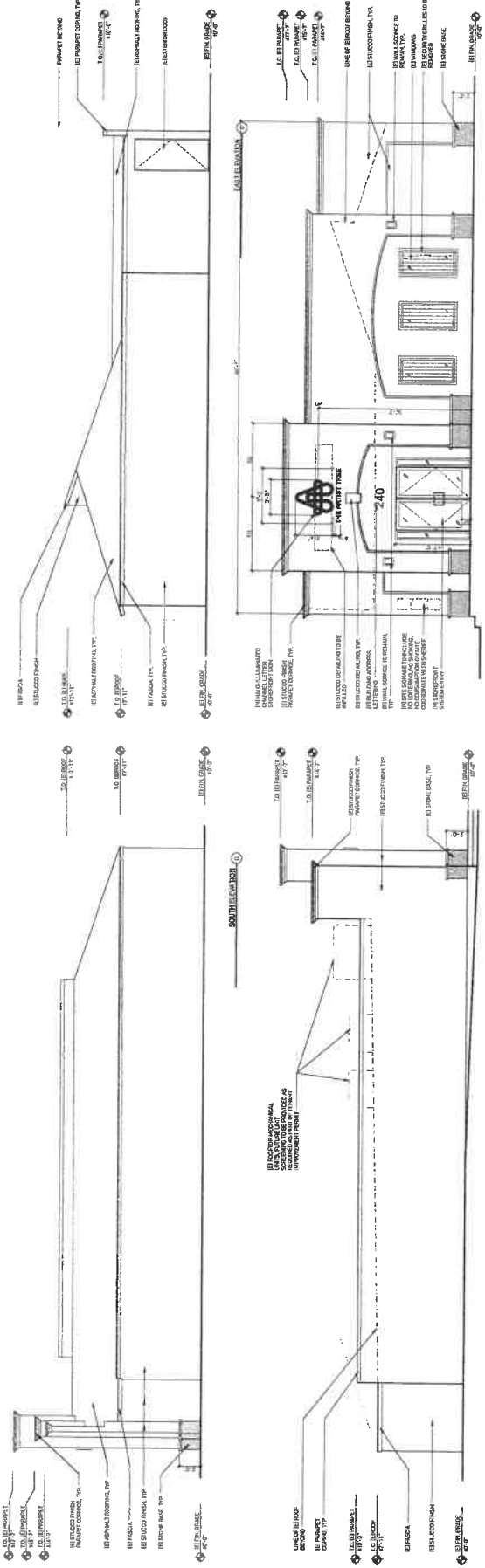
- STRUCTURAL WALL
- EXISTING WINDOW
- EXISTING WALL
- EXISTING DOOR
- COLUMN
- DOOR SWING

REVISIONS	DATE
1	
2	
3	
4	
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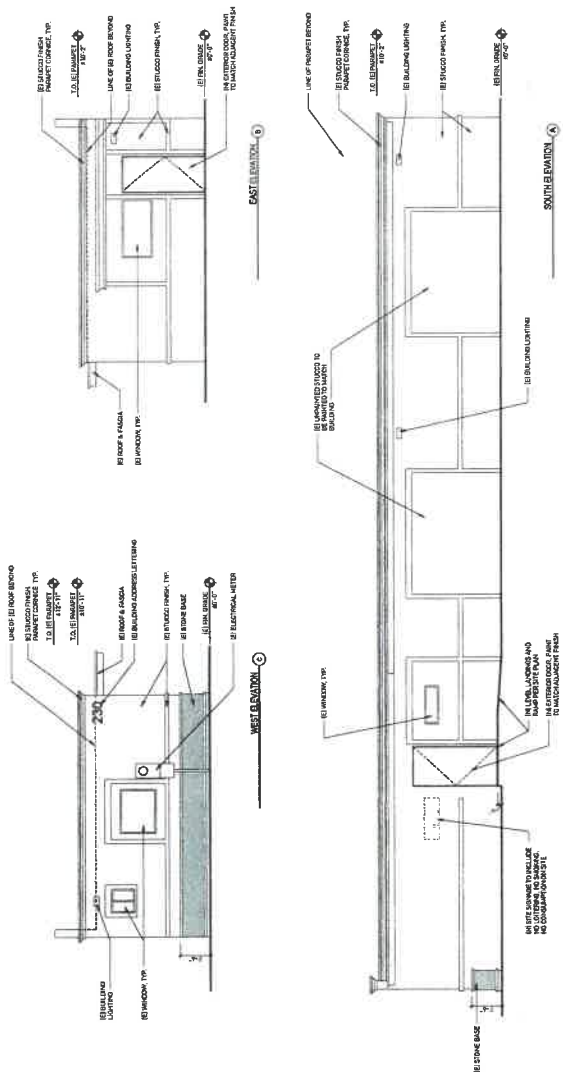
PROJECT NUMBER: 11-182
EXHIBIT B -
EXTERIOR ELEVATIONS - 240
IOWA

A3.01

CONDITIONAL USE PERMIT: 08/03/19



WEST ELEVATION
 EAST ELEVATION
 SOUTH ELEVATION



EXTERIOR ELEVATIONS
 1

REVISION	DATE
A	

PROJECT NUMBER: 19-152
EXHIBIT B -
COLORLED
EXTERIOR
ELEVATIONS - 240
IOWA

A3.11

NOTE: TEMPORARY TO BE OUP
 15' 6" HIGH

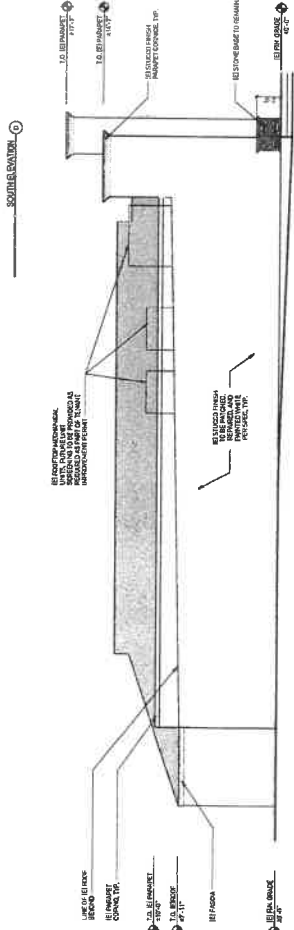
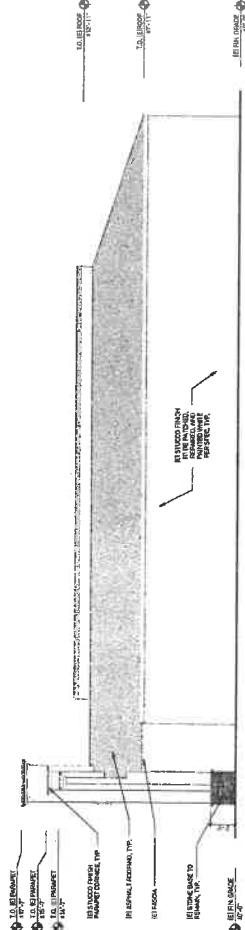
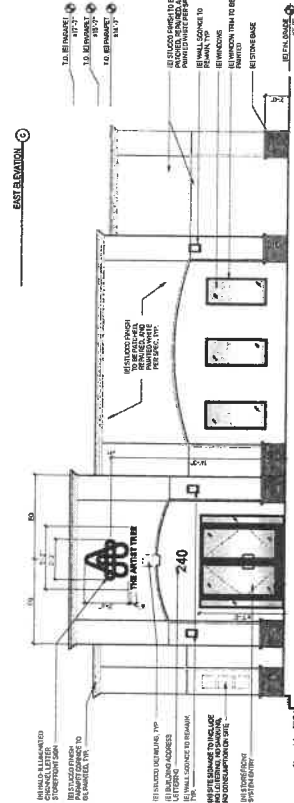
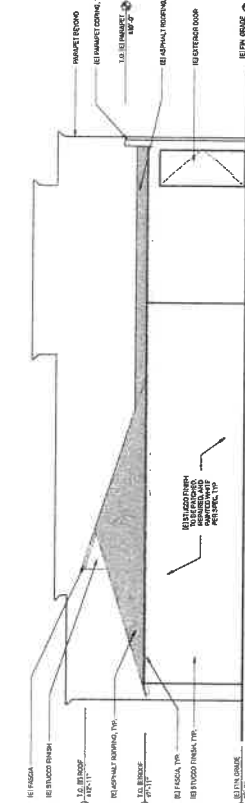
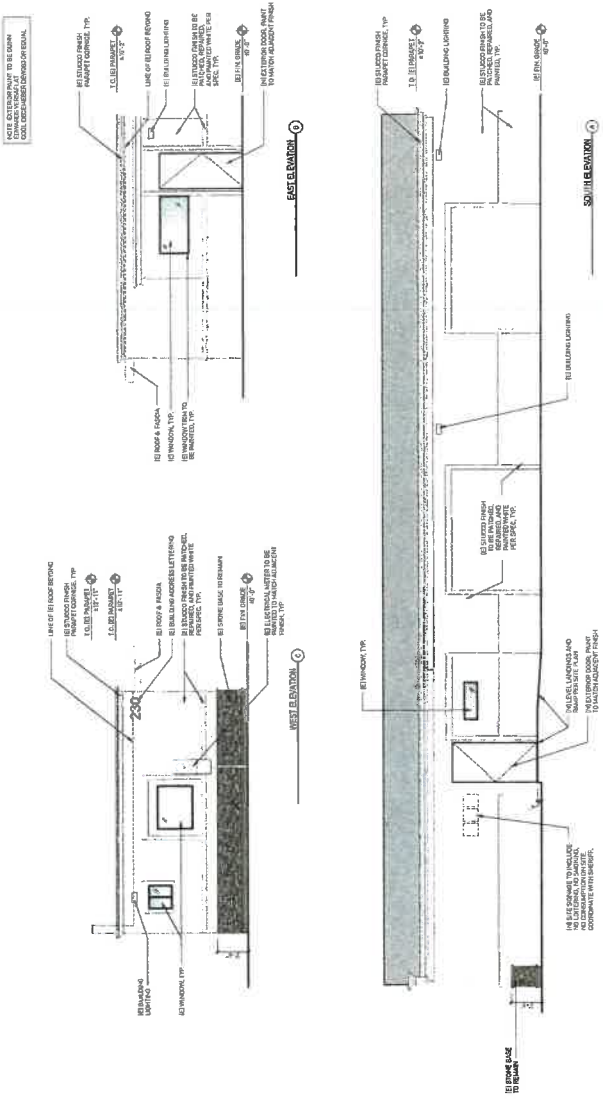


EXHIBIT B - COLORED EXTERIOR ELEVATIONS - 240 IOWA
 1
 W + CC

CONDITIONAL USE PERMIT: 08/03/19



EXTERIOR ELEVATIONS
1

CONDITIONAL USE PERMIT: 09/03/19



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



Juan C. Perez
Agency Director

11/13/19, 12:49 pm

CUP190008

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP190008. 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 Conditional Use Permit No. 190008 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

The project site includes two parcels with two existing commercial buildings and accompanying parking. The first, existing 2,365 square foot retail building will be used as a storefront for a retail cannabis business. The second, existing 1,437 square foot building will be used for office space and storage related to the cannabis business.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 2nd District Design Guidelines
2. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

Exhibit A (Site Plan),
Exhibit B (Elevations),
Exhibit C (Floor Plans),
Exhibit D (Conceptual Grading Plan),
Exhibit E (Conceptual Landscaping and Irrigation Plans),
Exhibit F (Colors and Materials),

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 5 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)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 461 (Road Improvement Standards)
 - 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)

ADVISORY NOTIFICATION DOCUMENT**Advisory Notification****Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)**

- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- 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)

E Health**E Health. 1 ECP Comment**

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.

General**General. 1 General – Business Licensing**

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department.

General. 2 General – Causes for Revocation

In the event the use hereby permitted under this permit is found:

- (a) to be in violation of the terms and conditions of this permit; and/or,
- (b) to have been obtained by fraud or perjured testimony; and/or,
- (c) to be detrimental to the public health, safety or general welfare, or is a public nuisance,

then this permit shall be subject to revocation procedures.

General. 3 General – Ceased Operations

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this

ADVISORY NOTIFICATION DOCUMENT**General****General. 3****General – Ceased Operations (cont.)**

Conditional Use Permit and accompanying Development Agreement approval shall become null and void.

General. 4**General – Hold Harmless**

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the project or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the project, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

ADVISORY NOTIFICATION DOCUMENT

General

General. 5

General – Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

General. 6

General – Review Fees

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and 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.

General. 7

General – Unanticipated Resources

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. Ord. 348 Article XIXh

* 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

Planning. 1

General - A. Application Requirements

At the time of filing the application for a Commercial Cannabis Activity on a form provided by the Planning Department, the applicant shall also provide the applicable fee for processing the land use permit application. All entitlement fees shall be paid in full, prior to operating the cannabis business. Ord. 348 Article XIXh

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 2 General - B. State License Required**

Obtain and maintain during the life of the Commercial Cannabis Activity the applicable California license issued pursuant to California Business and Professions Code Sections 19300.7 or 26050(a) as may be amended from time to time. Ord. 348 Article XIXh

Planning. 3 General - C. Suspension, Revocation, or Termination of State License

Suspension of a license issued by the State of California, or by any State licensing authority, shall immediately suspend the ability of a Commercial Cannabis Activity to operate within the County until the State, or its respective State licensing authority, reinstates or reissues the State license. Revocation or termination of a license by the State of California, or by any State licensing authority, will also be grounds to revoke or terminate any conditional use permit granted to a Commercial Cannabis Activity pursuant to this Article. Ord. 348 Article XIXh

Planning. 4 General - D. Health and Safety

Commercial Cannabis Activities shall at all times be operated in such a way as to ensure the health, safety, and welfare of the public. Commercial Cannabis Activities shall not create a public nuisance or adversely affect the health or safety of the nearby residents, businesses or employees working at the Commercial Cannabis Activity by creating dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, unsafe conditions or other impacts, or be hazardous due to the use or storage of materials, processes, products, and runoff of water, pesticides or wastes. Ord. 348 Article XIXh

Planning. 5 General - E. Development Agreement

No approval required by this ordinance shall be given for any permit for a Commercial Cannabis Activity unless the Board of Supervisors prior to or concurrently with approves a development agreement, pursuant to Section 18.26b of this ordinance, setting forth the terms and conditions under which the Commercial Cannabis Activity will operate in addition to the requirements of this ordinance, all other local ordinances and regulations, state law and such other terms and conditions that will protect and promote the public health, safety and welfare. No use or operation under any permit for a Commercial Cannabis Activity shall be allowed to begin until the development agreement is effective. Ord. 348 Article XIXh

Planning. 6 General - F. Nuisance Odors

All Commercial Cannabis Activities shall be sited and operated in a manner that prevents Cannabis nuisance odors from being detected offsite. All Commercial Cannabis Activities shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the Commercial Cannabis Activity that is distinctive to its operation is not detected outside of the operation's facility, anywhere on adjacent lots or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the Commercial Cannabis Activity. In order to control nuisances such as odors, humidity and mold, Commercial Cannabis Activities

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 6 General - F. Nuisance Odors (cont.)**

shall install and maintain at the minimum, the following equipment, or any other equipment that can be proven to be an equally or more effective method or technology to control these nuisances: Ord. 348 Article XIXh

1. An exhaust air filtration system with odor control that prevents internal odors from being emitted externally;
2. An air system that creates negative air pressure between the Commercial Cannabis Activities' interior and exterior, so that the odors generated by the Commercial Cannabis Activity are not detectable on the outside of the Commercial Cannabis Activity. Ord. 348 Article XIXh

Planning. 7 General - G. Commercial Cannabis Activity Operator Qualifications

1. All operators and all employees of a Commercial Cannabis Activity must be 21 years of age or older. Ord. 348 Article XIXh
2. Operators shall be subject to background checks. Ord. 348 Article XIXh
3. Permits for Commercial Cannabis Activities shall not be granted for operators with felony convictions, as specified in subdivision (c) of Section 667.5 of the Penal Code and subdivision (c) of Section 1192.7 of the Penal Code. Ord. 348 Article XIXh
4. Applicants providing false or misleading information in the permitting process will result in rejection of the application or nullification or revocation of any permit granted pursuant to this Article. Ord. 348 Article XIXh

Planning. 8 General - H. Relocation of a Permitted Commercial Cannabis Activity

In the event the permittee or successor in interest vacates and relocates the Commercial Cannabis Activity to a new location, a new conditional use permit will need to be granted by the County in accordance with this ordinance prior to commencing operations at the new location. Ord. 348 Article XIXh

Planning. 9 General - I. Hours of Operation

A Commercial Cannabis Activity operating as a Cannabis Retailer may be open to the public seven days a week only between the hours of 6:00 A.M. and 10:00 P.M. All other Commercial Cannabis Activities may operate only during the hours specified in the conditional use permit granted by the County. Ord. 348 Article XIXh

Planning. 10 General - J. Inspections

A Commercial Cannabis Activity shall be subject to inspections by appropriate local and State agencies, including, but not limited to, the Riverside County Departments of Code Enforcement, Planning, Fire, Public Health, Environmental Health, the Agricultural Commissioner's Office and the Sheriff's Department. Ord. 348 Article XIXh

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 General - K. Monitoring Program (cont.)

Planning. 11 General - K. Monitoring Program

Permittees of a Commercial Cannabis Activity shall participate in the County's monitoring program to verify permit requirements such as, but not limited to, security measures, water use and State track-and-trace requirements. Ord. 348 Article XIXh

Planning. 12 General - L. Restriction on Alcohol and Tobacco Sales or

Commercial Cannabis Activities shall not allow the sale, dispensing, or consumption of alcoholic beverages or tobacco on the site of the Commercial Cannabis Activity. Ord. 348 Article XIXh

Planning. 13 General - M. Restriction on Consumption

Cannabis shall not be consumed or used on the lot of any Commercial Cannabis Activity. Ord. 348 Article XIXh

Planning. 14 General - N. Security - Part 1

A Commercial Cannabis Activity shall implement sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products, to deter and prevent the theft of Cannabis or Cannabis Products at the Commercial Cannabis Activity and to ensure emergency access in accordance with applicable Fire Code standards. Guard dogs shall not be used at the Commercial Cannabis Activity as a security measure. Security measures shall include, but not be limited to, the following: 1. A plan to prevent individuals from loitering on the lot if they are not engaging in activity expressly related to the Commercial Cannabis Activity. 2. 24 hour emergency contact information for the owner or an on-site employee which shall be provided to the County. 3. A professionally installed, maintained, and monitored alarm system. 4. Except for Live Cannabis Plants being cultivated at a cultivation facility and limited amounts of Cannabis for display purposes, all Cannabis and Cannabis Products shall be stored in a secured and locked structure and in a secured and locked safe room, safe, or vault, and in a manner as to prevent diversion, theft, and loss. 5. 24 hour security surveillance cameras to monitor all entrances and exits to a Commercial Cannabis Activity, all interior spaces within the Commercial Cannabis Activity that are open and accessible to the public, and all interior spaces where Cannabis, cash or currency is being stored for any period of time on a regular basis. The permittee for a Commercial Cannabis Activity shall be responsible for ensuring that the security surveillance camera's footage is accessible. Video recordings shall be maintained for a minimum of 90 days, and shall be made available to the County upon request. Ord. 348 Article XIXh

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 15****General - N. Security - Part 2**

6. Sensors shall be installed to detect entry and exit from all secure areas.
7. Panic buttons shall be installed in all Commercial Cannabis Activities.
8. Any bars installed on the windows or the doors of a Commercial Cannabis Activity shall be installed only on the interior of the building.
9. Security personnel must be licensed by the State of California Bureau of Security and Investigative Services.
10. A Commercial Cannabis Activity shall have the capability to remain secure during a power outage and all access doors shall not be solely controlled by an electronic access panel to ensure locks are not released during a power outage.
11. A Commercial Cannabis Activity shall cooperate with the County and, upon reasonable notice to the Commercial Cannabis Activity, allow the County to inspect or audit the effectiveness of the security plan for the Commercial Cannabis Activity.
12. The permittee for a Commercial Cannabis Activity shall notify the Riverside County Sheriff's Department immediately after discovering any of the following:
 - a. Significant discrepancies identified during inventory.
 - b. Diversion, theft, loss, or any criminal activity involving the Commercial Cannabis Activity or any agent or employee of the Commercial Cannabis Activity.
 - c. The loss or unauthorized alteration of records related to Cannabis, registering qualifying patients, primary caregivers, or employees or agents of the Commercial Cannabis Activity.
 - d. Any other breach of security.
13. Firearms shall not be permitted at a Commercial Cannabis Activity by an owner, manager, employee, volunteer or vendor other than those individuals authorized as a State Licensed Security Personnel.
14. Cannabis or Cannabis Products shall not be stored outside at any time.

Ord. 348 Article XIXh

Planning. 16**General - O. Permit and License Posting**

The permittee shall post or cause to be posted at the Commercial Cannabis Activity all required County and State permits and licenses to operate. Such posting shall be in a central location, visible to the patrons, and in all vehicles that deliver or transport Cannabis. Ord. 348 Article XIXh

Planning. 17**General - P. Signage**

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 17****General - P. Signage (cont.)**

Signage for a Commercial Cannabis Activity shall comply with the following: 1. In addition to the requirements set forth in this section and California Business and Professions Code section 26152 as may be amended, business identification signage for a Commercial Cannabis Activity shall comply with Section 19.4 of this ordinance. 2. No Commercial Cannabis Activity shall advertise by having a person or device holding a sign or an air dancer sign advertising the activity to passersby, whether such person, device or air dancer is on the lot of the Commercial Cannabis Activity or elsewhere including, but not limited to, the public right-of-way. 3. No Commercial Cannabis Activity shall publish or distribute advertising or marketing that is attractive to children. 4. No Commercial Cannabis shall advertise or market Cannabis or Cannabis Products on motor vehicles. 5. Except for advertising signs inside a licensed Premises and provided that such advertising signs do not advertise or market Cannabis or Cannabis Products in a manner intended to encourage persons under 21 years of age to consume Cannabis or Cannabis Products, no Commercial Cannabis Activity shall advertise or market Cannabis or Cannabis Products on an advertising sign within 1,000 feet of a Child Day Care Center, a K-12 school, a public park or a Youth Center. 6. No signs placed on the lot of a Commercial Cannabis Activity shall obstruct any entrance or exit to the building or any window. 7. Each entrance to a Commercial Cannabis Activity shall be visibly posted with a clear and legible notice indicating that smoking, ingesting, or otherwise consuming Cannabis on the lot of the Commercial Cannabis Activity is prohibited. 8. Signage shall not be directly illuminated, internally or externally. 9. No banners, flags, billboards, or other prohibited signs may be used at any time. Ord. 348 Article XIXh

Planning. 18**General - Q. Records**

1. Each owner and permittee of a Commercial Cannabis Activity shall maintain clear and adequate records and documentation demonstrating that all Cannabis or Cannabis Products have been obtained from and are provided to other permitted and licensed Cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon written request.
2. Each owner and permittee of a Commercial Cannabis Activity shall maintain a current register of the names and contact information, including name, address, and telephone number, of anyone owning or holding an ownership interest in the Commercial Cannabis Activity, and of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the Commercial Cannabis Activity. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.
3. All Commercial Cannabis Activities shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all Cannabis and Cannabis Products for all stages of the growing and production or manufacturing, laboratory testing and distribution processes until purchase by or distribution to a qualified patient, primary caregiver for medical purpose or an adult 21 years of age or older who qualifies to purchase adult-use Cannabis.

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 18**

Ord. 348 Article XIXh

General - Q. Records (cont.)**Planning. 19****General - R. Water**

All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the applicable water purveyor, indicating agreement to supply water for the Commercial Cannabis Activity. The letter shall include the activity proposed and any improvements required for service. For Commercial Cannabis Activities where water service is not available, conditions from the Department of Environmental Health for a permitted onsite, in-ground well will be required for the conditional use permit. Irrigation and domestic water supplies shall not include water transported by vehicle from off-site sources. Ord. 348 Article XIXh

Planning. 20**General - S. Waste Water**

All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the applicable sanitary sewer purveyor, indicating agreement to supply sewer for the Commercial Cannabis Activity. The letter shall include the activity proposed and any improvements required for service. For Commercial Cannabis Activities where sewer service is not available, conditions from the Department of Environmental Health will be required for the conditional use permit. Where sanitary sewer is not available, the applicant shall obtain clearance from the appropriate regional water quality control board. Ord. 348 Article XIXh

Planning. 21**General - T. Parking**

Parking shall be provided in accordance with Section 18.12 of this ordinance. Ord. 348 Article XIXh

Planning. 22**General - U. Visibility**

In no case shall Live Cannabis Plants be visible from a public or private road, sidewalk, park or common public viewing area. Ord. 348 Article XIXh

Planning. 23**General - V. Hazardous Materials**

All Commercial Cannabis Activities that utilize hazardous materials shall comply with applicable hazardous waste generator, Riverside County Ordinance No. 615, and hazardous materials handling, Riverside County Ordinance No. 651, requirements and maintain any applicable permits for these programs from the Riverside County Fire Department, the Riverside County Department of Environmental Health, the Riverside County Department of Waste Resources and the Agricultural Commissioner. Ord. 348 Article XIXh

Planning. 24**General - W. Compliance with Local and State Laws and Regulations**

1. All Commercial Cannabis Activities shall comply with all applicable local and State laws, ordinances and regulations related to, but not limited to, the following: the California Environmental Quality Act, California Building Code, California Fire Code, Riverside County Ordinance No. 787, Riverside County. Ord. 348 Article XIXh

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 24****General - W. Compliance with Local and State Laws and Regulations**

Ordinance No. 457, Riverside County Ordinance No. 657, Riverside County Ordinance No. 745, Airport Land Use Compatibility Plans, weights and measures regulations, track and trace requirements, pesticide use, water quality, storm water discharge and the grading of land.

2. All buildings and structures, including greenhouse, hoop structures, or other similar structures shall comply with all applicable Building, Fire, and Safety laws and regulations. All buildings and structures shall be reviewed by the Riverside County Building and Safety Department in accordance with the California Building Code and Riverside County Ordinance No. 457 and by the Riverside County Fire Department in accordance with Riverside County Ordinance No. 787 and the California Fire Code.

Planning. 25**General - X. Material Alterations to Premises**

No physical change, alteration, or modification shall be made to a Premises without first obtaining the appropriate approvals from the County, including but not limited a substantial conformance or revised permit and all other necessary permits. Alterations or modifications requiring approval include, without limitation: (i) the removal, creation, or relocation of a common entryway, doorway, passage, or a means of public entry or exit, when such common entryway, doorway, or passage alters or changes limited-access areas within the Premises; (ii) the removal, creation, addition, or relocation of a Cultivation Area; (iii) or the addition or alteration of a water supply. The requirement of this Section is in addition to compliance with any other applicable State or local law or regulation pertaining to approval of building modifications, zoning, and land use requirements. In the event that the proposed modification requires a new or modified conditional use permit such permit must be obtained prior to issuance of building permits. Ord. 348 Article XIXh

Planning-All**Planning-All. 1****Cannabis Retail Operations - 1**

Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location.

Planning-All. 2**Cannabis Retail Operations - 10**

Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority.

Planning-All. 3**Cannabis Retail Operations - 11**

Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot.

ADVISORY NOTIFICATION DOCUMENT**Planning-All****Planning-All. 4 Cannabis Retail Operations - 12**

Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products.

Planning-All. 5 Cannabis Retail Operations - 13

Cannabis or Cannabis Products shall not be sold or delivered by any means or method to any person within a motor vehicle.

Planning-All. 6 Cannabis Retail Operations - 14

Cannabis Retailers shall not include a drive-in, drive-through or walk up window where retail sales of Cannabis or Cannabis Products are sold to persons or persons within or about a motor vehicle.

Planning-All. 7 Cannabis Retail Operations - 2

Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation.

Planning-All. 8 Cannabis Retail Operations - 3

Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age.

Planning-All. 9 Cannabis Retail Operations - 4

A Cannabis Retailers may include the sale of both Medical and Adult use Cannabis requiring both an A-License and an M-License from the State. All Cannabis Retailers selling both Medical and Adult Use Cannabis shall verify that consumers who enter the premises are at least 18 years of age and that they hold a valid Physician's Recommendation or are at least 21 years of age.

Planning-All. 10 Cannabis Retail Operations - 5

Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours.

Planning-All. 11 Cannabis Retail Operations - 6

Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area.

Planning-All. 12 Cannabis Retail Operations - 7

Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods.

ADVISORY NOTIFICATION DOCUMENT**Planning-All****Planning-All. 13 Cannabis Retail Operations - 8**

Restroom facilities shall be locked and under the control of the Cannabis Retailer.

Planning-All. 14 Cannabis Retail Operations - 9

Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations.

Transportation**Transportation. 1 Trans General Conditions****General Conditions**

1. 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. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

2. 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.

Plan: CUP190008

Parcel: 247042020

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 Business Plan Request - Scope Satisfied

Prior to building permit issuance, please provide a business plan with a complete scope of work. Indicate any storage, hazardous materials or manufacturing that may be conducted on this site. In addition, please note proposed business hours and if open flame devices will be on site.

080 - Fire. 2 Prior to permit Not Satisfied

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.

1. 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 to 4 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)

080 - Fire. 3 Prior to permit Satisfied

1. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 75,000 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 Office of the Fire Marshal. (CFC 501.4)
2. Prior to construction, all locations where structures are to be built shall have an approved Fire Department access based on street standards approved by the Office of the Fire Marshal. (CFC 501.4)
3. 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 than thirteen (13) feet six (6) inches. (CFC 503.2.1)

080 - Fire. 4 Prior to permit Not Satisfied

1. The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with the C.F.C. and NFPA 24. Fire hydrants shall be located no closer than 40 feet to a building. A fire hydrant shall be located within 50 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are (6" x 4" x 2 1/2" x 2 1/2") (CFC 507.5.1, 507.5.7, Appendix C, NFPA 24-7.2.3.)
2. 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)

Planning

080 - Planning. 1 0080-Planning-USE - CONFORM TO ELEVATIONS Not Satisfied

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT

Plan: CUP190008

Parcel: 247042020

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-USE - CONFORM TO ELEVATIONS (cont.) Not Satisfied

080 - Planning. 2 0080-Planning-USE - CONFORM TO FLOOR PLANS Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT

Transportation

080 - Transportation. 1 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

Prior to building permit issuance, all landscape inspection deposits and plan check fees shall be paid.

080 - Transportation. 2 LSP* - LANDSCAPE MINOR PLOT PLAN/PERMIT Not Satisfied

Landscaping shall be improved for the following offsite/road right-of-way areas or easements adjacent to the public right-of-way areas: Iowa Ave. Irrigation cross-overs in the road shall be shown on road improvement plans.

Waste Resources

080 - Waste Resources. 1 Gen - Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

080 - Waste Resources. 2 Gen - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 Gen - Custom Not Satisfied

The facility will require a business emergency plan for the storage of hazardous materials if greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances is handled or stored on the premises. Additionally, THC extraction or other processing activities may require a permit from DEH Hazmat. Contact Hazmat at 951-358-5055 for

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90. Prior to Building Final Inspection

E Health

090 - E Health. 1 Gen - Custom (cont.) Not Satisfied
any questions.

090 - E Health. 2 Gen - Custom Not Satisfied

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project. List information about water and wastewater on exhibits. Only domestic wastewater from restrooms and kitchens can be discharged to sewer. Other waste, including industrial waste, cannot be discharged to sewer without written approval from the Regional Water Quality Control Board and the sewer agency. 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. Contact DEH Land Use at 951-955-8980 for any questions.

Fire

090 - Fire. 1 Prior to final Satisfied

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 and remote actuating devices, for access by emergency personnel. (CFC 506.1)

Planning

090 - Planning. 1 0090-Planning-USE - ACCESSIBLE PARKING Not Satisfied

A minimum of One (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk.

090 - Planning. 2 0090-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

090 - Planning. 3 0090-Planning-USE - TRASH ENCLOSURES Not Satisfied

One (1) trash enclosure which is adequate to enclose a minimum of 2 bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and 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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 3 0090-Planning-USE - TRASH ENCLOSURES (cont.) Not Satisfied
symbol and with signage indicating to the users the type of material to be deposited in each bin.
Previous location of trash enclosure shall be completed demolished to make space for proposed
parking area.

090 - Planning. 4 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied
Wall locations shall be in conformance with APPROVED
EXHIBIT A.

090 - Planning. 5 090 - Obtain State License Not Satisfied
Prior to final of the building permit or certificate of occupancy, whichever occurs first; obtain the
California State License for Commercial Cannabis Activity. The applicable California license issued is
pursuant to California Business and Professions Code Sections 19300.7 or 26050(a), or equivalent
and as may be amended from time to time.

Provide a copy of the State License for Commercial Cannabis Activity to the Riverside County
Planning Department.

090 - Planning. 6 090 - Sheriff's Signage for No Loitering Not Satisfied
Prior to final of the building permit or certificate of occupancy, whichever occurs first; acquire a "no
loitering" signs from the Riverside County Sheriff's Department. Said signage provides additional
authorization for the Riverside County Sheriff's Department to assist, as needed on site.

090 - Planning. 7 090-Planning-USE CERTIFICATE OF PARCEL MERGER Not Satisfied
The permittee or successor of interest is restricted from isolating the Cannabis related uses in each
building located on separate parcels 247-042-020 and 247-042-021. Prior to the issuance of a
Certificate of Occupancy, the applicant shall submit and finalize a Parcel Merger through the
Riverside County Survey Division.

Transportation

090 - Transportation. 1 LSP - LANDSCAPE INSPECTION REQUIRED Not Satisfied
The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the
Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape
INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable
Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION
INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION
INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of
occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be
installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation,
Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease
and pests; and, irrigation systems are properly constructed and determined to be in good working
order.

Non-residential permits - After a successful landscape ONE-YEAR POST-ESTABLISHMENT
INSPECTION, the Landscape Inspector and the Licensed/Registered Landscape Architect shall

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 LSP - LANDSCAPE INSPECTION REQUIRED (cont.) Not Satisfied
execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. Landscape Bonds may be released at that time.

Waste Resources

090 - Waste Resources. 1 Gen - Custom Not Satisfied

Form D – Mandatory Commercial Recycling and Organics Recycling

Prior to final building inspection, applicants shall complete a Mandatory Commercial Recycling and Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org

090 - Waste Resources. 2 Gen - 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 stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

090 - Waste Resources. 3 Gen - Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

DRAFT

DEVELOPMENT AGREEMENT NO. 190004

This Development Agreement (hereinafter “Agreement”) is entered into effective on the date it is recorded with the Riverside County Recorder (hereinafter the “Effective Date”) by and among the COUNTY OF RIVERSIDE (hereinafter “COUNTY”), and the persons and entities listed below (hereinafter “OWNER”):

4EG Services, LLC, and
The Artist Tree IVA, LLC.

RECITALS

WHEREAS, COUNTY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Article 11, Section 7 of the California Constitution and Section 65864, et seq. of the Government Code; and,

WHEREAS, COUNTY has adopted Procedures and Requirements of the County of Riverside for the Consideration of Development Agreements (hereinafter “Procedures and Requirements”), pursuant to Section 65865 of the Government Code; and,

WHEREAS, OWNER has requested COUNTY to enter into a development agreement and proceedings have been taken in accordance with the Procedures and Requirements of COUNTY; and,

WHEREAS, by electing to enter into this Agreement, COUNTY shall bind future

Boards of Supervisors of COUNTY by the obligations specified herein and limit the future exercise of certain governmental and proprietary powers of COUNTY; and,

WHEREAS, the terms and conditions of this Agreement have undergone extensive review by COUNTY and the Board of Supervisors and have been found to be fair, just and reasonable; and,

WHEREAS, the best interests of the citizens of Riverside County and the public health, safety and welfare will be served by entering into this Agreement; and,

WHEREAS, all of the procedures of the California Environmental Quality Act (Public Resources Code, Section 21000 et seq.) have been met with respect to the Project and the Agreement; and,

WHEREAS, this Agreement and the Project are consistent with the Riverside County General Plan and any specific plan applicable thereto; and,

WHEREAS, all actions taken and approvals given by COUNTY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and,

WHEREAS, this Agreement will confer substantial private benefits on OWNER by granting vested rights to develop the Property in accordance with the provisions of this Agreement;

and,

WHEREAS, OWNER proposes to develop the Property to be used for the Commercial Cannabis Activity described in Exhibit E (“the Development Plan”); and,

WHEREAS, Riverside County Ordinance 348.4898 (hereafter “Ordinance 348.4898”) establishes a regulatory permitting process for Commercial Cannabis Activities and prohibits all Commercial Cannabis Activities in all land use zones without the benefit of a land use permit issued by the COUNTY; and,

WHEREAS, Board of Supervisors Policy No. B-9 further sets forth provisions to be included in development agreements in order to implement applicable General Plan provisions, to ensure that the County does not disproportionately bear the burden of commercial cannabis activities throughout the County, to ensure the County receives public benefits for the commercial cannabis activities, to ensure there are adequate resources available for enforcement of permitted and unpermitted commercial cannabis activities, and to give cannabis owners and property owners certainty as to the County’s requirements; and,

WHEREAS, this Agreement complies with the provisions of both Ordinance No. 348.4898 and Board Policy B-9; and,

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of the Property, ensure progressive installation of necessary

improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Sections 65864, et seq. of the Government Code are intended; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in order to assure development of the Property in accordance with this Agreement; and,

WHEREAS, OWNER has incurred and will in the future incur substantial costs in excess of the generally applicable requirements in order to assure vesting of legal rights to develop the Property in accordance with this Agreement.

COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined as follows:

1.1.1 “Agreement” means this Development Agreement.

1.1.2 “Base Rate” means an amount equal to \$18.00 multiplied by the entire Cannabis Area, as shown on Exhibit “G”, and which is payable to COUNTY annually pursuant to Subsections 4.2.1 and 4.2.2 of this Agreement and increased annually by 2% from and after the date of this agreement.

1.1.3 “Commercial Cannabis Activity” means the cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery or sale of Cannabis and cannabis products as provided for in Ordinance No. 348, as amended through Ordinance No. 348.4898, and any other subsequently adopted zoning ordinance amendment or subsequently adopted zoning ordinance.

1.1.4 “Conditional Use Permit” means the land use permit required by COUNTY to conduct Commercial Cannabis Activities.

1.1.5 “COUNTY” means the County of Riverside, a political subdivision of the State of California.

1.1.6 “Development” means the improvement of the Property for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property;

the construction or re-construction of buildings and structures; the tenant improvements of structures, and the installation of landscaping. When authorized by a Subsequent Development Approval as provided by this Agreement, “development” includes the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement or facility after the construction and completion thereof.

1.1.7 “Development Approvals” means all permits and other entitlements for use subject to approval or issuance by COUNTY in connection with use of the Property and for development of the Property for Commercial Cannabis Activities including, but not limited to:

- (a) Conditional use permits, and site plans;
- (b) Zoning Amendments;
- (c) General Plan Amendments
- (d) Tentative and final subdivision and parcel maps;
- (e) Grading and building permits;
- (f) Any permits or entitlements necessary from the COUNTY;
- (g) Any easements necessary from COUNTY or any other land owner;
- (h) Specific plans and specific plan amendments;
- (i) Right of Entry agreements

1.1.8 “Development Exaction” means any requirement of the COUNTY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts of development on the environment or other public interests.

1.1.9 “Development Plan” means the Existing of Proposed Development Approvals and the Existing Land Use Regulations applicable to development of the Property.

1.1.10 “Effective Date” means the date this Agreement is recorded with the County Recorder.

1.1.11 “Existing Development Approvals” means all Development Approvals approved or issued prior to the Effective Date. Existing Development Approvals includes the Development Approvals incorporated herein as Exhibit “C” and all other Development Approvals which are a matter of public record on the Effective Date.

1.1.12 “Existing Land Use Regulations” means all Land Use Regulations in effect on the Effective Date. Existing Land Use Regulations includes the Land Use Regulations incorporated herein as Exhibit “D” and all other Land Use Regulations which are a matter of public record on the Effective Date.

1.1.13 “Land Use Regulations” means all ordinances, resolutions, codes, rules, regulations and official policies of COUNTY governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings and structures, the provisions for reservation or dedication of land for public purposes, and the design, improvement and construction standards and specifications applicable to the development of the property. “Land Use Regulations” does not include any COUNTY ordinance, resolution, code, rule, regulation or official policy, governing:

- (a) The conduct of businesses, professions, and occupations;
- (b) Taxes and assessments;
- (c) The control and abatement of nuisances;
- (d) The granting of encroachment permits and the conveyance of rights and interests which provide for the use of or the entry upon public property;
- (e) The exercise of the power of eminent domain.

1.1.14 “Mortgagee” means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender, and their successors and assigns.

1.1.15 “OWNER” means the owner of the PROPERTY and the persons and entities listed as OWNER on the first page of this Agreement. OWNER shall also

include any of the following:

1. A person with an aggregate ownership interest of 20 percent or more in the Commercial Cannabis Activity for which a license or permit is being sought, unless the interest is solely a security, lien, or encumbrance.
2. The chief executive officer of a nonprofit or other entity for the Commercial Cannabis Activity.
3. A member of the board of directors of a nonprofit for the Commercial Cannabis Activity.
4. An individual who will be participating in the direction, control, or management of the person applying for a Commercial Cannabis Activity Conditional Use Permit or State license.”

1.1.16 “Project” means the development of the Property contemplated by the Development Plan as such Plan may be further defined, enhanced or modified pursuant to the provisions of this Agreement.

1.1.17 “Property” means the real property described on Exhibit “A” and shown on Exhibit “B” to this Agreement.

1.1.18 “Reservations of Authority” means the rights and authority excepted from the assurances and rights provided to OWNER under this Agreement and reserved to COUNTY under Section 3.5 of this Agreement.

1.1.19 “Subsequent Development Approvals” means all Development Approvals approved subsequent to the Effective Date in connection with development of the Property.

1.1.20 “Subsequent Land Use Regulations” means any Land Use Regulations adopted and effective after the Effective Date of this Agreement.

1.1.21 “Transfer” means sale, assignment, lease, sublease or any other transfer of a legal or equitable interest in the Property.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

Exhibit “A” - Legal Description of the Property

Exhibit “B” - Map Showing Property and Its Location

Exhibit “C” - Existing Development Approvals

Exhibit “D” - Existing Land Use Regulations

Exhibit “E” - Commercial Cannabis Activity Site Plan & Description

Exhibit “F” - Applicable Annual Public Benefits Base Payments

Exhibit “G” - Commercial Cannabis Area calculation exhibit.

Exhibit “H” - Additional Public Benefits Exhibit

2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Development of the Property is hereby authorized and shall be carried out only in accordance with the terms of this Agreement.

2.2 Ownership of Property. OWNER represents and covenants that it is the owner of a legal or equitable interest in the Property or a portion thereof.

2.3 Term. This Agreement shall commence on the Effective Date and shall continue for a period of ten years thereafter, unless this term is modified or extended for one additional five year term pursuant to the provisions of this Agreement and so long as the Project is in compliance with all applicable conditions of approval and County ordinances.

2.4 Transfer.

2.4.1 Right to Transfer. [Reserved]

2.4.2 Release of Transferring Owner. [Reserved]

2.4.3 Subsequent Transfer. [Reserved]

2.5 Amendment or Cancellation of Agreement. This Agreement may be amended or

cancelled in whole or in part only by written consent of all parties in the manner provided for in Government Code Section 65868. This provision shall not limit any remedy of COUNTY or OWNER as provided by this Agreement.

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

(a) Expiration of the stated term of this Agreement as set forth in Section 2.3.

(b) Entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of the ordinance approving this Agreement. For purposes of clarity this termination section excludes entry of a final judgment by a court of competent jurisdiction setting aside, voiding or annulling the adoption of Board of Supervisors' Policy No. B-9.

(c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.

(d) OWNER's election to terminate this Agreement. If OWNER elects not to develop all or a portion of the Property as a Commercial Cannabis Activity, OWNER shall provide notice of such election to the COUNTY, such notice by OWNER shall (i) seek to terminate this Agreement as to the portion of the Property

that is the subject of such notice of termination; and (ii) shall acknowledge that the Conditional Use Permit (CUP No. 190008) shall be null and void as to the Property that is the subject of such notice of termination. Following receipt of OWNER's notice of election to terminate this Agreement, OWNER and COUNTY shall execute an appropriate instrument in recordable form evidencing such termination, and shall cause such instrument to be an amendment to this Agreement to be processed in accordance with COUNTY's "Procedures and Requirements for the Consideration of Development Agreements (Commercial Cannabis Activities)" set forth in Resolution No. 2019-037.

(e) When OWNER no longer has a legal or equitable interest in the Property or has ceased operations on the Property for a period of thirty (30) consecutive days.

(f) Federal Enforcement of the Federal Controlled Substances Act against OWNER or the COUNTY. The parties understand that cannabis is still classified as a Schedule I Drug under the Federal Controlled Substances Act, 21 U.S.C. §§ 801 et seq. In the event there is federal enforcement of the Federal Controlled Substances Act against the COUNTY for the COUNTY's enactment of a comprehensive, regulatory framework for commercial cannabis activities or against OWNER for OWNER's own commercial cannabis activities, this Agreement shall be deemed terminated and of no further effect.

(g) Revocation of a Commercial Cannabis Activity Conditional Use

Permit or State License.

Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement which has occurred prior to such termination or with respect to any obligations which are specifically set forth as surviving this Agreement.

2.7 Notices.

(a) As used in this Agreement, “notice” includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either:

(i) when delivered in person to the recipient named below; (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; (iii) on the next business day when delivered by overnight United States mail or courier service; or (iv) on the date of delivery shown in the facsimile records of the party sending the facsimile after transmission by facsimile to the recipient named below. All notices shall be addressed as follows:

If to COUNTY:

Clerk of the Board of Supervisors
Riverside County Administrative Center
4080 Lemon Street, First Floor
Riverside, CA 92502
Fax No. (951) 955-1071

with copies to:

County Executive Officer
Riverside County Administrative Center
4080 Lemon Street, 4th Floor
Riverside, CA 92501
Fax No. (951) 955-1105

and

Assistant TLMA Director — Planning and Land Use
Transportation and Land Management Agency
Riverside County Administrative Center,
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Fax No. (951) 955-1817

and

County Counsel

County of Riverside

3960 Orange Street, Suite 500

Riverside, CA 92501

Fax No. (951) 955-6363

If to OWNER:

Lauren Fontein

11330 Ventura Blvd.

Studio City, CA 91604

(c) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by any such change.

3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop. Subject to the terms of this Agreement including the Reservations of Authority, OWNER shall have a vested right to develop the Property in accordance

with, and to the extent of, the Development Plan. The Existing Development Approvals shall not expire and shall remain valid for the Term of this Agreement so long as the Project remains in compliance with all conditions of approval for the Existing Development Approvals and in compliance with this Agreement. The Project shall remain subject to all Subsequent Development Approvals required to complete the Project as contemplated by the Development Plan. Except as otherwise provided in this Agreement, the permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings and structures, and provisions for reservation and dedication of land for public purposes shall be those set forth in the Development Plan.

3.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement including the Reservations of Authority, the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings and structures, and the design, improvement and construction standards and specifications applicable to development of the Property shall be the Existing Land Use Regulations. In connection with any Subsequent Development Approval, COUNTY shall exercise its discretion in accordance with the Development Plan, and as provided by this Agreement including, but not limited to, the Reservations of Authority. COUNTY shall accept for processing, review and action all applications for Subsequent Development Approvals, and such applications shall be processed in the normal manner for processing such matters.

3.3 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate at which phases of the Property will be developed. Such decisions depend

upon numerous factors which are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Cal.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such order and at such rate and at such times as OWNER deems appropriate within the exercise of its subjective business judgment.

3.4 Changes and Amendments. The parties acknowledge that refinement and further development of the Project will require Subsequent Development Approvals and may demonstrate that changes are appropriate and mutually desirable in the Existing Development Approvals. In the event OWNER finds that a change in the Existing Development Approvals is necessary or appropriate, OWNER shall apply for a Subsequent Development Approval to effectuate such change and COUNTY shall process and act on such application in accordance with the Existing Land Use Regulations, except as otherwise provided by this Agreement including the Reservations of Authority. If approved, any such change in the Existing Development Approvals shall be incorporated herein as an addendum to Exhibit "C", and may be further changed from time to time as provided in this Section. Unless otherwise required by law, as determined in COUNTY's reasonable discretion, a change to the Existing Development Approvals shall be deemed "minor" and not require an amendment to this Agreement provided such change does not:

- (a) Alter the permitted uses of the Property as a whole; or,

(b) Increase the density or intensity of use of the Property as a whole;

or,

(c) Increase the maximum height and size of permitted buildings or structures;

or,

(d) Delete a requirement for the reservation or dedication of land for public purposes within the Property as a whole; or,

(e) Constitute a project requiring a subsequent or supplemental environmental impact report pursuant to Section 21166 of the Public Resources Code.

3.5 Reservations of Authority.

3.5.1 Limitations. Reservations and Exceptions. Notwithstanding any other provision of this Agreement, the following Subsequent Land Use Regulations shall apply to the development of the Property.

(a) Processing fees and charges of every kind and nature imposed by COUNTY to cover the estimated actual costs to COUNTY of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued.

(b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

(c) Regulations governing construction standards and specifications including, without limitation, the Building Code, Plumbing Code, Mechanical Code, Electrical Code, Fire Code and Grading Code applicable in the County.

(d) Regulations imposing Development Exactions. Development Exactions shall be applicable to development of the Property if such Development Exaction is applied uniformly to development, either throughout the COUNTY or within a defined area of benefit which includes the Property. No such subsequently adopted Development Exaction shall apply if its application to the Property would physically prevent development of the Property for the uses and to the density or intensity of development set forth in the Development Plan.

(e) Regulations which may be in conflict with the Development Plan but which are reasonably necessary to protect the public health and safety. To the extent possible, any such regulations shall be applied and construed so as to provide OWNER with the rights and assurances provided under this Agreement.

(f) Regulations which are not in conflict with the Development Plan.

Any regulation, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed to conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations which are in conflict with the Development Plan provided OWNER has given written consent to the application of such regulations to development of the Property.

3.5.2 Subsequent Development Approvals. This Agreement shall not prevent COUNTY, in acting on Subsequent Development Approvals, from applying Subsequent Land Use Regulations which do not conflict with the Development Plan, nor shall this Agreement prevent COUNTY from denying or conditionally approving any Subsequent Development Approval on the basis of the Existing Land Use Regulations or any Subsequent Land Use Regulation not in conflict with the Development Plan.

3.5.3 Modification or Suspension by State or Federal Law. In the event that State or Federal laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement or require changes in plans, maps or permits approved by the COUNTY, such provisions of this Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations, provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to

enforce.

3.5.4 Intent. The parties acknowledge and agree that COUNTY is restricted in its authority to limit its police power by contract and that the foregoing limitations, reservations and exceptions are intended to reserve to COUNTY all of its police power which cannot be so limited. This Agreement shall be construed, contrary to its stated terms if necessary, to reserve to COUNTY all such power and authority which cannot be restricted by contract.

3.5.5. Application of State and Local Regulatory Laws Governing Commercial Cannabis Activities. The operation of Commercial Cannabis Activities is a highly regulated business activity, and it is subject to various state and local laws and regulations. This Agreement does not, and the County cannot and does not intend to, give OWNER the right to continue its operations without complying with applicable state and local laws governing its operations. OWNER shall be responsible for obtaining, and maintaining throughout the entire term of this Agreement, all applicable state licenses, permits, approvals, and consents, even if the applicable state laws and regulations are altered following the Effective Date.

3.6. Public Works. If OWNER is required by this Agreement to construct any public works facilities which will be dedicated to COUNTY or any other public agency upon completion, and if required by applicable laws to do so, OWNER shall perform such work in the same manner and subject to the same requirements as would be applicable to COUNTY or such other public agency if it would have undertaken such construction.

3.7 Provision of Real Property Interests by COUNTY. In any instance where OWNER is required to construct any public improvement on land not owned by OWNER, OWNER shall at its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of such public improvements. In the event OWNER is unable, after exercising reasonable efforts to acquire the real property interests necessary for the construction of such public improvements, and if so instructed by OWNER and upon OWNER'S provision of adequate security for costs COUNTY may reasonably incur, COUNTY shall negotiate the purchase of the necessary real property interests to allow OWNER to construct the public improvements as required by this Agreement and, if necessary, in accordance with the procedures established by law, use its power of eminent domain to acquire such required real property interests. OWNER shall pay all costs associated with such acquisition or condemnation proceedings. This Section 3.7 is not intended by the parties to impose upon the OWNER an enforceable duty to acquire land or construct any public improvements on land not owned by OWNER, except to the extent that the OWNER elects to proceed with the development of the Project, and then only in accordance with valid conditions imposed by the COUNTY upon the development of the Project under the Subdivision Map Act, Government Code Section 66410 et seq., or other legal authority.

3.8 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of COUNTY possess authority to regulate aspects of the development of the Property separately from or jointly with COUNTY and this Agreement does not limit the authority of such other public agencies. For example, pursuant to Government Code Section 66477 and Section 10.35 of Riverside County Ordinance No. 460, another local public

agency may provide local park and recreation services and facilities and in that event, it is permitted, and therefore shall be permitted by the parties, to participate jointly with COUNTY to determine the location of land to be dedicated or in lieu fees to be paid for local park purposes, provided that COUNTY shall exercise its authority subject to the terms of this Agreement.

3.9 Tentative Tract Map Extension. Notwithstanding the provisions of Section 66452.6 of the Government Code, no tentative subdivision map or tentative parcel map, heretofore or hereafter approved in connection with development of the Property, shall be granted an extension of time except in accordance with the Existing Land Use Regulations.

3.10 Vesting Tentative Maps. If any tentative or final subdivision map, or tentative or final parcel map, heretofore or hereafter approved in connection with development of the Property, is a vesting map under the Subdivision Map Act (Government Code Section 66410, et seq.) and Riverside County Ordinance No. 460 and if this Agreement is determined by a final judgment to be invalid or unenforceable insofar as it grants a vested right to develop to OWNER, then and to that extent the rights and protections afforded OWNER under the laws and ordinances applicable to vesting maps shall supersede the provisions of this Agreement. Except as set forth immediately above, development of the Property shall occur only as provided in this Agreement, and the provisions in this Agreement shall be controlling over any conflicting provision of law or ordinance concerning vesting maps.

3.11 Request for Proposal Responses. Unless superseded by the terms of this Agreement, development of the Property shall be consistent with the Request for Proposal Responses submitted to the COUNTY and associated with CAN 190053, incorporated herein by

this reference.

4. PUBLIC BENEFITS.

4.1 Intent. The parties acknowledge and agree that development of the Property will detrimentally affect public interests which will not be fully addressed by the Development Plan and further acknowledge and agree that this Agreement confers substantial private benefits on OWNER which should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the private benefits conferred on OWNER by providing more fully for the satisfaction of public interests.

4.2 Public Benefits for Commercial Cannabis Activities.

4.2.1 Annual Public Benefit Base Payments. Prior to the issuance of the first grading permit or the first building permit, whichever occurs first, for any part of the Commercial Cannabis Activity, OWNER shall pay to COUNTY an amount equal to the base payment calculated per Section 1.1.2 of this Agreement (“Base Payment”); provided, however, that such initial annual Base Payment shall be prorated based on the number of whole months remaining between the date of payment and the first following June 30th.

4.2.2 Subsequent Annual Base Payments. The Annual Base Payment shall be subject to annual increases in an amount of 2%. Prior to the first July 1st following the initial Base Payment and each July 1st thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Base Payment plus the 2% annual increase.

4.3 Annual Additional Public Benefits. OWNER shall perform Additional Public Benefits identified in Exhibit “H” that will benefit the community in which the Commercial Cannabis Activity is located. Prior to the issuance of the first grading permit or the first building permit, whichever occurs first, for any part of the Commercial Cannabis Activity, OWNER shall pay to COUNTY an amount equal to the additional annual public benefit set forth in Exhibit “H” of this Agreement (“Additional Public Benefit”); provided, however, that such initial annual payment shall be prorated based on the number of whole months remaining between the date of payment and the first following June 30th.

4.3.1 Subsequent Annual Additional Public Benefits. The Additional Public Benefit payment provided in Exhibit “H” shall be subject to annual increases in an amount of 6%. Prior to the first July 1st following the initial Additional Public Benefit payment and each July 1st thereafter during the term of the Agreement, OWNER shall pay to COUNTY an amount equal to the Additional Public Benefit plus the 6% annual increase.

4.4 Taxes. Nothing herein shall be construed to relieve OWNER from paying and remitting all applicable federal, state and local taxes applicable to the Project, including but not limited to, income taxes, property taxes, local sales and use taxes, and any taxes imposed on cannabis activities and cannabis products pursuant to the Medicinal and Adult-Use Cannabis Regulation and Safety Act.

4.5 Assessments. Nothing herein shall be construed to relieve the Property from assessments levied against it by the County pursuant to any statutory procedure for the assessment

of property to pay for infrastructure and/or services which benefit the Property.

4.6 New Taxes. Any subsequently enacted County taxes, including but not limited to any taxes on commercial cannabis activities, shall apply to the Project. In the event that local taxes are enacted for commercial cannabis activities and cannabis products, the parties agree that this Agreement may be modified in accordance with Section 2.5.

4.7 Vote on Future Assessments and Fees. In the event that any assessment, fee or charge which is applicable to the Property is subject to Article XIID of the California Constitution and OWNER does not return its ballot, OWNER agrees, on behalf of itself and its successors that the County may count OWNER's ballot as affirmatively voting in favor of such assessment, fee or charge.

5. FINANCING OF PUBLIC IMPROVEMENTS. If deemed appropriate, COUNTY and OWNER will cooperate in the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities required as part of the Development Plan. OWNER also agrees that it will not initiate and/or cooperate in the formation of any such special assessment district, community facilities district or alternate financing mechanism involving any other public agency without the prior written consent of the COUNTY.

Should the Property be included within such a special assessment district, community facilities district or other financing entity, the following provisions shall be applicable:

(a) In the event OWNER conveys any portion of the Property and/or public facilities constructed on any portion of the Property to COUNTY or any other public entity and said Property is subject to payment of taxes and/or assessments, such taxes and/or assessments shall be paid in full by OWNER prior to completion of any such conveyance.

(b) If OWNER is in default in the payment of any taxes and/or assessments, OWNER shall be considered to be in default of this Agreement and COUNTY may, in its sole discretion, initiate proceedings pursuant to Section 8.4 of this Agreement.

Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring COUNTY or the COUNTY Board of Supervisors to form any such district or to issue and sell bonds.

6. REVIEW FOR COMPLIANCE.

6.1 Annual Review. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall review this Agreement annually, on or before the Effective Date, in order to ascertain the good faith compliance by OWNER with the terms of the Agreement. In order to facilitate this review, OWNER shall submit an annual monitoring report, in a form specified by the TLMA Director providing all information necessary to evaluate such good faith compliance as determined by the TLMA Director. OWNER shall pay the annual review and administration fee set forth in Ordinance No. 671 prior to submission of each annual monitoring report. Prior to the issuance of any grading permit or building permit for any part of the Project, OWNER shall prepay a fee deposit and administration fee as set forth in Ordinance No. 671 (the

“Monitoring Fee Prepayment”). The Monitoring Fee Prepayment shall be retained by the COUNTY until termination of this Agreement, may be used by the COUNTY at any time if there is a failure to pay any part of the annual monitoring and administration fees required under Ordinance No. 671, and shall be promptly replenished by OWNER up to the original required amount after notice by COUNTY to OWNER. Failure by OWNER to submit an annual monitoring report, on or before the Effective Date of each year in the form specified by the TLMA Director, to pay any part of the annual monitoring and administration fee required under Ordinance No. 671, to make the Monitoring Fee Prepayment or to replenish the Monitoring Fee Prepayment shall constitute a default by OWNER under this Agreement.

6.2 Special Review. The Board of Supervisors may order a special review of compliance with this Agreement at any time. The TLMA Director, in consultation with the County Executive Officer and County Counsel, shall conduct such special reviews.

6.3 Property Inspection. Upon twenty-four (24) hour notice, OWNER shall allow COUNTY representatives access to the Property and all buildings and structures located on the Property to determine compliance with CUP No. 190008 and this Agreement.

6.4 Records Inspection. Upon written request by the COUNTY, OWNER shall provide records to the COUNTY demonstrating compliance with this Agreement, CUP No. 190008 and consistency with the Request for Proposal Responses associated with CAN 190053 including, but not limited to, ownership of Property, local hiring and local ownership programs.

6.5 Procedure.

(a) During either an annual review or a special review, OWNER shall be required to demonstrate good faith compliance with the terms of the Agreement. The burden of proof on this issue shall be on OWNER.

(b) Upon completion of an annual review or a special review, the TLMA Director shall submit a report to the Board of Supervisors setting forth the evidence concerning good faith compliance by OWNER with the terms of this Agreement and his recommended finding on that issue.

(c) If the Board finds on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, the review shall be concluded.

(d) If the Board makes a preliminary finding that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Board may modify or terminate this Agreement as provided in Section 6.4 and Section 6.5. Notice of default as provided under Section 8.4 of this Agreement shall be given to OWNER prior to or concurrent with, proceedings under Section 6.4 and Section 6.5.

6.6 Proceedings Upon Modification or Termination. If, upon a preliminary finding under Section 6.3, COUNTY determines to proceed with modification or termination of this Agreement, COUNTY shall give written notice to OWNER of its intention so to do. The notice shall be given at least ten calendar days prior to the scheduled hearing and shall contain:

- (a) The time and place of the hearing;
- (b) A statement as to whether or not COUNTY proposes to terminate or to modify the Agreement; and,
- (c) Such other information as is reasonably necessary to inform OWNER of the nature of the proceeding.

6.7 Hearing on Modification or Termination. At the time and place set for the hearing on modification or termination, OWNER shall be given an opportunity to be heard and shall be entitled to present written and oral evidence. OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The burden of proof on this issue shall be on OWNER. If the Board of Supervisors finds, based upon substantial evidence, that OWNER has not complied in good faith with the terms or conditions of the Agreement, the Board may terminate this Agreement or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the County. The decision of the Board of Supervisors shall be final, subject only to judicial review pursuant to Section 1094.5 of the Code of Civil Procedure.

6.8 Certificate of Agreement Compliance. If, at the conclusion of an annual or special review, OWNER is found to be in compliance with this Agreement, COUNTY shall, upon request by OWNER, issue a Certificate of Agreement Compliance (“Certificate”) to OWNER stating that after the most recent annual or special review and based upon the information known or made known to the TLMA Director and Board of Supervisors that (1) this Agreement remains

in effect and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after an annual or a special review and shall state the anticipated date of commencement of the next annual review. OWNER may record the Certificate with the County Recorder. Whether or not the Certificate is relied upon by transferees or OWNER, COUNTY shall not be bound by a Certificate if a default existed at the time of the Periodic or Special Review, but was concealed from or otherwise not known to the TLMA Director or Board of Supervisors.

7. INCORPORATION AND ANNEXATION.

7.1 Intent. If all or any portion of the Property is annexed to or otherwise becomes a part of a city or another county, it is the intent of the parties that this Agreement shall survive and be binding upon such other jurisdiction.

7.2 Incorporation. If at any time during the term of this Agreement, a city is incorporated comprising all or any portion of the Property, the validity and effect of this Agreement shall be governed by Section 65865.3 of the Government Code.

7.3 Annexation. OWNER and COUNTY shall oppose, in accordance with the procedures provided by law, the annexation to any city of all or any portion of the Property unless both OWNER and COUNTY give written consent to such annexation.

8. DEFAULT AND REMEDIES.

8.1 Remedies in General. It is acknowledged by the parties that COUNTY would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof.

In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that COUNTY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages:

(a) For any breach of this Agreement or for any cause of action which arises out of this Agreement; or

(b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or

(c) Arising out of or connected with any dispute, controversy or issue regarding the application, validity, interpretation or effect of the provisions of this Agreement.

Notwithstanding anything in this Article 8 to the contrary, OWNER's liability to COUNTY in connection with this Agreement shall be limited to direct damages and shall exclude any other liability, including without limitation liability for special, indirect, punitive or consequential

damages in contract, tort, warranty, strict liability or otherwise.

8.2 Specific Performance. The parties acknowledge that money damages and remedies at law generally are inadequate and specific performance and other non-monetary relief are particularly appropriate remedies for the enforcement of this Agreement and should be available to all parties for the following reasons:

(a) Money damages are unavailable against COUNTY as provided in Section 8.1 above.

(b) Due to the size, nature and scope of the project, it may not be practical or possible to restore the Property to its natural condition once implementation of this Agreement has begun. After such implementation, OWNER may be foreclosed from other choices it may have had to utilize the Property or portions thereof. OWNER has invested significant time and resources and performed extensive planning and processing of the Project in agreeing to the terms of this Agreement and will be investing even more significant time and resources in implementing the Project in reliance upon the terms of this Agreement, and it is not possible to determine the sum of money which would adequately compensate OWNER for such efforts.

8.3 General Release. Except for non-damage remedies, including the remedy of specific performance and judicial review as provided for in Section 8, OWNER, for itself, its successors and assignees, hereby releases the COUNTY, its officers, agents, employees, and independent contractors from any and all claims, demands, actions, or suits of any kind or nature whatsoever arising out of any liability, known or unknown, present or future,

including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth Amendment of the United States Constitution, or any other law or ordinance which seeks to impose any other monetary liability or damages, whatsoever, upon the COUNTY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby waives the provisions of Section 1542 of the Civil Code which provides:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE A MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR.

OWNER Initials

OWNER Initials

OWNER Initials

8.4 Termination or Modification of Agreement for Default of OWNER. Subject to the provisions contained in Subsection 2.5 herein, COUNTY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as “default”); provided, however, COUNTY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and

cure such default.

8.5 Termination of Agreement for Default of COUNTY. OWNER may terminate this Agreement only in the event of a default by COUNTY in the performance of a material term of this Agreement and only after providing written notice to COUNTY of default setting forth the nature of the default and the actions, if any, required by COUNTY to cure such default and, where the default can be cured, COUNTY has failed to take such actions and cure such default within 60 days after the effective date of such notice or, in the event that such default cannot be cured within such 60 day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such 60 day period and to diligently proceed to complete such actions and cure such default.

8.6 Attorneys' Fees. In any action at law or in equity to enforce or interpret this Agreement, or otherwise arising out of this Agreement, including without limitation any action for declaratory relief or petition for writ of mandate, the parties shall bear their own attorneys' fees.

9. THIRD PARTY LITIGATION.

9.1 General Plan Litigation. COUNTY has determined that this Agreement is consistent with its General Plan, and that the General Plan meets all requirements of law. OWNER has reviewed the General Plan and concurs with COUNTY's determination. The parties acknowledge that:

(a) Litigation may be filed challenging the legality, validity and adequacy of the General Plan; and,

(b) If successful, such challenges could delay or prevent the performance of this Agreement and the development of the Property.

COUNTY shall have no liability in damages under this Agreement for any failure of COUNTY to perform under this Agreement or the inability of OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, are invalid or inadequate or not in compliance with law.

9.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless COUNTY, its officers, agents, employees and independent contractors from any claim, action or proceeding against COUNTY, its officers, agents, employees or independent contractors to attack, set aside, void, or annul the approval of this Agreement or the approval of any permit granted pursuant to this Agreement. COUNTY shall promptly notify OWNER of any such claim, action or proceeding, and COUNTY shall cooperate in the defense. If COUNTY fails to promptly notify OWNER of any such claim, action or proceeding, or if COUNTY fails to cooperate in the defense, OWNER shall not thereafter be responsible to defend, indemnify, or hold harmless COUNTY. COUNTY may in its discretion participate in the defense of any such claim, action or proceeding.

9.3 Indemnity. In addition to the provisions of 9.2 above, OWNER shall indemnify

and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the sole active negligence or sole willful misconduct of COUNTY. OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions. COUNTY may in its discretion participate in the defense of any such legal action.

9.4 Environment Assurances. OWNER shall indemnify and hold COUNTY, its officers, agents, employees and independent contractors free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, COUNTY, its officers, agents, employees and independent contractors in any action based or asserted upon any such alleged act or omission. COUNTY may in its discretion participate in the defense of any such action.

9.5 Reservation of Rights. With respect to Sections 9.2, 9.3 and 9.4 herein, COUNTY

reserves the right to either (1) approve the attorney(s) which OWNER selects, hires or otherwise engages to defend COUNTY hereunder, which approval shall not be unreasonably withheld, or (2) conduct its own defense, provided, however, that OWNER shall reimburse COUNTY forthwith for any and all reasonable expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefor.

9.6 Survival. The provisions of Sections 8.1 through 8.3, inclusive, Section 8.6 and Sections 9.1 through 9.6, inclusive, shall survive the termination of this Agreement.

10. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any manner, at OWNER's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. COUNTY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with OWNER and representatives of such lenders to negotiate in good faith any such request for interpretation or modification. COUNTY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and

for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee, has submitted a request in writing to the COUNTY in the manner specified herein for giving notices, shall be entitled to receive written notification from COUNTY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If COUNTY timely receives a request from a Mortgagee requesting a copy of any notice of default given to OWNER under the terms of this Agreement, COUNTY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. No Mortgagee (including one who acquires title or possession to the Property, or any portion thereof, by foreclosure, trustee's sale, deed in lieu of foreclosure, lease termination, eviction or otherwise) shall have any obligation to construct or complete construction of improvements, or to guarantee such construction or completion; provided, however, that a Mortgagee shall not be entitled to devote the Property to solar power plant use except in full compliance with this Agreement. A Mortgagee in possession shall not have an obligation or duty under this Agreement to perform any of OWNER's obligations or other affirmative covenants of OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by OWNER

is a condition precedent to the performance of a covenant by COUNTY, the performance thereof shall continue to be a condition precedent to COUNTY's performance hereunder. All payments called for under Section 4 of this Agreement shall be a condition precedent to COUNTY's performance under this Agreement. Any transfer by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

11. MISCELLANEOUS PROVISIONS.

11.1 Recordation of Agreement. This Agreement and any amendment, modification, termination or cancellation thereof shall be recorded with the County Recorder by the Clerk of the Board of Supervisors within the period required by Section 65868.5 of the Government Code.

11.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements which are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

11.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Sections 4.2 and 4.3 of this Agreement, including the payments set

forth therein, are essential elements of this Agreement and COUNTY would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

11.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

11.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

11.6 Gender and Number. As used herein, the neuter gender includes the masculine and feminine, the feminine gender includes the masculine, and the masculine gender includes the feminine. As used herein, the singular of any word includes the plural.

11.7 Joint and Several Obligations. If this Agreement is signed by more than one OWNER, all obligations of such OWNERS under this Agreement shall be joint and several, and the default of any such OWNER shall be the default of all such OWNERS.

11.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

11.9 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party; shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

11.10 No Third Party Beneficiaries. Unless expressly stated herein, this Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

11.11 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force). If any such events shall occur, the term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the term of this Agreement shall not be extended under any circumstances for more than five (5) years.

11.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

11.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and, (c) is binding upon each party and each successor in interest during ownership of the Property or any portion thereof.

11.14 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

11.15 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 and tried in the Riverside Historic Courthouse of the Superior Court of the County of Riverside, 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.

11.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in

this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between COUNTY and OWNER is that of a government entity regulating the development of private property and the owner of such property.

11.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgement or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

11.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by COUNTY of its power of eminent domain. As used herein, "Material Condemnation" means a condemnation of all or a portion of the Property that will have the effect of preventing development of the Project in accordance with this Agreement. In the event of a Material Condemnation, OWNER may (i) request the COUNTY to amend this Agreement and/or to amend the Development Plan, which amendment shall not be unreasonably withheld, (ii) decide, in its sole discretion, to challenge the condemnation, or (iii) request that COUNTY agree to terminate this Agreement by mutual agreement, which agreement shall not be unreasonably withheld, by giving a written request for termination to the COUNTY.

11.19 Agent for Service of Process. In the event OWNER is not a resident of the State of

California or it is an association, partnership or joint venture without a member, partner or joint venturer resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the TLMA Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid service upon OWNER. OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto. OWNER for itself, assigns and successors hereby waives the provisions of the Hague Convention (Convention on the Service Abroad of Judicial and Extra Judicial Documents in Civil or Commercial Matters, 20 U.S.T. 361, T.I.A.S. No. 6638).

11.20 Designation of COUNTY Officials. Except for functions to be performed by the Board of Supervisors, COUNTY may, at any time and in its sole discretion, substitute any COUNTY official to perform any function identified in this Agreement as the designated responsibility of any other official. COUNTY shall provide notice of such substitution pursuant to Section 2.7; provided, however, the failure to give such notice shall not affect the authority of the substitute official in any way.

11.21 Authority to Execute. The person executing this Agreement on behalf of OWNER warrants and represents that he has the authority to execute this Agreement on behalf of his corporation, partnership or business entity and warrants and represents that he has the authority to

bind OWNER to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the day and year set forth below.

COUNTY OF RIVERSIDE, a political subdivision of the State of California

Dated: _____

By: _____
[Insert Chairman's Name]
Chairman, Board of Supervisors

ATTEST:

KECIA HARPER
Clerk of the Board

By _____
Deputy

(SEAL)

OWNER:

4EG SERVICES, LLC, a California limited liability company

By: _____
Joseph Ornelas
Manager

Dated: _____

OWNER:

THE ARTIST TREE MANAGEMENT, LLC, a California limited liability Company

By: _____
Lauren Fontein
Manager

Dated: _____

(ALL SIGNATURES SHALL BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC.
EXECUTION ON BEHALF OF ANY CORPORATION SHALL BE BY TWO
CORPORATE OFFICERS.)

EXHIBIT "A"

Development Agreement No. 190004

LEGAL DESCRIPTION OF PROPERTY

247-042-020 and 247-042-021

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (APN 247-042-021-2)

THAT PORTION OF LOTS 6, 7, 8 AND 9 IN BLOCK 46 OF EAST RIVERSIDE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 33 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF LOT 10 OF SAID BLOCK 46; THENCE NORTH ON THE WESTERLY LINE OF LOT 10, A DISTANCE OF 255 FEET TO THE POINT OF BEGINNING; THENCE EAST PARALLEL WITH THE SOUTHERLY LINE OF SAID BLOCK 46, A DISTANCE OF 175 FEET; THENCE NORTH PARALLEL WITH THE WESTERLY LINE OF SAID BLOCK 46, A DISTANCE OF 50 FEET; THENCE WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID BLOCK 46, A DISTANCE OF 175 FEET; THENCE SOUTH ON THE WESTERLY LINE OF SAID BLOCK 46, 50 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE, RECORDED MARCH 18, 1968 AS INSTRUMENT NO. 24431, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 2: (APN 247-042-020-1)

ALL THAT PORTION OF LOTS 6, 7, 8 AND 9 IN BLOCK 46 OF EAST RIVERSIDE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 7, PAGE 33 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF LOT 10 OF SAID BLOCK 46; THENCE NORTH ON THE WESTERLY LINE OF LOT 10, A

DISTANCE OF 205 FEET TO THE POINT OF BEGINNING; THENCE EAST PARALLEL WITH THE SOUTHERLY LINE OF SAID BLOCK 46, A DISTANCE OF 175 FEET; THENCE NORTH PARALLEL WITH THE WESTERLY LINE OF SAID BLOCK 46, A DISTANCE OF 50 FEET; THENCE WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID BLOCK 46, A DISTANCE OF 175 FEET; THENCE SOUTH ON THE WESTERLY LINE OF SAID BLOCK 46, 50 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE COUNTY OF RIVERSIDE, RECORDED MARCH 18, 1968 AS INSTRUMENT NO. 24431, OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXHIBIT "B"

Development Agreement No. 190004

MAP OF PROPERTY AND ITS LOCATION

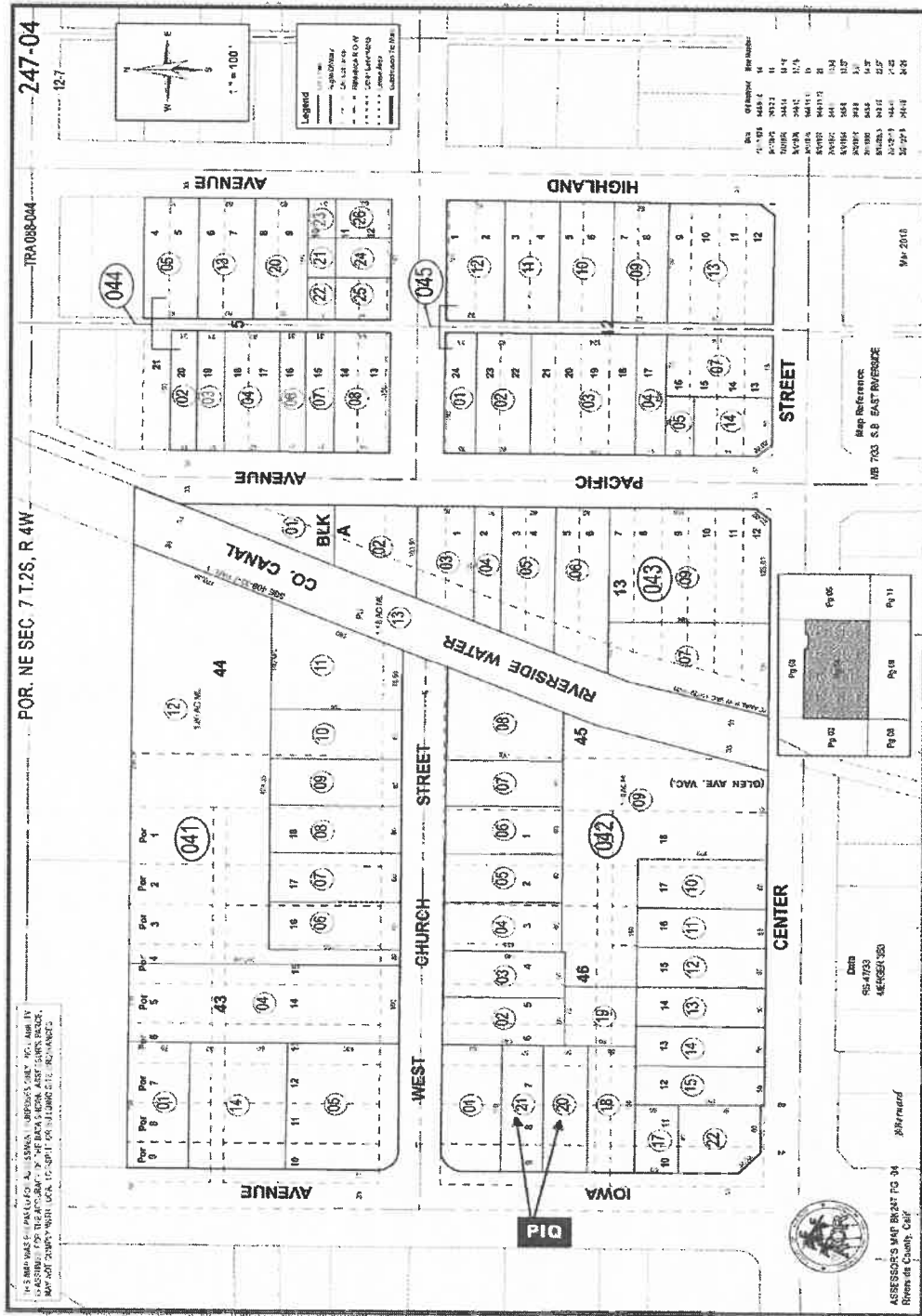


EXHIBIT "C"

Development Agreement No. 190004

EXISTING DEVELOPMENT APPROVALS

ZONING: Change of Zone No. 6350

OTHER DEVELOPMENT APPROVALS:

Plot Plan No. 14001

Plot Plan No. 14532

Plot Plan No. 23510

Plot Plan No. 24952 as amended by Substantial Conformance No.1.

Conditional Use Permit No. 190008

The development approvals listed above include all conditions of approval.

COPIES OF THE EXISTING DEVELOPMENT APPROVALS LISTED ABOVE ARE ON
FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE
INCORPORATED HEREIN BY REFERENCE.

EXHIBIT "D"

Development Agreement No. 190004

EXISTING LAND USE REGULATIONS

1. Riverside County Comprehensive General Plan as amended through Resolution No. 2019-050
2. Ordinance No. 348 as amended through Ordinance No. 348.4896
3. Ordinance No. 448 as amended through Ordinance No. 448.A
4. Ordinance No. 457 as amended through Ordinance No. 457.104
5. Ordinance No. 458 as amended through Ordinance No. 458.16
6. Ordinance No. 460 as amended through Ordinance No. 460.154
7. Ordinance No. 461 as amended through Ordinance No. 461.10
8. Ordinance No. 509 as amended through Ordinance No. 509.2
9. Ordinance No. 547 as amended through Ordinance No. 547.7
10. Ordinance No. 555 as amended through Ordinance No. 555.19
11. Ordinance No. 617 as amended through Ordinance No. 617.4
12. Ordinance No. 650 as amended through Ordinance No. 650.6
13. Ordinance No. 659 as amended through Ordinance No. 659.13
14. Ordinance No. 663 as amended through Ordinance No. 663.10
15. Ordinance No. 671 as amended through Ordinance No. 671.21
16. Ordinance No. 673 as amended through Ordinance No. 673.3
17. Ordinance No. 679 as amended through Ordinance No. 679.4
18. Ordinance No. 682 as amended through Ordinance No. 682.4
19. Ordinance No. 726 as amended through Ordinance No. 726
20. Ordinance No. 743 as amended through Ordinance No. 743.3

21. Ordinance No. 748 as amended through Ordinance No. 748.1
22. Ordinance No. 749 as amended through Ordinance No. 749.1
23. Ordinance No. 752 as amended through Ordinance No. 752.2
24. Ordinance No. 754 as amended through Ordinance No. 754.2
25. Ordinance No. 787 as amended through Ordinance No. 787.8
26. Ordinance No. 806 as amended through Ordinance No. 806
27. Ordinance No. 810 as amended through Ordinance No. 810.2
28. Ordinance No. 817 as amended through Ordinance No. 817.1
29. Ordinance No. 824 as amended through Ordinance No. 824.15
30. Ordinance No. 847 as amended through Ordinance No. 847.1
31. Ordinance No. 859 as amended through Ordinance No. 859.3
32. Ordinance No. 875 as amended through Ordinance No. 875.1
33. Ordinance No. 915 as amended through Ordinance No. 915
34. Ordinance No. 925 as amended through Ordinance No. 925.1
35. Ordinance No. 926 as amended through Ordinance No. 926
36. Ordinance No. 927 as amended through Ordinance No. 927
37. Ordinance No. 931 as amended through Ordinance No. 931
38. Resolution No. 2019-037 Establishing Procedures and Requirements of
the County of Riverside for the Consideration of Development
Agreements (Commercial Cannabis Activities)
39. Board of Supervisors Policy No. B-9 Commercial Cannabis Activities

COPIES OF THE EXISTING LAND USE REGULATIONS LISTED ABOVE ARE ON FILE IN THE RIVERSIDE COUNTY PLANNING DEPARTMENT AND ARE INCORPORATED HEREIN BY REFERENCE.

EXHIBIT "E"

Development Agreement No. 190004

COMMERCIAL CANNABIS ACTIVITY SITE PLAN & DESCRIPTION

*(This exhibit will show the Commercial Cannabis Activity as approved and a description of
the activity)*

EXHIBIT "F"

Development Agreement No. 190004

APPLICABLE PUBLIC BASE BENEFITS PAYMENTS

The Cannabis Retailer operating at the Property pursuant to CUP No. 190008 includes two buildings totaling 3,802 square feet as shown on Exhibit "G". The 2,365 square foot building will be used at the retail location and the 1,437 square foot building will be used for related storage. In accordance with Board Policy B-9, the base public benefit is \$18.00 per square foot. Therefore, the public base benefit payment will be \$68,436.00 and will increase annually at a rate of 2%.

EXHIBIT "G"

Development Agreement No. 190004

CANNABIS AREA CALCULATION EXHIBIT

The Cannabis Area calculation includes the 2,365 square foot cannabis retail building and the 1,437 square foot storage building as shown in this Exhibit "G".

EXHIBIT "H"

Development Agreement No. 190004

COMMERCIAL CANNABIS ACTIVITY ADDITIONAL PUBLIC BENEFIT

The additional annual public benefit provided by the OWNER shall be \$85,545.00 with an annual increase of 6%. The COUNTY will utilize this additional annual public benefit within the surrounding community for additional public benefits including, but not limited to, code enforcement, public safety services, infrastructure improvements, community enhancement programs and other similar public benefits as solely determined by the COUNTY's Board of Supervisors. Additionally, consistent with CAN 190053, OWNER will participate in community events, career opportunity events, as well as educational and wellness seminars within the surrounding community.



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: November 13, 2019

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space

Riv. Co. Trans. Dept. – Landscape Section
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: Spiegel
Planning Commissioner: Hake

City of Riverside Sphere of Influence

DEVELOPMENT AGREEMENT NO. 1900004, and CONDITIONAL USE PERMIT NO. 190008 -
Applicant: The Artist Tree IVA LLC – Engineer/Representative: MSA Consulting c/o Luke Beverly - Second
Supervisory District – University Zoning District – Highgrove Area Plan: Community Development:
Commercial Retail (CD: CR) – Location: North of Center Street, South of Main Street, East of Iowa Avenue,
and West of Pacific Avenue – 0.36 Net Acres - Zoning: Existing: Scenic Highway Commercial (C-P-S) -
REQUEST: Development Agreement No 1900004. would impose a lifespan on the proposed cannabis
project and provide community benefit to the Highgrove Area. Conditional Use Permit No. 190009
proposes to use an existing building as a storefront for a retail cannabis business and existing building for
office space related to cannabis business. The Project consists of two parcels with existing parking and
two retail shell buildings. Upgraded landscaping proposed. – APN: 247-091-059, 062 – Related Cases:
RFP-CAN190053 – **BBID: 169-082-309**

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 1, 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 Travis Engelking, Project Planner at (951) 955-1417, or e-mail at TEngelki@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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: THE ARTIST TREE, LLC.

Contact Person: Mitch Kahan E-Mail: mitch@theartisttree.com

Mailing Address: 12322 Hesby Street
Valley Village Ca 91607
City State ZIP

Daytime Phone No: (310) 447-4064 Fax No: ()

Engineer/Representative Name: MSA Consulting, Inc.

Contact Person: Paul DePalatis & Chris Brizuela E-Mail: pdepalatis@msaconsultinginc.com; cbrizuela@msaconsultinginc.com

Mailing Address: 34200 Bob Hope Drive
Rancho Mirage Ca 92270
City State ZIP

Daytime Phone No: (760) 320 -9811 Fax No: ()

Property Owner Name: 4 EG SERVICES, LLC.

Contact Person: 4 EG SERVICES, LLC. E-Mail: joseyeska13@gmail.com

Mailing Address: 240 Iowa Ave
RIVERSIDE CA 92507
City State ZIP

Daytime Phone No: (949) 200-0741 Fax No: ()

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

JOSEPH ORNELAS on Behalf of Y-E-C SERVICES
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

Mitch Kahan on Behalf of The Artist Tree IVA
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): APN: 247-042-020 & 247-042-021

Approximate Gross Acreage: 0.36 AC.

General location (nearby or cross streets): North of Center St., South of Main St., East of Iowa St., West of Pacific Ave.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Processing Cannabis CUP (CAN190053) to allow for Cannabis Retail Use in existing building / site.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Article XIXh Commercial Cannabis Activities

Number of existing lots: 2

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	15,800	17' 7"	1	Proposed Cannabis Retail (currently vacant)	<input type="checkbox"/>	
2	3,802	10' 2"	1	Proposed Storage (currently vacant)	<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input 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:

Cannabis RFP - (CAN190053)

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). Approved RFP for Retail Cannabis - CAN190053
(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: THE ARTIST TREE IVA, LLC.
Address: 12322 Hesby Street
Phone number: 310.447.4064
Address of site (street name and number if available, and ZIP Code): 230/240 Iowa St. Riverside, Ca 92507
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: APN: 247-042-020 & 247-052-021
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: _____
Date of list: _____
Applicant: Mitch Kahan on Behalf of The Artist Tree IVA Date 7-1-19

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

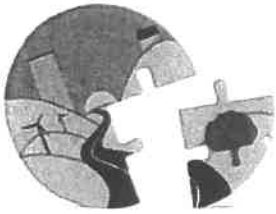
I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) [Signature] ON BEHALF OF Y-E Date 7-1-19
Owner/Authorized Agent (2) SERVICES 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.

7-1-19

Property Owner(s) Signature(s) and Date

JOSEPH O'NEIL ON BEHALF OF 4-E-C SERVICES

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING

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. 190008 and DEVELOPMENT AGREEMENT NO. 1900004 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) and Section 15061(b)(3) (Common Sense Exemption) – Applicant: The Artist Tree IVA, LLC – Engineer/Representative: MSA Consulting c/o Luke Beverly – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Center Street, southerly of Main Street, easterly of Iowa Avenue, and westerly of Pacific Avenue – 0.36 Net Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** Conditional Use Permit No. 190008 proposes to establish a retail cannabis business (Adult-Use and Medical Storefront Retail, State License Type 10), where the storefront portion of the business will be located within an existing 2,365 sq. ft. building and the accompanying office space will be located within the adjacent, existing 1,437 sq. ft. building. Development Agreement No. 1900004 is a proposal whereby the applicant enters into a development agreement with the County of Riverside, consistent with the County’s Cannabis Ordinance, and it includes terms for providing a community benefit to the Highgrove area. CAN190053.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **NOVEMBER 20, 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 Travis Engelking at (951) 955-1417 or email at TEngelki@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Travis Engelking
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on September 12, 2019,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CUP190008 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

CUP190008 (600 feet buffer)



- Legend**
-  County Boundary
 -  Cities
 -  Parcels

Notes



0 376 752 Feet

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

247091059
R & D REAL ESTATE
1000 GREENWOOD DR
NOVATO CA 94901

247042018
DNRE HOLDINGS
105 PRESERVE
IRVINE CA 92618

247042014
MARIO F ROSTRO
CHONG KUK ROSTRO
111 SYCMORE ST
GEORGE TOWN TX 78633

247041011
SERGIO ESTRADA
MARIA MARISA ESTRADA
1179 CHURCH ST
RIVERSIDE CA. 92507

247041010
AL T MALDONADO
GUADALUPE M MALDONADO
1191 CHURCH ST
RIVERSIDE CA. 92507

247042008
CLEMENTE AHUMADA
MARIA D AHUMADA
1194 CHURCH ST
RIVERSIDE CA. 92507

247091010
AULAKH HOMES INC
12005 WELLER PL
MORENO VALLEY CA 92557

247042007
SANDRA AHUMADA
1202 CHURCH ST
RIVERSIDE CA. 92507

247042009
BARBARA J FOSTER
1213 CENTER ST
RIVERSIDE CA. 92507

247091017
JOEL MORENO
ANGELINA SEPULVEDA
1213 PALMER ST
RIVERSIDE CA. 92507

247041008
BENJAMIN MICHEL
YOLANDA MICHEL
1219 CHURCH ST
RIVERSIDE CA. 92507

247042010
CARMAN PEREZ
JOSE MARTINEZ
1225 CENTER ST
RIVERSIDE CA. 92507

247091016
ANGEL MCDONNELL
BEVERLY TATE
1225 PALMER ST
RIVERSIDE CA. 92507

247041007
TAYLOR HUGHES
SHARON HUGHES
1227 CHURCH ST
RIVERSIDE CA. 92507

247042011
TERESA ANGELA MISFIELD
1233 CENTER ST
RIVERSIDE CA. 92507

247091015
RAUL GUTIERREZ ZARAGOZA
1233 PALMER ST
RIVERSIDE CA. 92507

247041006
SONIA PASILLAS
1237 CHURCH ST
RIVERSIDE CA. 92507

247091004
ELIZABETH BARBOZA
1242 CENTER ST
RIVERSIDE CA. 92507

247091014
KERRY L CALZARETTA
PATRICIA CALZARETTA
1243 PALMER ST
RIVERSIDE CA. 92507

247042003
RAMONA C LEDESMA
1244 CHURCH ST
RIVERSIDE CA. 92507

247020001
FLORENCE AVENUE
JOSEPH A INDRIERI
MANAL S INDRIERI

247042013
ANITA R HERNANDEZ
1251 CENTER ST
RIVERSIDE CA. 92507

12502 MARTHA ANN DR
LOS ALAMITOS CA 90720

247042002
INDYNICA ENTERPRISE
1254 CHURCH ST
RIVERSIDE CA. 92507

247091013
JOSE LIBORIO G LOPEZ
FELIPE JESUS G JAIME
1255 PALMER ST
RIVERSIDE CA. 92507

247020009
ERNEST FANKHAUSER
HERTA FANKHAUSER
12932 HICKORY BRANCH
SANTA ANA CA 92705

247081028
MUSTAFA ABDELKARIM
ATTALLAH ABUGHERIR
1340 CENTER ST
RIVERSIDE CA 92507

247081030
MUSTAFA ABDELKARIM
ATTALLAH ABUGHERIR
1340 CENTER ST
RIVERSIDE CA 92507

247081033
MUSTAFA ABDELKARIM
ATTALLAH ABDELKARIM
1340 CENTER ST
RIVERSIDE CA. 92507

247091005
JAMES O WILSON
DREW F WILSON
15703 WASHINGTON CT
RIVERSIDE CA 92504

247042001
ADAM ORNELAS
MARTHA A ORNELAS
16 HIGHLAND AVE
HIGHGROVE CA 92507

247091011
MARIA MORENO
1621 W CYPRESS AVE
ONTARIO CA 91762

247043006
MANUEL FLORES
16235 HERMOSA DR
RIVERSIDE CA 92506

247091012
CESAR FLORES
ALMA FLORES
16961 TAVA LN
RIVERSIDE CA 92504

247041001
ADOLFO ALVAREZ
MARTHA ALVAREZ
21641 BURCH ST
PERRIS CA 92570

247091002
DENIS W KIDD
22874 PICO ST
GRAND TERRACE CA 92324

247043005
DIANNA MARIE CAUDILLO
KORY ALBERT CAUDILLO
233 PACIFIC AVE
RIVERSIDE CA. 92507

247020007
EDMUND MENG HONG LIM
JACKIE K H LIM
2404 FALLING OAK DR
RIVERSIDE CA 92506

247042004
RAVINDRA SHARMA
NIRMALA SHARMA
26371 IRONWOOD
MORENO VALLEY CA 92555

247042020
4 EG SERVICES
2781 RUBIDOUX BLV
RIVERSIDE CA 92509

247020013
CENTER STREET GROUP
300 S HARBOR BLV STE 1020
ANAHEIM CA 92805

247042017
ABOU B AHMED
FATMA AHMED
3341 CELEST DR
RIVERSIDE CA 92507

247041013
CITY OF RIVERSIDE
3900 MAIN ST
RIVERSIDE CA 92522

24 APARTMENT COMPLEX SERVICES INC
455 W LA CADENA AVE NO 7
RIVERSIDE CA 92501

DONAVON D RITZ
MARLENE M RITZ
480 E MAIN ST
RIVERSIDE CA 92507

247041009
SPSSM INV
4900 SANTA ANITA AV NO 2C
EL MONTE CA 91731

247031002
IOWA PRIVACY TRUST
5198 ARLINGTON AVE NO 662
RIVERSIDE CA 92504

247043007
GEORGE DELVALLE
UTANA DELVALLE
58893 OLEANDER DR
YUCCA VALLEY CA 92284

247042015
PCE MARTIN
6343 MYKONOS LN
RIVERSIDE CA 92506

247041005
ELVIRA MORGAN MARTINEZ
653 N LINDEN AVE
RIALTO CA 92376

247031003
MISSOURI RIVER FARM PARTNERSHIP
700 7TH ST S
FARGO ND 58103

247020004
HOWARD JOHN MARKWARDT
ELIZABETH SARA MARKWARDT
707 FOREST PARK DR
RIVERSIDE CA 92501

247042012
RONALD MONTOYA
8372 TURTLE CREEK CIR
LAS VEGAS NV 89113

247041014
OSCAR A MONTOYA
9359 LINCOLN BLVD APT 4254
LOS ANGELES CA 90045

247020005
MICHAEL L MURPHY
MARIAN P MURPHY
970 W C ST
COLTON CA 92324

247020008
MI SUK KIM
9860 GARDEN GROVE BLV
GARDEN GROVE CA 92844

247091044
SOUTHERN CALIFORNIA EDISON CO
P O BOX 800
ROSEMEAD CA 91770

The Artist Tree IVA LLC
12322 Hesby St
Valley Village, CA 91607

4 EG Services, LLC
5943 Sky Meadow St
Riverside, CA 92509

MSA Consulting Inc.
34200 Bob Hope Dr
Rancho Mirage, CA 92270

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant Director of TLMA

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department 38686 El Cerrito Road
P.O. Box 3044 4080 Lemon Street, 12th Floor Palm Desert, CA 92201
Sacramento, CA 95812-3044 P.O. Box 1409
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: CUP190008

Project Location: 240 and 230 Iowa Ave Riverside, CA 92507 (See attached map)

Project Description: Conditional Use Permit No. 190008 (CUP190008) proposes a storefront retail cannabis business that includes two parcels with two existing commercial buildings and accompanying parking. The existing 2,365 square foot retail building will be used as the storefront retail cannabis business, and the existing 1,437 square foot building will be used for office space and storage related to the retail cannabis business.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: The Artist Tree LLC

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15301,15303, 15061)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c)) Other ____

Reasons why project is exempt: This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 5 - Preliminary Review of Projects and Conduct of Initial Study, Section 15061 (b)(3), which states: Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA. The Project is deemed to be a "project" pursuant to CEQA. The Project is a retail business (cannabis retail) and will be occupying an existing permitted retail building or structure for the sole purpose of selling cannabis only. No cultivation, testing, microbusiness, distribution, or manufacturing is involved with the Project or project site. The Project is EXEMPT under State CEQA Guidelines Section 15061 because Section (b) (3) states: The 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 proposed Project will merely continue to operate as a retail establishment similar to prior ongoing activities at the Project site. The Project will not result in any additional impacts related to traffic, air quality, or public safety, beyond what already occurs at the existing commercial retail establishment. Given the site has already been developed for such uses and only minimal facade improvements and upgrades would be required, no construction impacts would occur. As the land is already developed, there are no potential impacts related to aesthetics, biological and cultural resources, hydrology, or other similar potential impacts. Lastly, as the State has created various rules and regulations as they relate to cannabis waste, particularly for cannabis cultivators, there are no impacts related to cannabis as a hazardous waste as it relates to the commercial selling of cannabis (the State actually treats cannabis as an organic waste, versus a hazardous waste). Therefore, the project meets the requirements for CEQA exemption per Section 15061(b)(3) as there is no potential that the Project as proposed would have a significant physical impact on the environment.

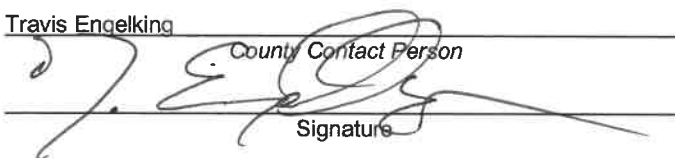
Additionally, this project is also exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15301 (Existing Facilities), which states: Class I consists of the operation, repair, maintenance, permitting, leasing,

licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of an existing use. The existing site has already been utilized for ongoing retail and commercial uses at the site. Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyance would be required, which would not significantly expand the capability of the site or substantively increase the proposed use of the site beyond what already occurs. In this case, the proposed project would not expand the existing structures and has not proposed any significant construction or improvements for the project site. Therefore, the project as proposed, would not expand upon the existing permitted buildings, would not expand the use of the site beyond those uses that already occur, and therefore the Project complies with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15301 Class 1, Existing Facilities).

Furthermore, this project is exempt from California Environmental Quality Act (CEQA) review pursuant to Article 19 - Categorical Exemptions, Section 15303 (New Construction or Conversion of Small Structures). This section specifically exempts construction and location of new, small facilities or structures; and the conversion of existing small structures for one use or another where only minor modifications are made in the exterior of the structure. The Project does not include the construction of any new structures, would only propose minor modifications such as paint and signage, and would only re-entitle the existing Commercial Retail Facility. Therefore, the project as proposed, complies with the guidelines of the California Environmental Quality Act (CEQA), (Article 19, Section 15303 (New Construction or Conversion of Small Structures)).

None of the exceptions pursuant to State CEQA Guidelines section 15300.2 would occur. The Project would not have a significant effect on the environment due to unusual circumstances; would not result in a cumulative impact; would not impact any historic resources; and is not located on a hazardous site or location.

Travis Engelking



County Contact Person

Signature

(951) 955-1417

Phone Number

Urban Regional Planner II

Title

11/13/19

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case # _____

Please charge deposit fee case#: _____

FOR COUNTY CLERK'S USE ONLY