



RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY
PLANNING DEPARTMENT

9:00 A.M.

MAY 21, 2014

PLANNING COMMISSIONERS 2014

1st District
Charissa Leach

2nd District
Ed Sloman

3rd District
John Petty

4th District
Bill Sanchez
Chairman

5th District
Mickey Valdivia
Vice Chairman

**Interim
Planning Director**
Juan C. Perez

Legal Counsel
Michelle Clack
*Deputy
County Counsel*

Phone
951 955-3200

Fax
951 955-1811

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •
RIVERSIDE COUNTY PLANNING COMMISSION
4080 LEMON STREET, 1ST FLOOR BOARD CHAMBERS
RIVERSIDE, CA 92501

CALL TO ORDER - ROLL CALL
SALUTE TO THE FLAG

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the TLMA Commission 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 give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR

- 1.1 **RECEIVE AND FILE THE PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 25407** – Applicant: Vista Towers, LLC – First/First Supervisorial District – Location: Northwesterly of Rocky Bluff Road, southerly of De Carlo Road, and westerly of Rolling Meadows Drive – **REQUEST:** Receive and file the Notice of Decision by the Planning Director on May 5, 2014 to adopt a mitigated negative declaration and approve the plot plan that proposes a wireless communications facility, for Vista Towers, disguised as a 50 foot high pine tree in a 2,304 square foot lease area surrounded by 6 foot high concrete masonry unit (CMU) wall enclosure and landscaping. The project includes twelve (12) panel antennas, 24 RRH Units, and four (4) Raycap Surge Protectors located at 45 foot high on the monopine, two (1) GPS antennas, and a 240 sq. ft. equipment shelter for AT&T. The project also includes twelve (12) panel antennas located at 33 foot high centerline on the monopine, one (1) microwave dish, two (2) GPS antennas, a 30kw standby generator, and a 184 sq. ft. equipment shelter for Verizon Wireless. A 173 sq. ft. outdoor equipment area is also proposed within the lease area for a future carrier. The facility is proposed to be located towards the center of a large, vacant property and access to the facility will be provided via a 20 ft. wide access easement from Rocky Bluff Road. Two (2) live pine trees and shrubs are also proposed to be planted around the project area. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

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

- 2.0** GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)
- 2.1** **GENERAL PLAN AMENDMENT NO. 1111** – Applicant: Peak Emerald Acres, LLC - Third/Third Supervisorial District – 334.2 Gross Acres – Location: Southerly of Florida Ave. and westerly of California Ave. - Zoning: Heavy Agriculture - 10 Acre Minimum (A-2-10) and Controlled Development Areas (W-2) – **REQUEST:** The General Plan Amendment proposes to create the boundary of a Specific Plan and change the designations for the site from Community Development: Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio), Low Density Residential (LDR)(1/2 Acre Minimum), Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units Per Acre), Rural: Rural Mountainous (RM)(10 Acre Minimum) to an SP designation for the site, with Land Uses reflected on the Specific Plan Land Use Plan including High Density Residential (HDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), Open Space - Water (OS-W), Open Space - Recreation (OS-R) and Open Space - Conservation (OS-C). The change from R:RM to CD:SP will be a technical correction pursuant to the Administration element of the General Plan. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)
- 3.0** PUBLIC HEARING: 9:00 a.m. or as soon as possible thereafter:
- 3.1** **CHANGE OF ZONE NO. 7710 / CONDITIONAL USE PERMIT NO. 3623** – Intent to Adopt Mitigated Negative Declaration – Applicant: Ino Cruz – Fourth/Fourth Supervisorial District – Location: The project site is located northerly of 66th Avenue (State Highway 195), southerly of 65th Avenue, easterly of Buchanan Street, and westerly of State Highway 86. **REQUEST:** The Change of Zone proposes to modify the Light Agriculture – 5 Acre Minimum (A-1-5) zone to the Scenic Highway Commercial (C-P-S) zone on an existing 14 acre lot. The Conditional Use Permit proposes to construct and operate an automobile and truck travel center on a 14 acre site to include a 13,600 sq. ft. convenience store up to 28 ft. in height with 24-hour retail sale of gasoline and diesel fuel, food/beverages, and concurrent sale of beer and wine for off-premises consumption with Type 20 ABC License (No PNC required). Additionally, the proposed automobile and truck travel center includes a 1,152 sq. ft. car wash, 5,350 sq. ft. gasoline canopy with eight (8) pumps, 3,570 sq. ft. diesel fuel canopy with six (6) pumps, up to three (3) drive-thru restaurants, and two (2) sit down restaurants totaling approximately 15,905 sq. ft. The proposed project also includes a signage program. Total on-site parking consists of 203 vehicle spaces and 19 truck spaces. The development is proposed to be constructed in three (3) phases with a separate area to remain undeveloped. Off-site access is proposed along Buchanan Street via State Highway 86 and 66th Avenue (State Highway 195). Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rctlma.org. (Quasi-judicial)
- 3.2** **SURFACE MINING PERMIT NO. 102, STATUS UPDATE REGARDING NOTICE AND ORDER TO COMPLY** – Mine Operator: Sun Services – Fourth/Fourth Supervisorial District – Chuckwalla Zoning District – East County - Desert Area Plan: Open Space: Rural (OS-RUR) – Location: 25 Miles North of Blythe, 10 Miles West of Midland Road, 15 Miles South of State Hwy. 62 – 400 Gross Acres - Zoning: Natural Assets (N-A) - **REQUEST:** The Planning Commission is to consider testimony from Staff and the Mine Operator relative to the Notice and Order to Comply issued by the County pursuant to the Surface Mining and Reclamation Act and County Ord. No. 555, and shall determine whether or not the operator is complying with the approved mining plan, the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director. Project Planner: David Jones at (951) 955-6863 or email djones@rctlma.org. (Quasi-judicial)
- 3.3** **PUBLIC USE PERMIT NO. 920** – Consider an Addendum to Certified EIR – Applicant: Sandals Church – Fifth/Second Supervisorial District – Location: Northeasterly corner of Palmyrita Avenue and Mt. Vernon Avenue – 3 Acres Gross – **REQUEST:** The Public Use Permit proposes the construction of a 301 space parking lot for Sandals Church (located directly south of Palmyrita Avenue). The parking lot will serve the existing congregation members for weekend church services and weekday evening classes.

The Church is currently limited to its 900 person capacity and additional trips are not anticipated. The project will improve vehicular safety by removing street parking and pedestrian safety with the construction of sidewalks and a crosswalk at the intersection of Palmyrita Avenue and Mt. Vernon Avenue. The parking lot could also be used to park vehicles for 6-8 special events per year that could include outreach events and community involvement. Specifically, the events could include blood drives, community health fairs, or other outreach drives. These events generally draw less traffic than the Sunday church services and are planned on weekdays or Saturdays and would not conflict with Sunday Church Services. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Quasi-judicial)

4.0 WORKSHOPS:

4.1 **NONE**

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR'S REPORT

7.0 COMMISSIONERS' COMMENTS

Agenda Item No.: 1.1
Area Plan: Lake Mathews/Woodcrest
Zoning District: Galvian Hills
Supervisory District: First/First
Project Planner: Damaris Abraham
Planning Commission: May 21, 2014

PLOT PLAN NO. 25407
Environmental Assessment No. 42615
Applicant: Vista Towers, LLC
Engineer/Representative: MST Architects

COUNTY OF RIVERSIDE PLANNING DEPARTMENT NOTICE OF DECISION STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communications facility, for Vista Towers, disguised as a 50 foot high pine tree in a 2,304 square foot lease area surrounded by 6 foot high concrete masonry unit (CMU) wall enclosure and landscaping. The project includes twelve (12) panel antennas, 24 RRH Units, and four (4) Raycap Surge Protectors located at 45 foot high on the monopine, two (1) GPS antennas, and a 240 square foot equipment shelter for AT&T. The project also includes twelve (12) panel antennas located at 33 foot high centerline on the monopine, one (1) microwave dish, two (2) GPS antennas, a 30kw standby generator, and a 184 square foot equipment shelter for Verizon Wireless. A 173 sq. ft. outdoor equipment area is also proposed within the lease area for a future carrier. The facility is proposed to be located towards the center of a large, vacant property and access to the facility will be provided via a 20 ft. wide access easement from Rocky Bluff Road. Two (2) live pine trees and shrubs are also proposed to be planted around the project area.

The project is located northwesterly of Rocky Bluff Road, southerly of De Carlo Road, and westerly of Rolling Meadows Drive.

RECOMMENDATION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on May 5, 2014.

**The Planning Department staff recommended APPROVAL; and,
THE PLANNING DIRECTOR:**

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42615**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED PLOT PLAN NO. 25407, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

DA:da *J.M.*

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Date Revised: 05/06/14

Agenda Item No.: 2.1
Area Plan: Lake Mathews/Woodcrest
Zoning District: Galvian Hills
Supervisory District: First/First
Project Planner: Damaris Abraham
Director's Hearing: May 5, 2014

PLOT PLAN NO. 25407
Environmental Assessment No. 42615
Applicant: Vista Towers, LLC
Engineer/Representative: MST Architects

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communications facility, for Vista Towers, disguised as a 50 foot high pine tree in a 2,304 square foot lease area surrounded by 6 foot high concrete masonry unit (CMU) wall enclosure and landscaping. The project includes twelve (12) panel antennas, 24 RRH Units, and four (4) Raycap Surge Protectors located at 45 foot high on the monopine, two (1) GPS antennas, and a 240 square foot equipment shelter for AT&T. The project also includes twelve (12) panel antennas located at 33 foot high centerline on the monopine, one (1) microwave dish, two (2) GPS antennas, a 30kw standby generator, and a 184 square foot equipment shelter for Verizon Wireless. A 173 sq. ft. outdoor equipment area is also proposed within the lease area for a future carrier. The facility is proposed to be located towards the center of a large, vacant property and access to the facility will be provided via a 20 ft. wide access easement from Rocky Bluff Road. Two (2) live pine trees and shrubs are also proposed to be planted around the project area.

The project is located northwesterly of Rocky Bluff Road, southerly of De Carlo Road, and westerly of Rolling Meadows Drive.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Rural: Rural Residential (R:RR) (5 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the north
Rural: Rural Residential (R:RR) (5 Acre Minimum) to the south, east, and west |
| 3. Existing Zoning: | Residential Agricultural – 5 Acre Minimum (R-A-5) |
| 4. Surrounding Zoning: | Residential Agricultural – 2 and ½ Acre Minimum (R-A-2½) to the north
Residential Agricultural – 5 Acre Minimum (R-A-5) to the south, east, and west |
| 5. Existing Land Use: | Vacant |
| 6. Surrounding Land Use: | Vacant, scattered single family residences, and water tanks |
| 7. Project Data: | Total Acreage: 7.87
Lease Area: 2,304 sq. ft. |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42615**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

D.M.

APPROVAL of PLOT PLAN NO. 25407, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Rural: Rural Residential (R:RR) (5 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan which allows single family residences with a minimum lot size of 5 acres, limited animal-keeping and agricultural uses, recreational uses, compatible resource development and associated uses, and governmental uses.
2. The Public Facilities & Service Provision policy requires that all developments, including developments within the Rural: Rural Residential land use designation, have available public facilities and services such as roads, utilities, public safety and schools. The proposed wireless communication facility will provide better telecommunications (phone, text, and data) coverage and/or capacity for the nearby residential uses in the area.
3. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the north, and Rural: Rural Residential (R:RR) (5 Acre Minimum) to the south, east, and west.
4. The zoning for the subject site is Residential Agricultural – 5 Acre Minimum (R-A-5).
5. The proposed use, a wireless communication facility disguised as a 50 foot high pine tree, is a permitted use in the R-A-5 zone subject to approval of a plot plan according to the provisions of Ordinance No. 348, Article XIXg (Wireless Communication Facilities).
6. According to Section 19.404.a. of Ordinance No. 348, R-A-5 zones are classified under residential zone classifications. The proposed project, as designed and conditioned, does not exceed the maximum allowable height of 50 feet for wireless communication facilities in residential zone classifications. Additionally, the facility is set back more than 190 feet from the nearest property line, which exceeds the 50 foot setback requirement (100% of facility height). The project, as designed and conditioned, complies with the development standards for Area Disturbance, Fencing and Walls, Landscaping, Noise, Parking, Power and Communications Lines, as well as Support Facilities and Treatment. Therefore, it can be determined that the project is consistent with the development standards set forth in Ordinance No. 348, Article XIXg (Wireless Communication Facilities).
7. The project site is surrounded by properties which are zoned Residential Agricultural – 2 and ½ Acre Minimum (R-A-2½) to the north, and Residential Agricultural – 5 Acre Minimum (R-A-5) to the south, east, and west.
8. The project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
9. Environmental Assessment No. 42615 identified the following potentially significant impacts:
 - a. Aesthetics

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Residential (R:RR) (5 Acre Minimum) Land Use Designation, the Infrastructure, Public Facilities & Service Provision Policy, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with Article XIXg of Ordinance No. 348 (Wireless Communication Facilities), and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Flood Zone;
 - b. A Fault Zone;
 - c. An Airport Influence Area;
 - d. A City Sphere of Influence;
 - e. An area with a liquefaction potential; or,
 - f. A Subsidence Area.
3. The project site is located within:
 - a. A High Fire area;
 - b. The Stephens Kangaroo Rat Fee Area; and,
 - c. The Boundaries of the Perris & Perris Union High School.
4. The subject site is currently designated as Assessor's Parcel Number 289-230-028.

PP25407



Selected parcel(s):
289-230-028

LEGEND



SELECTED PARCEL



INTERSTATES



HIGHWAYS



PARCELS

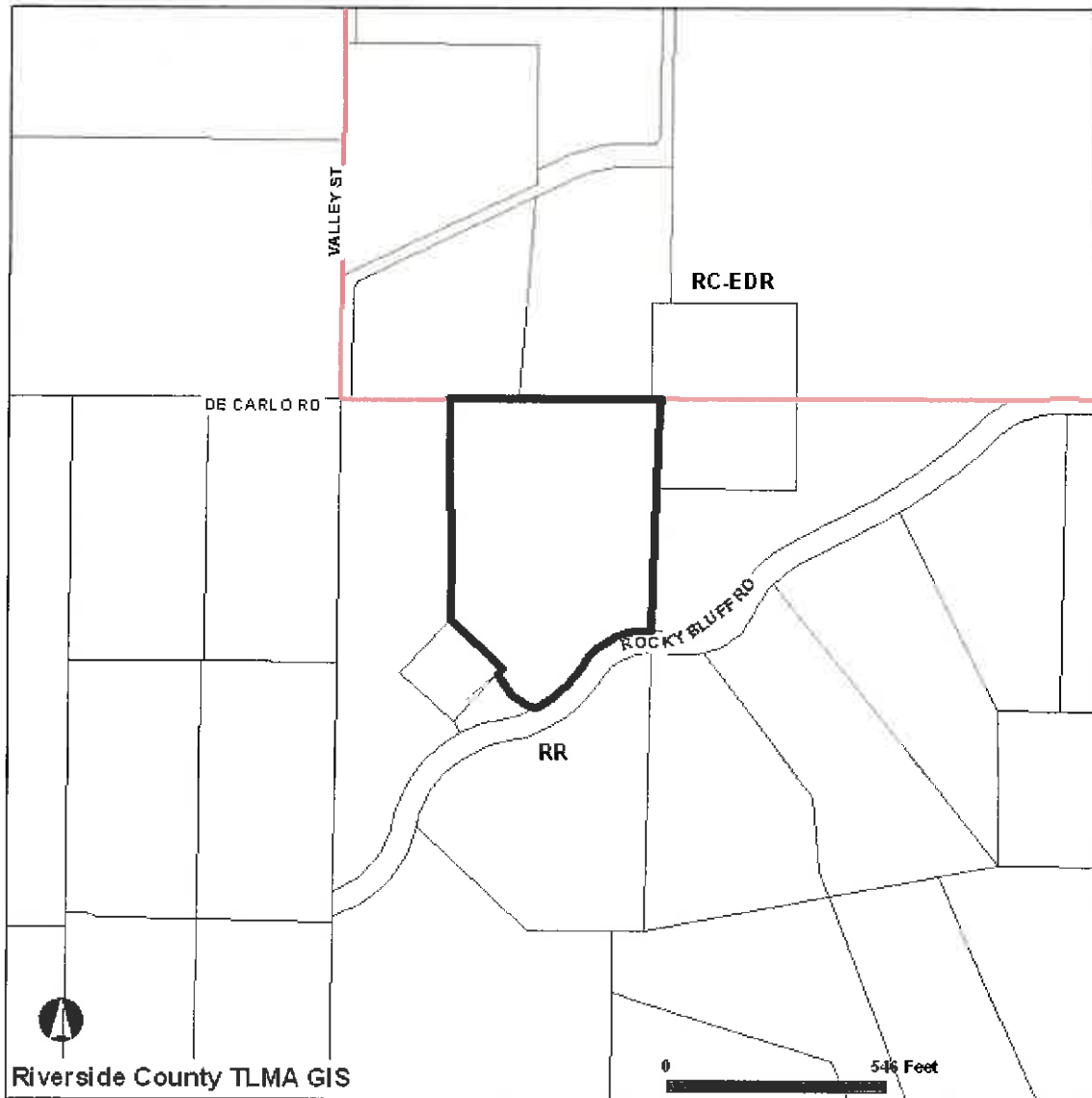
IMPORTANT

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...Mon Mar 24 10:16:38 2014

Version 131127

PP25407



Selected parcel(s):
289-230-028

LAND USE

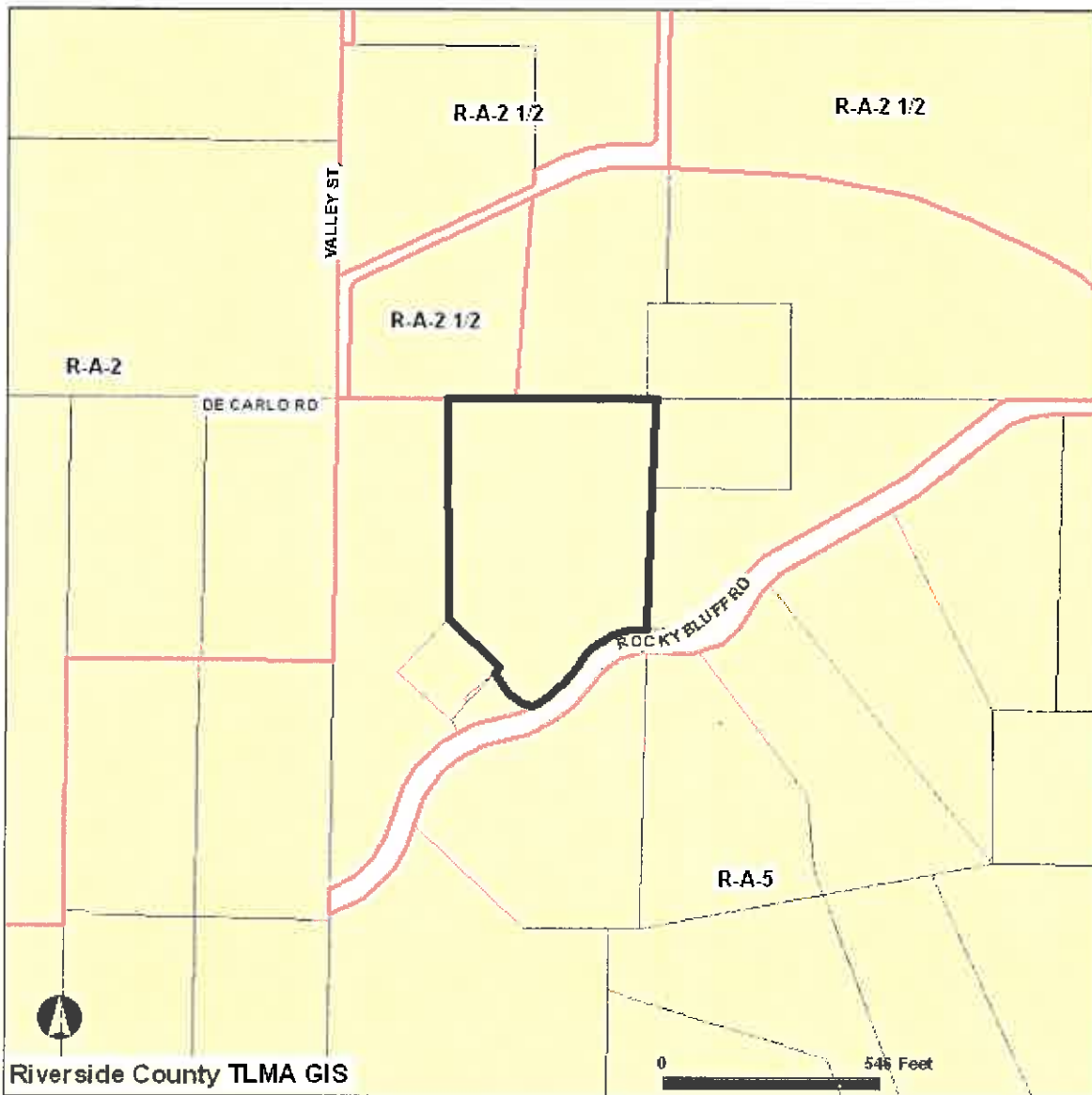
- SELECTED PARCEL
- INTERSTATES
- HIGHWAYS
- PARCELS
- EDR-RC - RURAL COMMUNITY - ESTATE DENSITY RESIDENTIAL
- RR - RURAL RESIDENTIAL

IMPORTANT
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REPORT PRINTED ON...Mon Mar 24 10:20:28 2014

Version 131127

PP25407



Selected parcel(s):
289-230-028

ZONING

- SELECTED PARCEL
- ZONING BOUNDARY
- N INTERSTATES
- N HIGHWAYS
- PARCELS
- R-A-2, R-A-2 1/2, R-A-5

IMPORTANT
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 Version 131127

Photosimulation of view looking west from Rocky Glen Road.



Photosimulation of view looking southwest from lake Mathews Drive, just east of Rolling Meadows Drive.



Vista Towers
Wireless Site Solutions
Lake Mathews
Off Rocky Bluff Road (no address)
Perris, CA 92750

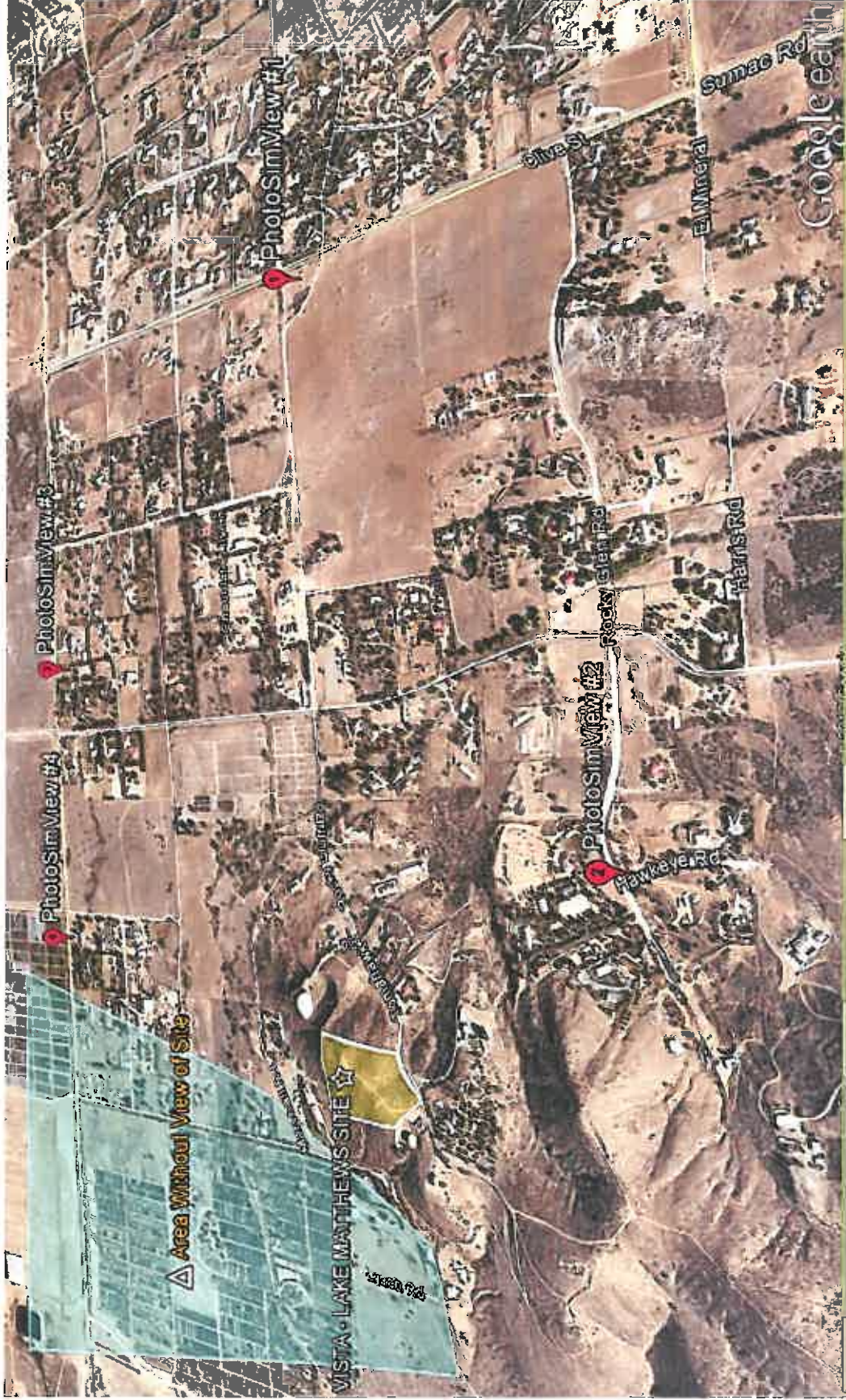
Photosimulation of view looking due west from the nearest point along Olive Street.



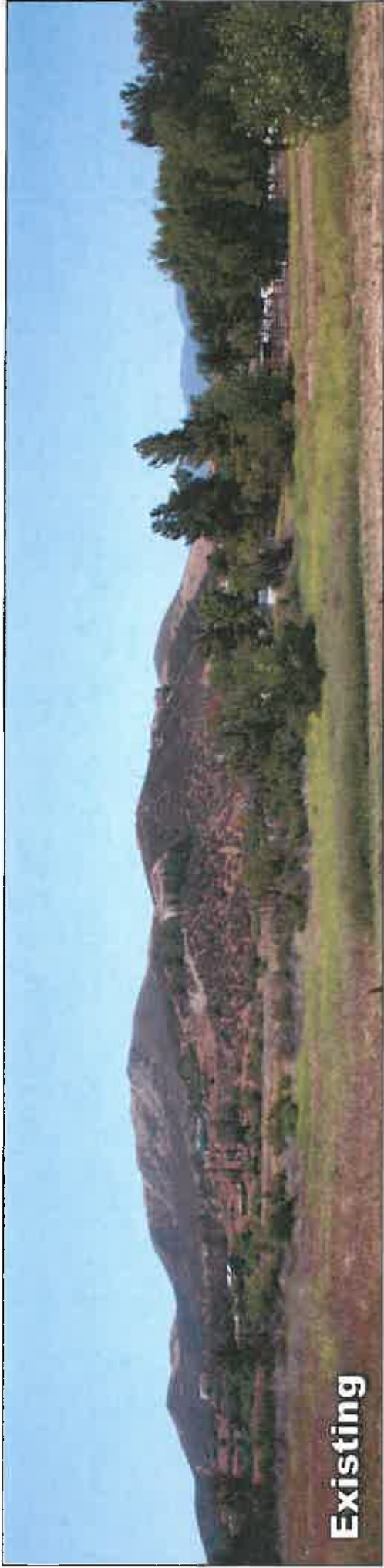
Vista Towers
Wireless Site Solutions
Lake Mathews
Off Rocky Bluff Road (no address)
Ferris, CA 92750

VISTA TOWERS "LAKE MATTHEWS- ROCKY BLUFF" PHOTOSIMULATIONS

PHOTO MAP KEY

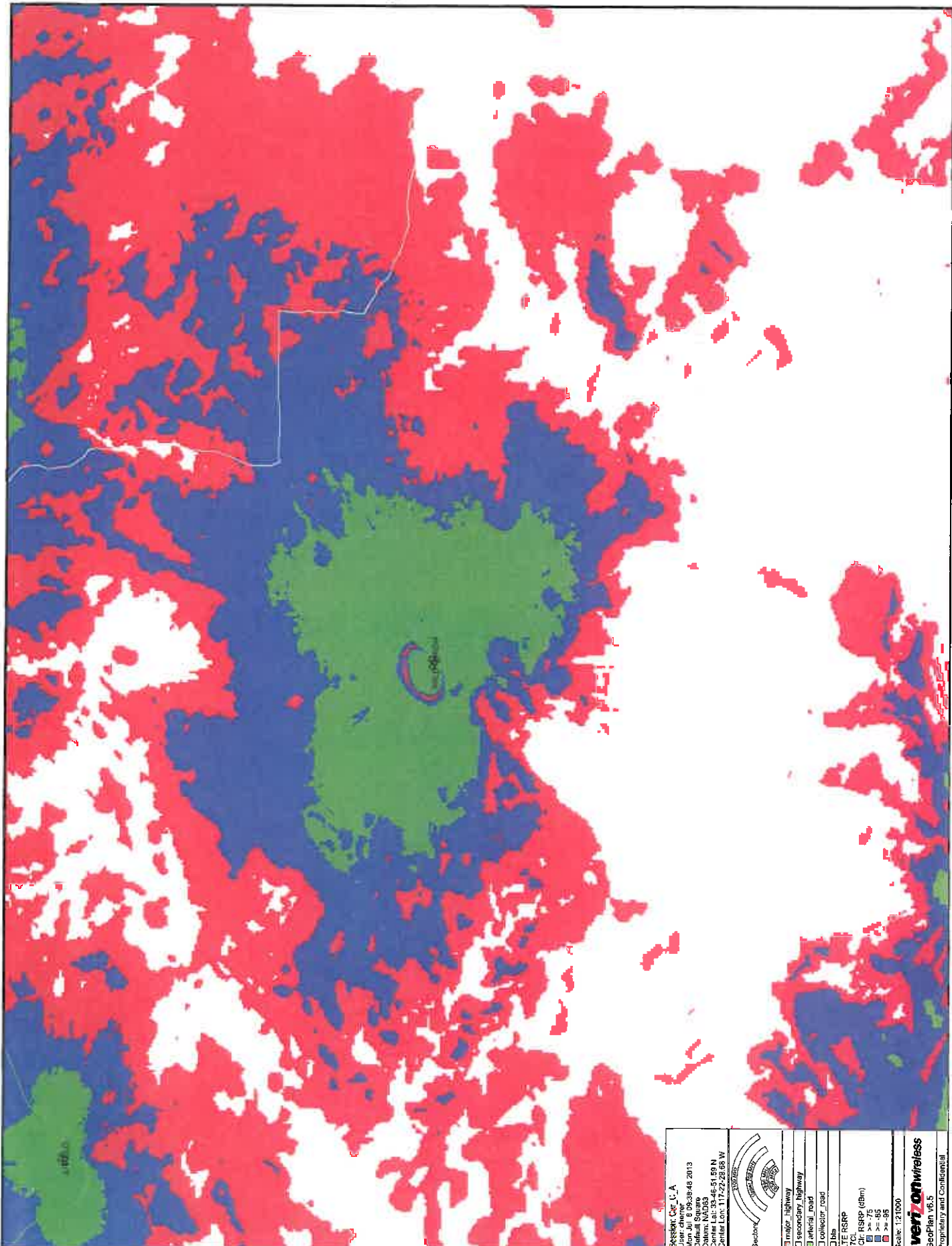


Photosimulation of view looking south from Lake Mathews Drive, just east of Winford Rd.



Vista Towers
Wireless Site Solutions
Lake Mathews
Off Rocky Bluff Road (no address)
Perris, CA 92750

26'-0"



System: Car 1: A
 User: cherner
 Mon Jul 8 09:38:43 2013
 DeKalb Square
 Center Lat: 33-46-51.69 N
 Center Lon: 117-22-23.68 W

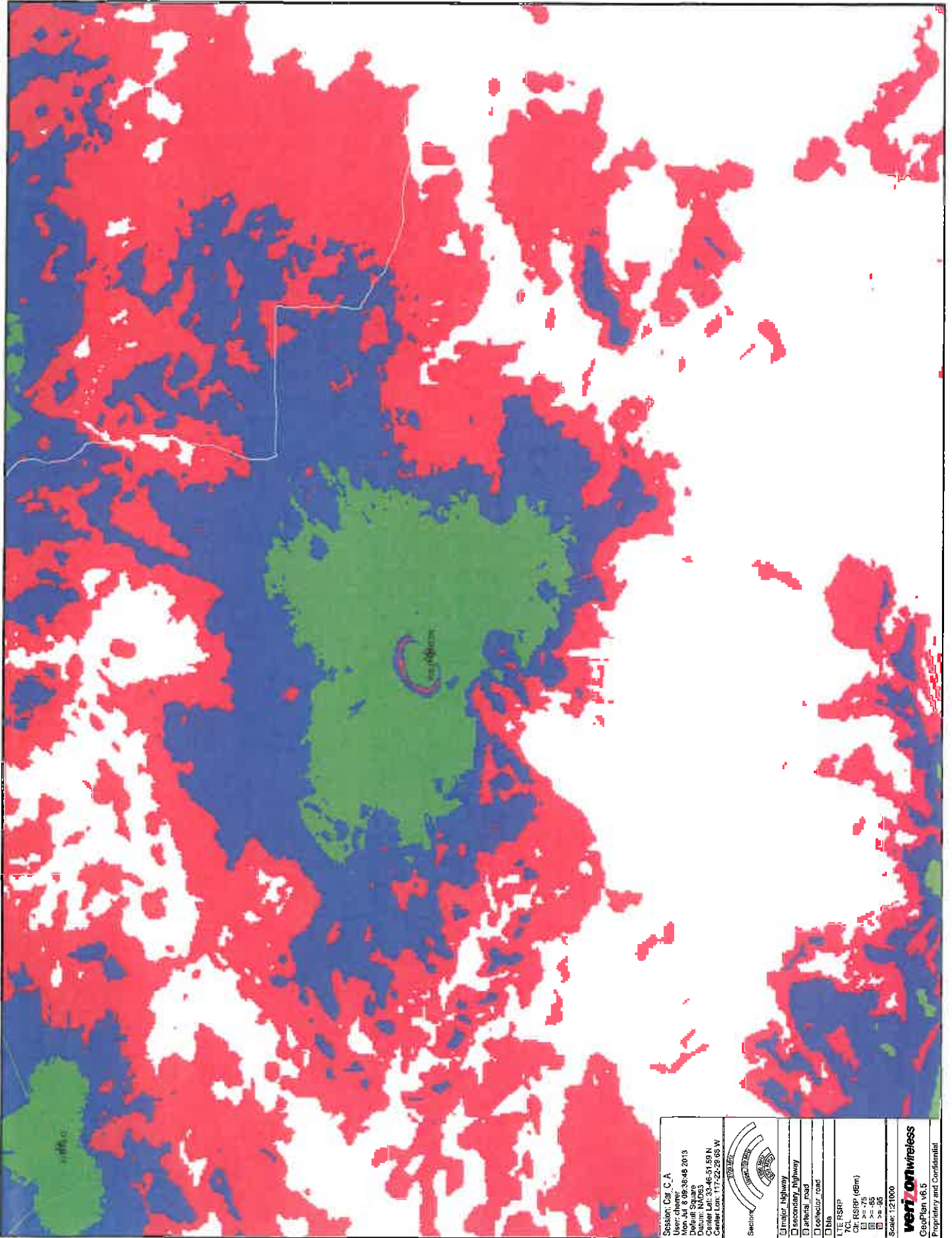
Scale: 1:21000
 3000 FT
 1500 FT
 750 FT
 375 FT

LTE RSRP
 Ctr. RSRP (dBm)
 >= -75
 >= -85
 >= -95

major_highway
 secondary_highway
 arterial_road
 collector_road
 bus

Verizon Wireless
 GeoPlan v6.5
 Proprietary and Confidential

35'-0"



Session: Car_C_A
 User: cherng
 Date: 10/23/2013 10:46:46 AM
 Default: Square
 Datum: NAD83
 Center Lat: 33.465189 N
 Center Long: 117.222368 W

Section:

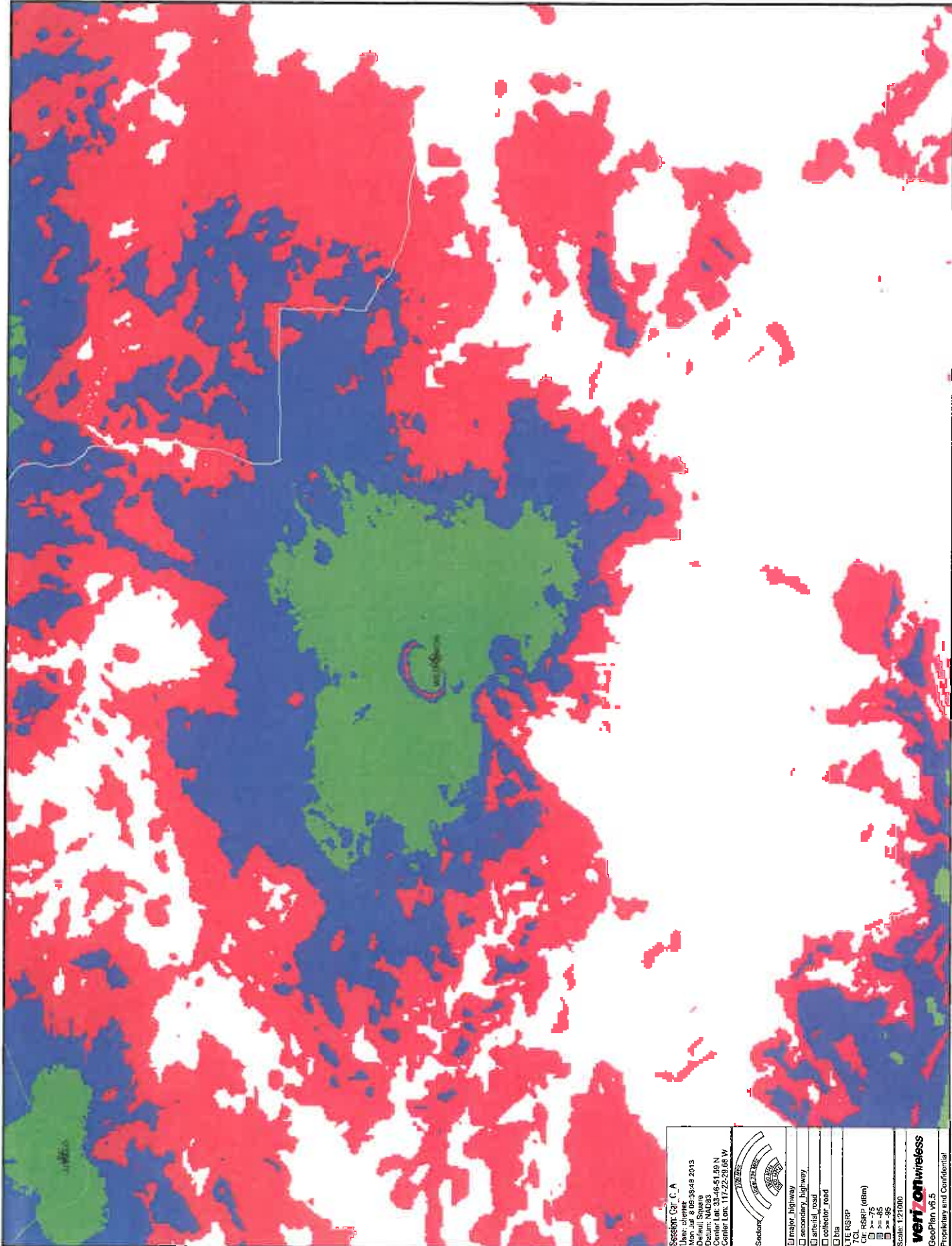
- Major Highway
- Secondary Highway
- Arterial Road
- Collector Road
- Bldg

LTE RSRP
 7C (Rsrp, dBm)
 > -75
 > -85
 > -95

Scale: 1:21000

verizonwireless
 GeoPlan v6.5
 Proprietary and Confidential

45'-0"



Section: Ctr. C. A
 User: chern
 Mon Jul 8 09:35:49 2013
 DeWitt Square
 Datum: NAD83
 Center Lon: 46.5150 N
 Center Lon: 117.2229 68 W

Section
 100' RSRP
 200' RSRP
 300' RSRP
 400' RSRP

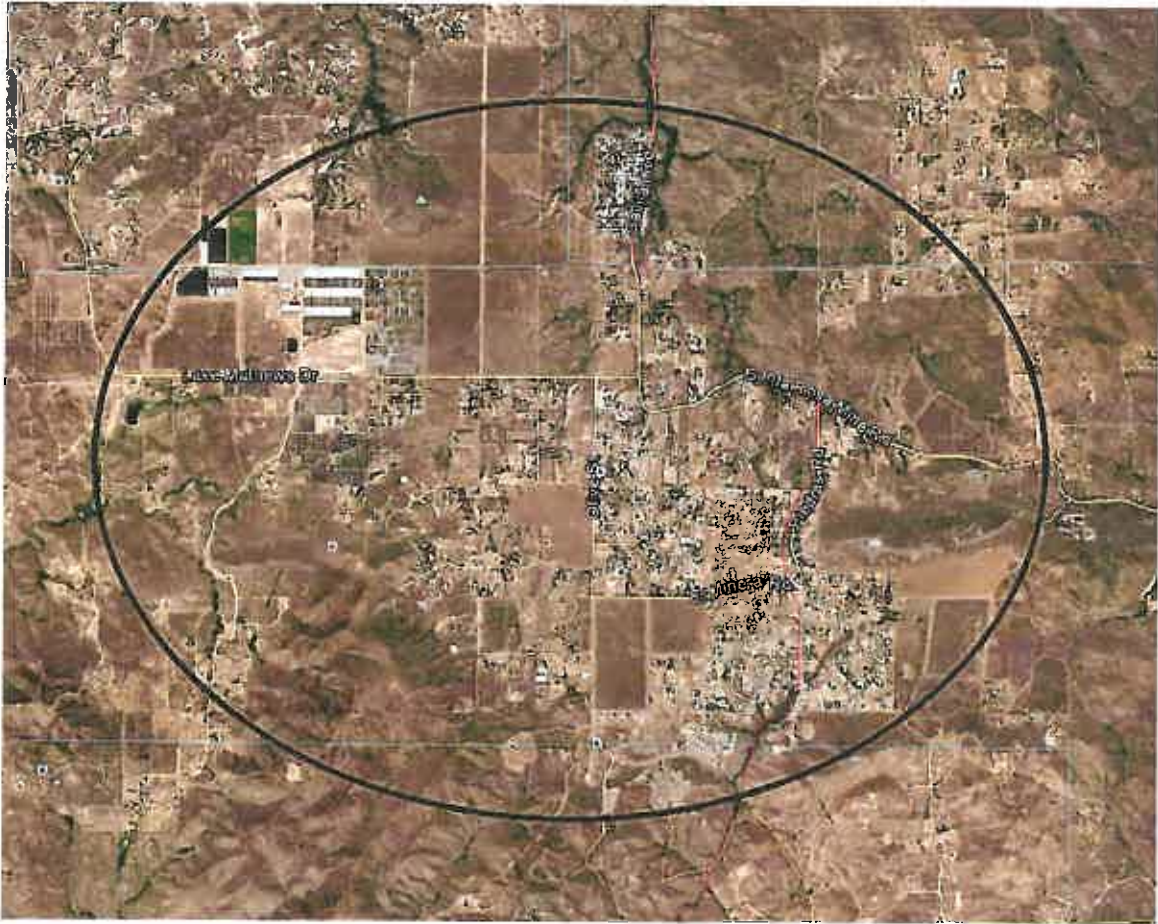
Major Highway
 secondary highway
 arterial road
 collector road
 bis

UIC RSRP
 Ctr. RSRP (dBm)
 >= -75
 >= -85
 >= -95
 >= -105

Scale: 1:21000
verizonwireless
 GeoPlan v6.5
 Proprietary and Confidential

Alternate Site Analysis Lake Matthews / Rocky Bluff

Define the Targeted Area in Need of Coverage: The first step is to define the targeted area in need of coverage. There are other sites to the NW near Lake Matthews, to the east near Perris and to the south nearer the I-15 freeway. However, those existing sites leave a large area and community completely unserved. The unserved area is the community surrounding the intersection of Lake Matthews Drive and Gavilan Road as shown on the map below:



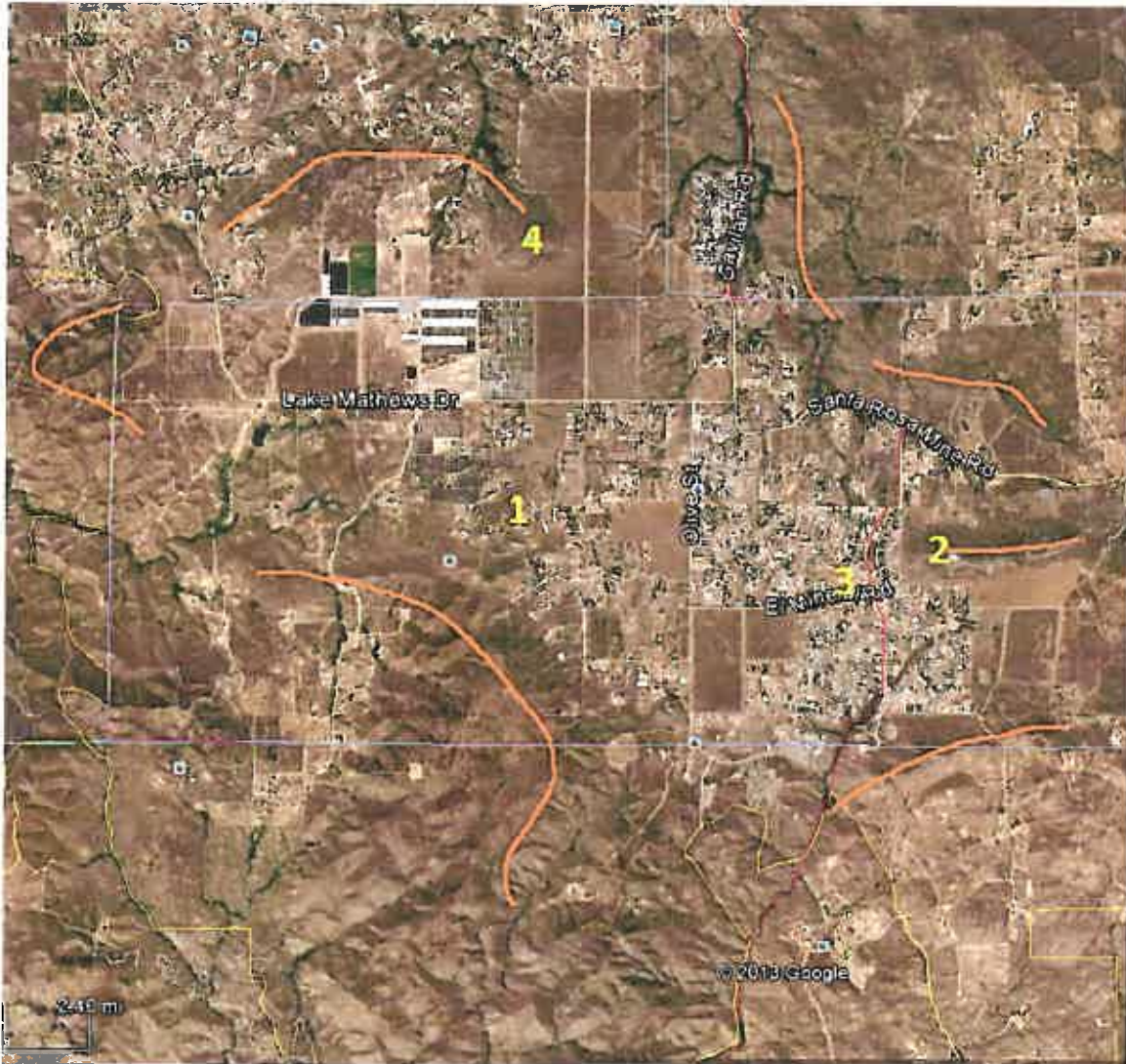
Step 2: Determining Possible Site Locations: As a general rule, a site location closer to the center of a targeted area provides better coverage and service to the entire targeted area. However, the primary criteria for determining acceptable locations are based on the terrain and line of sight from the locations to a majority of the targeted area. If possible, it is particularly important to connect in areas of signal handoff to existing sites. Terrain is the primary driver as signal propagation is slightly better than a line of sight analysis. Therefore, the best coverage target is one closer to the middle, but one from where you can see almost all of the area targeted for coverage, including handoff zones on major roadways at the edges of the targeted area.

Step 3: Identifying the Terrain at this Location: Even though there is lots of hills and carious terrain in the area, the description of the terrain in this area is fairly simple and leads to clearly superior coverage locations. The targeted area is generally a plateau surrounded by hills. In essence, the area targeted is much like a bowl. Please see the diagram below marking the ridge lines / higher terrain in orange.



Step 4: Selecting Possible Site Locations: This process is done with a combination of field investigation and computer modeling. Locations of higher elevation closest to the middle of search area with cleaner lines of site to areas around them are marked in the field. Those locations are then used to generate propagation maps to project the coverage. The maps are then analyzed, and new field research for additional sites is performed after determining coverage issues as needed. In this case, multiple areas were marked and run. The marked sites were:

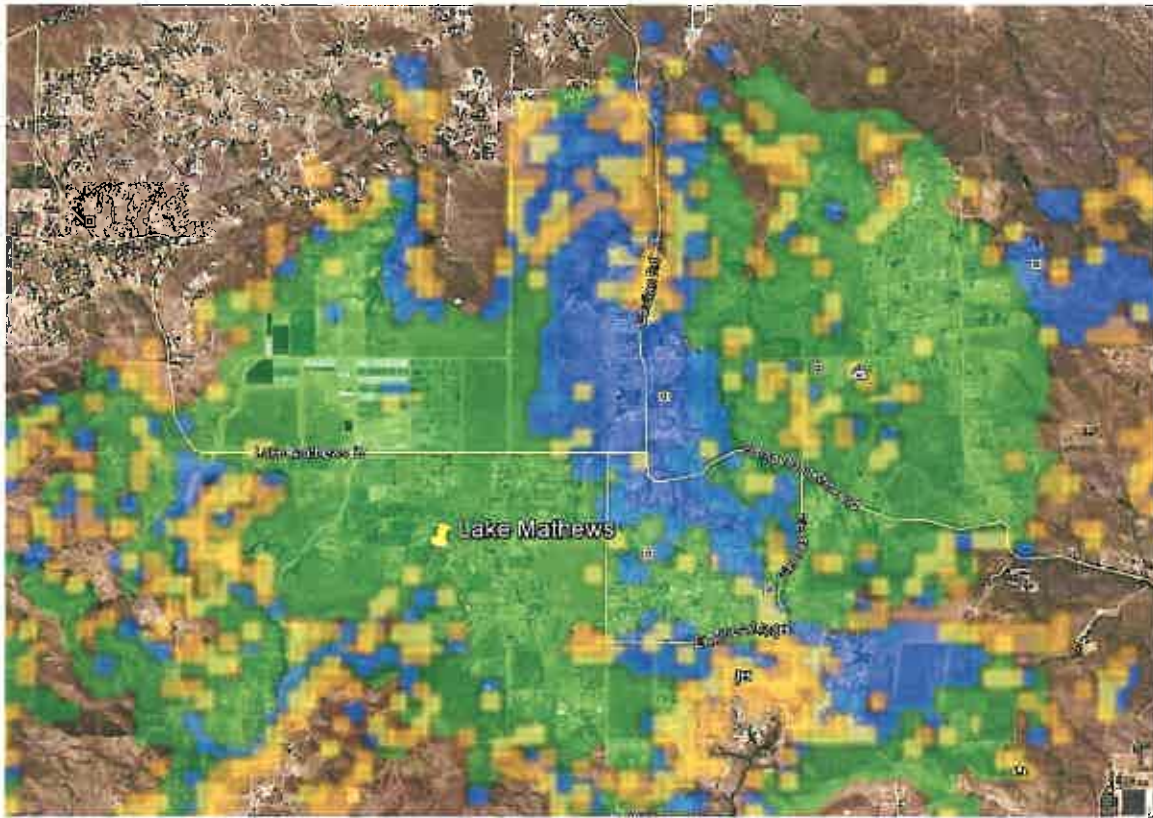
1. Rocky Bluff / Lake Matthews – the submitted site location
2. Water Tank Hill
3. Mineral and Placer Hill Road
4. Hill on North End – Gavilan Peak (Alto Lago)



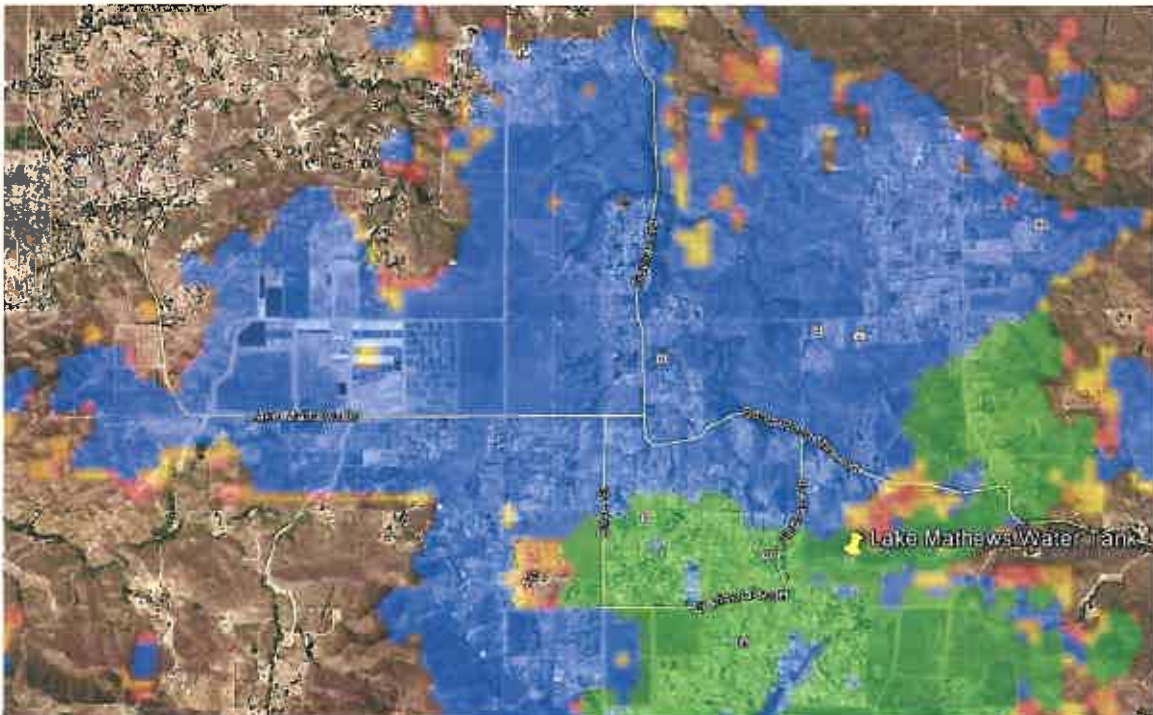
Step 5: Computer Modeling of Proposed Locations: The following are computer generated maps of the signal propagation from some of the considered site locations. As clearly shown by the maps, the map for Rocky Bluff provides stronger coverage throughout the targeted area and provides better coverage along the roadways entering into the coverage area in all directions.

The following maps will show Signal Strength as:
Green \geq -75 dBm (Strong Coverage)
Blue as \geq -85 dBm (Moderate Coverage)

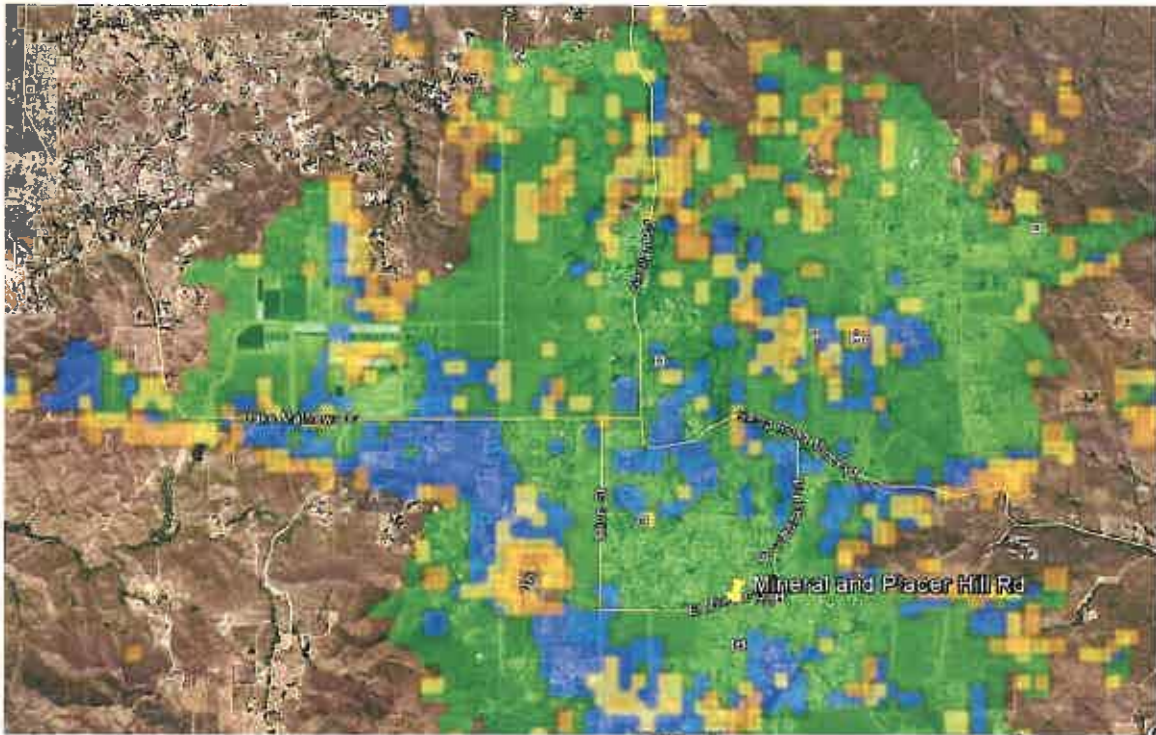
Propagation Map: Proposed Site Location: Rocky Bluff / Lake Matthews:



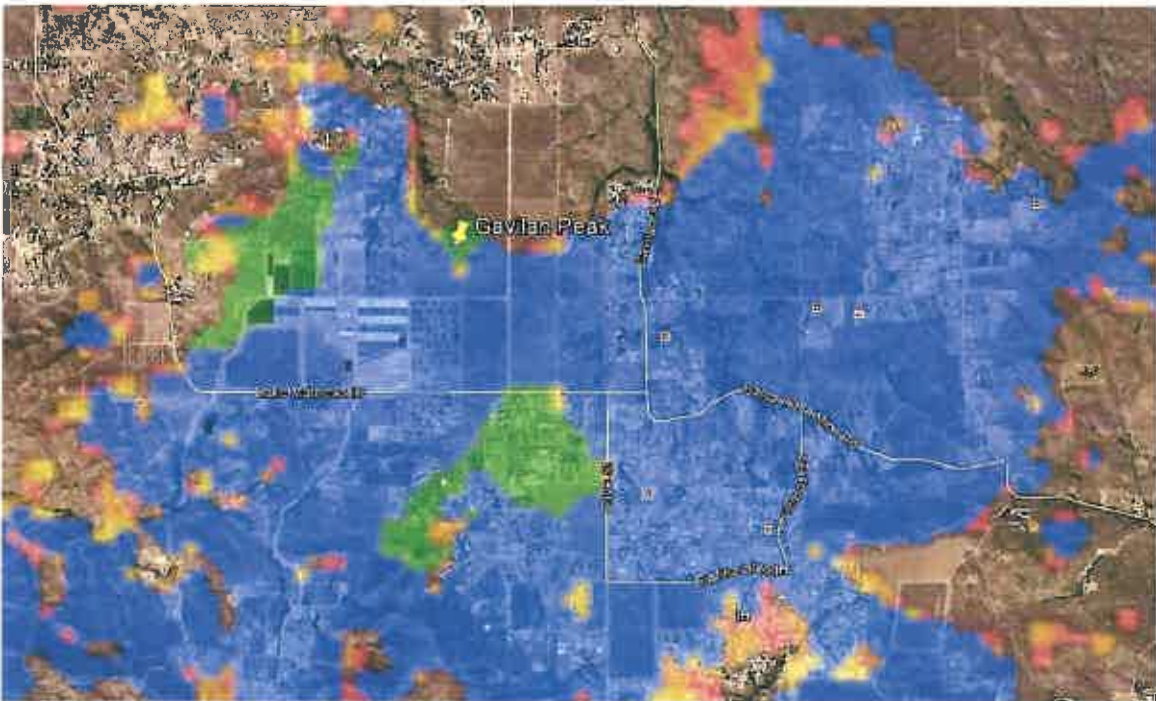
Propagation Map: Alternate Site Location: Water Tank Hill:



Propagation Map: Alternate Site Location: Mineral and Placer Hill Road:



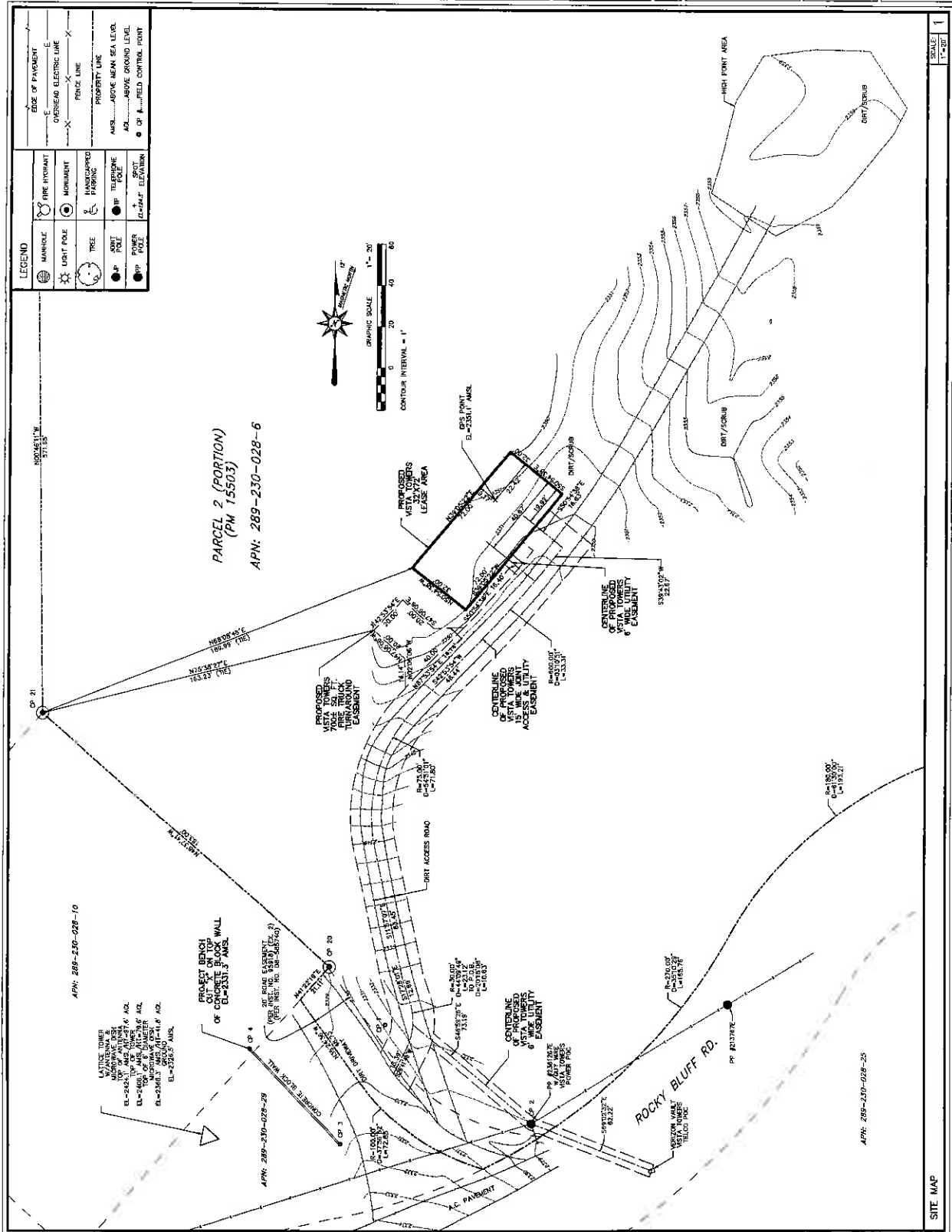
Propagation Map: Alternate Site Location: Gavilan Peak:



Step 6: Determining Feasibility: The location for a communication facility is generally driven by coverage, but many other factors affect the final site selection. Communication facilities require access and power, environmentally sensitive areas or undisturbed land should be avoided, and properly evaluating and reducing visual impact is important as well. Additionally, gauging the ability to predictably obtain the necessary property entitlements is critical to the feasibility process. Once all these factors are considered, candidates are then ranked and/or eliminated to the extent they fail to meet minimum gating requirements.

Step 7: Conclusion on Primary Candidate: In this case, the top two sites provided the best coverage. Often times, there are trade-offs between two viable candidates on their impact and feasibility. However, in this case, the submitted candidate performed the best for coverage, resulted in less aesthetic impact on the community, and had better access for construction, ongoing maintenance and delivery of the necessary service. Additionally, the conclusions reached by this coverage and location analysis are further supported by the fact that the County of Riverside has also located its own communication facility on an adjacent parcel. It is therefore our assertion, based on the many variables and aspects of site development, that this location is in fact the best and most desirable location upon which to locate a new multi-carrier wireless communications facility.

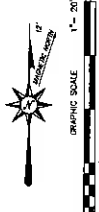
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PARCEL 2 (PORTION)
(PM 15503)
APN: 289-230-028-6

LEGEND

MANHOLE	FIRE HYDRANT	EDGE OF PAVEMENT
UTILITY POLE	MONUMENT	OVERHEAD ELECTRIC LINE
TREE	HANDICAPPED PARKING	PROPERTY LINE
WELL	TELEPHONE POLE	ASL.....ABOVE MEAN SEA LEVEL
POWER POLE	SPOT ELEVATION	AZL.....ABOVE GROUND LEVEL
CP	CONCRETE POINT	CP.....FIELD CONTROL POINT



Vista Towers Wholesales Site Solutions	
LAKE MATHEWS VACANT LAND PERRIS, CA 92470	
PROJECT INFORMATION:	CURRENT ISSUE DATE: 12/04/13
ISSUED FOR:	ZONING
REV. DATE:	DESCRIPTION:
6 12/04/13 03 AFS TON	10N
5 11/29/13 02 AFS TON	TON
4 06/18/13 01 AFS TON	TON
3 06/28/13 FINAL SURVEY TON	TON
2 05/29/13 LEASE, CHANGED TON	TON
1 05/18/13 ADDED LEASE, TON	TON
0 05/17/13 006 ISSUE TON	TON
PLANS PREPARED BY:	
Phil Auer Surveying 1447 Costa Lane, Bakersfield, CA 93314 PHONE: (805) 333-3333 E-MAIL: info@philauersurveying.com	
CONSULTANT:	
DRAWN BY:	CHECKED BY:
TON	OPA
OPA	OPA
SHEET TITLE: SURVEY	
SHEET NUMBER: LS2	

SITE MAP

SCALE: 1" = 20'

INDUSTRIAL HYGIENE SURVEY... AS PERMITTED TO ANY PORTION OF ANY SURROUNDING PROPERTY CONTAINING A "SENSITIVE RECEIVER, HABILITATING DWELLING, HOSPITAL, SCHOOL, LIBRARY OR NURSING HOME"... MUST NOT EXCEED THE FOLLOWING NOISE CASE NOISE HOME... BETWEEN THE HOURS OF 10:00AM TO 7:00AM (NIGHTTIME PERIOD STANDARD) AND 6:00PM - 10 MINUTE LEA, BETWEEN 7:00AM AND 10:00PM (DAYTIME STANDARD)

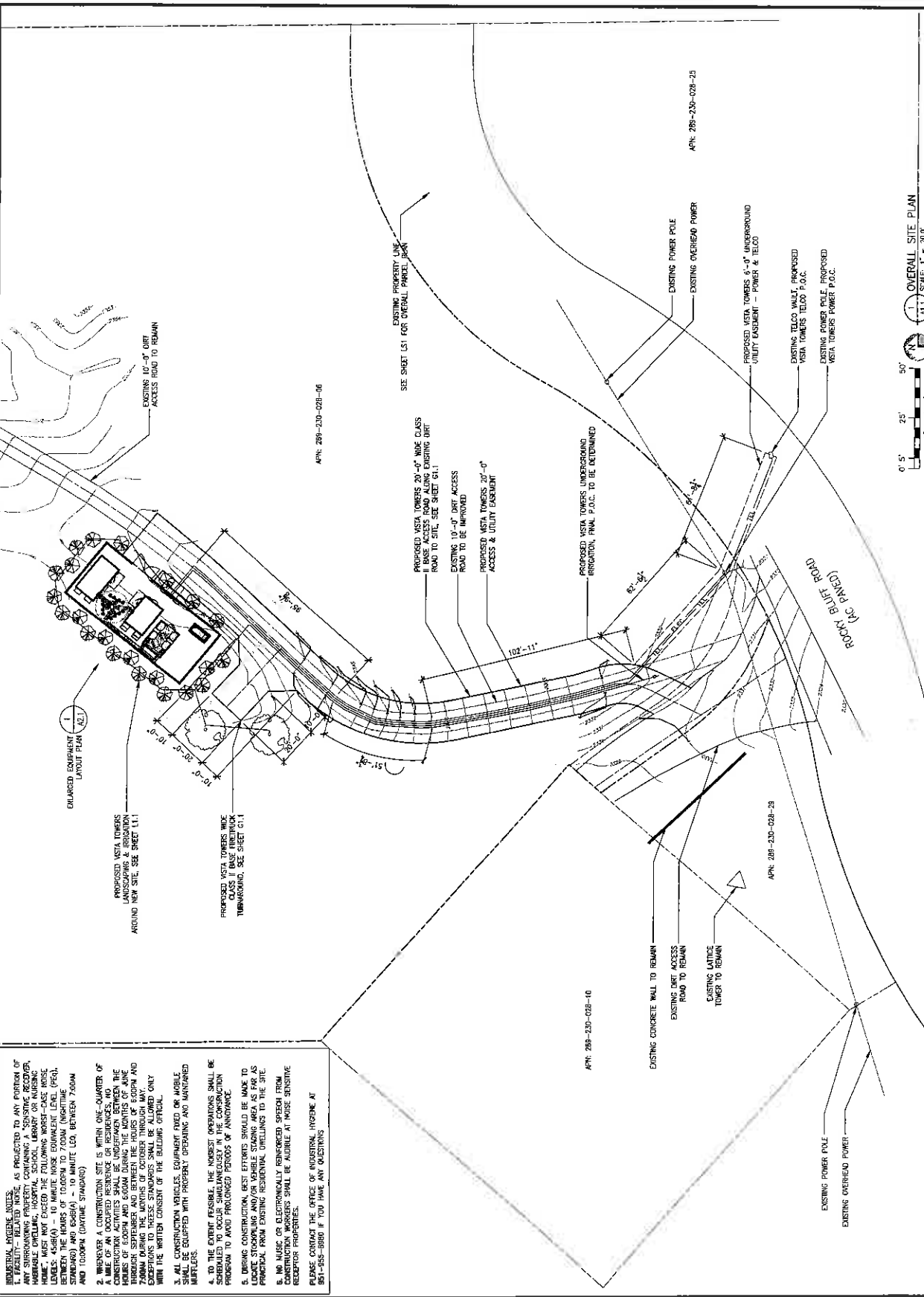
MST ARCHITECTS
10101 Greenbelt Road, Suite 100
Greenbelt, MD 21040
Phone: 410-441-1111
Fax: 410-441-1112
www.mstarchitects.com

OVERALL SITE PLAN
SHEET TITLE
Vista Towers
VACANT LAND
LAKE MATHENS
PERMS, GA 92750
Vista Site Solutions
LAKE MATHENS, GA

APR: 298-230-028-06

APR: 298-230-028-25
APR: 298-230-028-23
APR: 298-230-028-10

A1.1
OVERALL SITE PLAN
SCALE: 1" = 20.0'

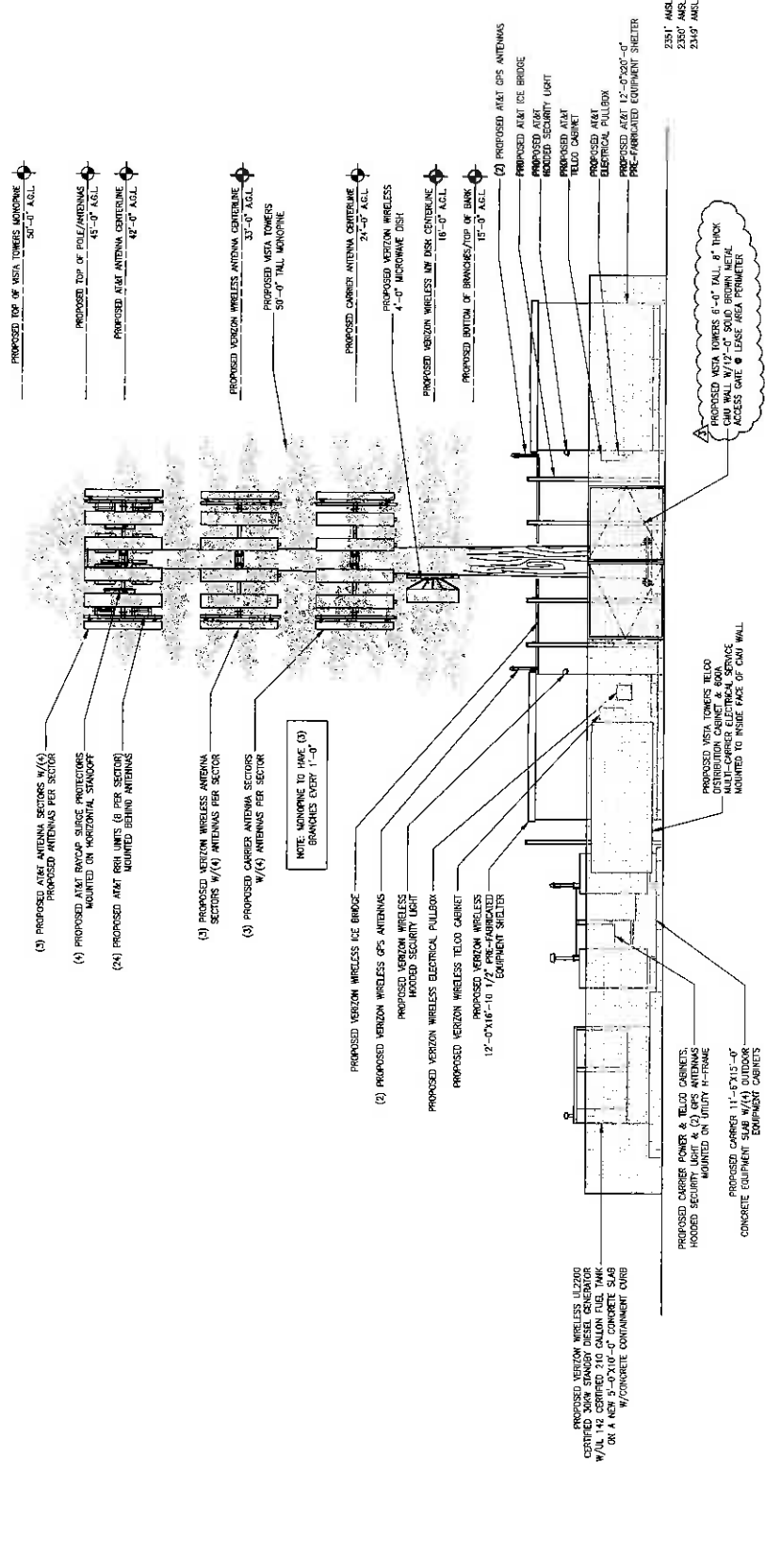


1. TO THE EXTENT FEASIBLE, THE NOISE OPERATIONS SHALL BE SCHEDULED TO OCCUR IN ACCORDANCE WITH THE NOISE CONTROL PROGRAM TO AVOID PROLONGED PERIODS OF ANNOYANCE.

2. DURING CONSTRUCTION, BEST EFFORTS SHOULD BE MADE TO LOCATE STACKING AND/OR STORAGE AREAS AS FAR AS PRACTICABLE FROM EXISTING RESIDENTIAL DWELLINGS TO THE SITE.

3. NO MUSIC OR ELECTRONICALLY REPRODUCED SPEECH FROM CONSTRUCTION WORKERS SHALL BE AUDIBLE AT NOISE SENSITIVE RECEPTOR PROPERTIES.

PLEASE CONTACT THE OFFICE OF INDUSTRIAL HYGIENE AT 951-955-9880 IF YOU HAVE ANY QUESTIONS



0' 10" 50' 100'
 1" = 50.0'


0' 1" 5" 10"
 1/4" = 1'-0"

1 EAST ELEVATION
 (A) SCALE: 1/4" = 1'-0"

Vista Towers
 Wireless Site Solutions
 LAKE MATHEWS
 VACANT LAND
 PERMITS, CA 92750

SHEET TITLE: SOUTH ELEVATION

MSA ARCHITECTS
 10000 N. 100TH AVENUE, SUITE 100
 DENVER, CO 80231



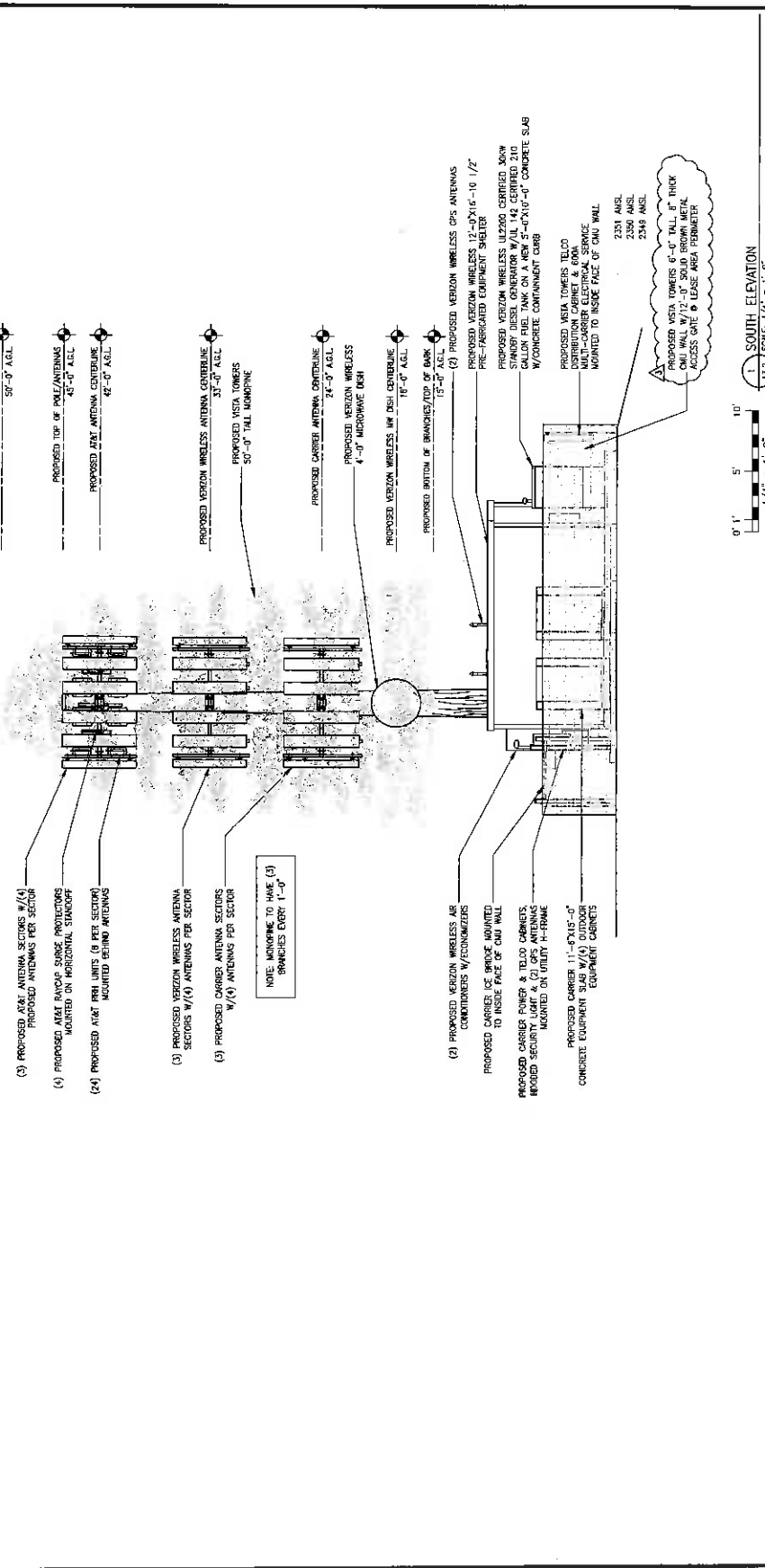
SOUTH ELEVATION

SHEET TITLE: SOUTH ELEVATION

REVISIONS:

DATE: 03/27/2018
 DRAWN BY: BT
 CHECKED BY: JPM
 SCALE: AS SHOWN
 USER: JPM

A3.2



STANDARD TITLE BLOCK FOR ARCHITECTS

MST ARCHITECTS
 ARCHITECTS REGISTERED IN THE STATE OF CALIFORNIA
 19150 CALIFORNIA AVENUE SUITE 200
 PERRIS, CA 92370
 TEL: (951) 221-1000 FAX: (951) 221-1001
 WWW.MSTARCHITECTS.COM

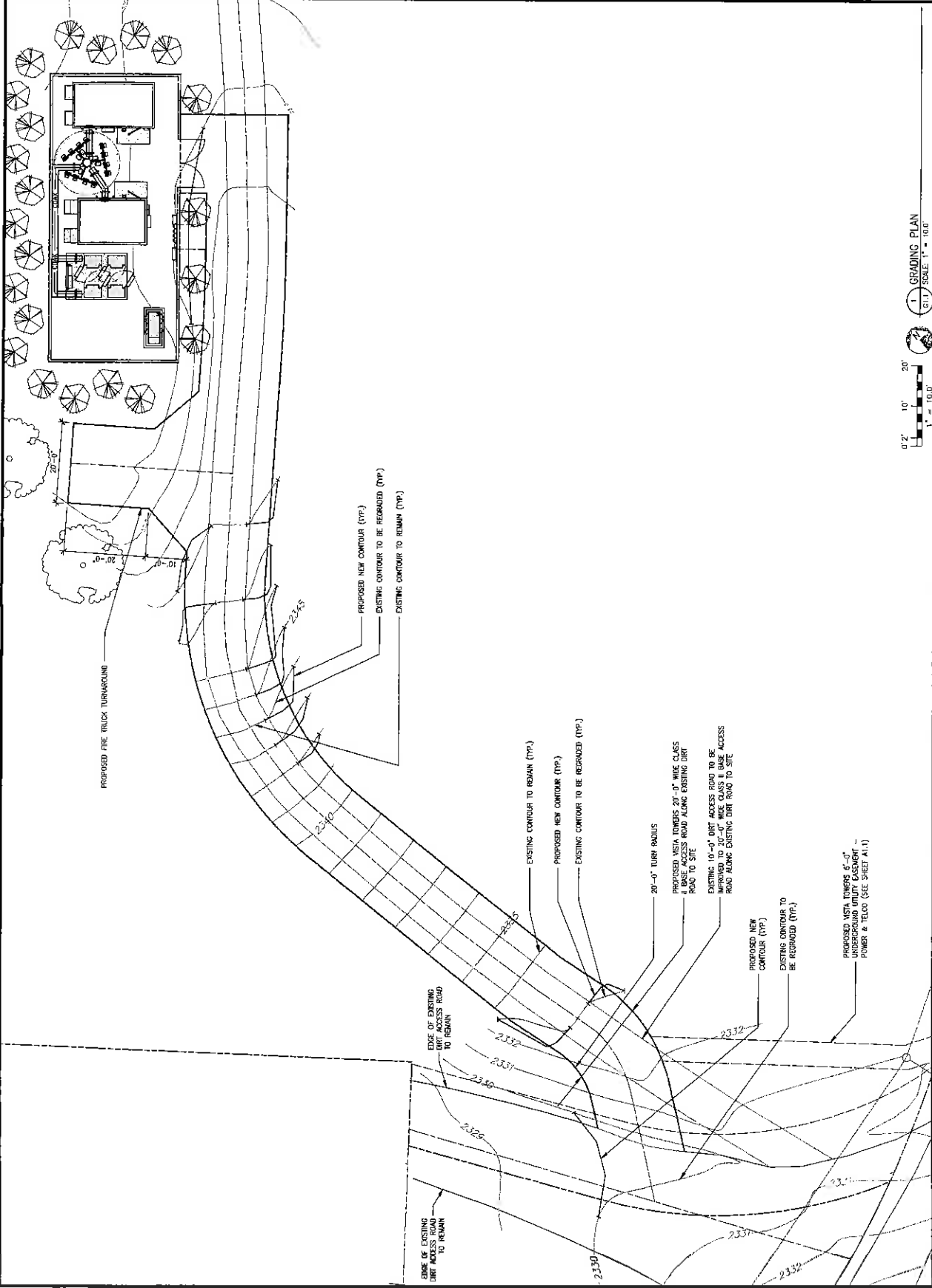
GRADING PLAN
 SHEET TITLES

Vista Towers
 Wireless Site Solutions

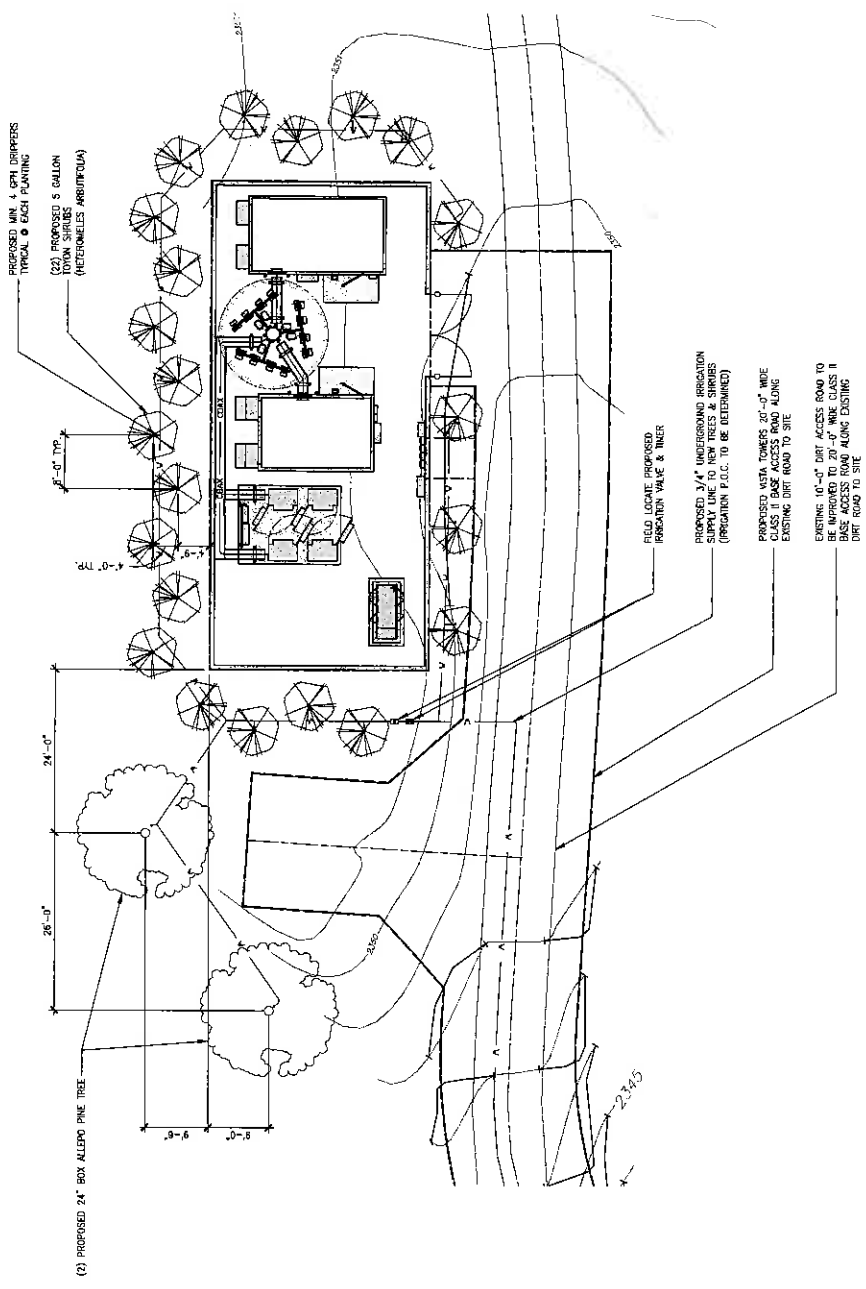
LAKE MATHERS
 VACANT LAND
 PERRIS, CA 92750

PROJECT NO. 201101
 DATE: 11/29/11
 DRAWN BY: M. B. BILBY
 CHECKED BY: M. B. BILBY
 DATE: 11/29/11

G1.1
 SHEET NO. 10107



0' 10' 20'
 1" = 10.0'
 1 GRADING PLAN
 G1.1 SCALE: 1" = 10.0'



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42615
Project Case Type (s) and Number(s): Plot Plan No. 25407
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Damaris Abraham
Telephone Number: (951) 955-5719
Applicant's Name: Vista Towers, LLC
Applicant's Address: 250 El Camino Real, #117, Tustin, CA 92780
Engineer's Name: MST Architects
Engineer's Address: 801 Alhambra Blvd., Suite 2, Sacramento, CA 95816

I. PROJECT INFORMATION

A. Project Description: The plot plan proposes a wireless communications facility, for Vista Towers, disguised as a 50 foot high pine tree in a 2,304 square foot lease area surrounded by 6 foot high concrete masonry unit (CMU) wall enclosure and landscaping. The project includes twelve (12) panel antennas, 24 RRH Units, and four (4) Raycap Surge Protectors located at 45 foot high on the monopine, two (1) GPS antennas, and a 240 square foot equipment shelter for AT&T. The project also includes twelve (12) panel antennas located at 33 foot high centerline on the monopine, one (1) microwave dish, two (2) GPS antennas, a 30kw standby generator, and a 184 square foot equipment shelter for Verizon Wireless. A 173 sq. ft. outdoor equipment area is also proposed within the lease area for a future carrier. The facility is proposed to be located towards the center of a large, vacant property and access to the facility will be provided via a 20 ft. wide access easement from Rocky Bluff Road. Two (2) live pine trees and shrubs are also proposed to be planted around the project area.

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

C. Total Project Area: 2,304 square feet on a 7.87 acre parcel

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 2,304 square foot lease area			

D. Assessor's Parcel No(s): 289-230-028

E. Street References: Northwesterly of Rocky Bluff Road, southerly of De Carlo Road, and westerly of Rolling Meadows Drive.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 4 South, Range 5 West, Section 35

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently vacant and it is surrounded by vacant lands, scattered single family residences, and water tanks.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. The proposed project is consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation and other applicable land use policies within the General Plan.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is within a high fire area. The proposed project is not located within any other special hazard zone (including dam inundation zone, fault zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents 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:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

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

C. **Foundation Component(s):** Rural

D. **Land Use Designation(s):** Rural Residential (RR) (5 Acre Minimum)

E. **Overlay(s), if any:** Not Applicable

F. **Policy Area(s), if any:** Not Applicable

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the north, and Rural: Rural Residential (R:RR) (5 Acre Minimum) to the south, east, and west.

H. **Adopted Specific Plan Information**

1. Name and Number of Specific Plan, if any: Not Applicable

2. Specific Plan Planning Area, and Policies, if any: Not Applicable

I. Existing Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Residential Agricultural – 2 and ½ Acre Minimum (R-A-2½) to the north, and Residential Agricultural – 5 Acre Minimum (R-A-5) to the south, east, and west.

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

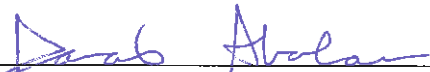
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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



Signature

March 25, 2014

Date

Damaris Abraham

For Juan C. Perez, Interim Planning
Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "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 significant impact.

b) It has been determined that the proposed project will not obstruct any prominent scenic vistas. However, historically public testimony received for previously proposed wireless communication facilities has indicated that such facilities are sometimes considered to be aesthetically offensive when open to public view. To mitigate this potential impact, the project has been designed to be disguised as a pine tree and two live pine trees and additional landscaping are also proposed to be planted within the project area. In addition, the equipment shelter has also been designed to blend in with the surrounding setting to minimize the visual impact of the wireless communication facility. Impacts are less than significant with mitigation incorporated.

Mitigation: The project must comply with its 50 foot high mono pine tree design and the equipment shelter shall blend in with the surrounding setting and have minimal visual impacts (COA 10.PLANNING.14 and COA 80.PLANNING.1).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Findings of Fact:

a) The project site is located 41.74 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. All proposed outdoor lighting shall comply with Ordinance No. 655, which includes the use of low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or luminaries. (COA 10.PLANNING.21) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are 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: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communication facility may provide a service light to be used at the time of servicing the facility. However, it will not create a significant new source of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Ord. No. 509 (Agricultural Preserves), and Project Application Materials.

Findings of Fact:

- a) The project is located on a land designated as "Grazing Land" under the Farmlands layer of GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.
- b) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, and CV). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.
- c) The project site is not surrounded by an agriculturally zoned land. Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.
- 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

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

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

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

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: 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 (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

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. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Lake Mathews/Woodcrest Area Plan land use designations. The General Plan (2003) 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 EIR No. 441 prepared for 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.

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, impacts to air quality are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, an unmanned wireless communication facility is not considered a substantial point source emitter or a sensitive receptor.

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e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned wireless communication facility is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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"/>
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b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source: GIS database, WRC-MSHCP, Site Visit by Environmental Programs Division (EPD) on 10/22/2013

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within a Criteria Area or cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRC-MSHCP). Therefore, there is no significant impact.

b-c) Per the EPD site visit on October 22, 2013, no evidence of burrowing owl and narrow endemic species was found. The project has been conditioned for a 30 day pre-construction presence/absence survey for burrowing owl and a nesting bird survey. (COA 60.EPD.1 and 60.EPD.2) These are standard conditions and are not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no significant impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, the impact is considered less than significant.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: Project Application Materials, County Archaeologist Review, County Archaeological Report No. 4826 (PDA04826)

Findings of Fact:

a-b) According to PDA04826, no cultural resources were discovered at the site. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources". (COA 10.PLANNING.1) Therefore, the project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.3) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

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

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"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, County Archaeologist Review, County Archaeological Report No. 4817 (PDA04817)

Findings of Fact:

a-b) According to PDA04826, no cultural resources were discovered at the site. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources". (COA 10.PLANNING.1) Therefore, the project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.3) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.2) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Geologist Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to the 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. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

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

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b) 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. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review

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

a) According to GIS database, the project site is not located within an area subject to liquefaction. The project will have no significant impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are 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: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologist review

Findings of Fact:

a) The project site is not 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. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas" County Geologist review

Findings of Fact:

a) According to GIS database, the project site is not located in an area susceptible to subsidence. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, County Geologist review

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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 checked="" type="checkbox"/>	<input 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: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not cut or fill slopes greater than 2:1, but may create a slope higher than 10 feet. In order to minimize the impact, the project has been conditioned to grade so that the slopes reflect the natural terrain.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 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: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

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 reduce the impact to below 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 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.

c) The project is for the installation of an unmanned wireless communication facility and will not require the use of sewers or septic tanks. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Flood Control District review, Project Application Materials

Findings of Fact:

- a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake.
- b) The grading slopes on the project site will not create an increase in water erosion on-site or off-site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

- a) The 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 Universal Building Code. 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 no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project application materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is for the installation of an unmanned wireless communication facility disguised as a 50 foot high pine tree within a 2,304 square foot lease area. The installation of the monopine will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. 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 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: Project Application Materials

Findings of Fact:

a-b) The project proposes the use of a backup emergency generator and there is a potential for spill of fuel used for the generator. A Business Emergency Plan (BEP) that also addresses the handling of spills and leaks shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB) for review (COA 10.E HEALTH. 1). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project site is not located within one-quarter mile of an existing or proposed school.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

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

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database, Riverside County Fire Department Review

Findings of Fact:

a) According to the General Plan, the proposed project site is located within a hazardous fire area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. The project shall adhere to all Fire Departments requirements for projects located within high fire hazard areas and all buildings constructed on this property must comply with the special construction provisions contained in Riverside County Ordinance No. 787. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

- a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.
- b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.
- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted. Therefore, the impact is no impact.
- d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant
- e) The project site is not located within a 100 year flood zone. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- f) The project site is not located within a 100 year flood zone. Therefore, the project shall not place within a 100-year flood hazard area structures which would impede or redirect flood flows.
- g-h) 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). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable

U - Generally Unsuitable

R - Restricted

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) The project site is not located in a 100-year flood plain and shall not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, there is no significant impact.

b) According to the Riverside County Flood Control District Flood Hazard Report/Condition, the proposed lease area is located on a ridge and does not receive offsite storm runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. In addition, because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, there is no significant impact.

c) The project site is not located in a 100-year flood plain. The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, there is no significant impact.

d) The project site is not located in a 100-year flood plain. The project will not cause changes in the amount of surface water in any water body. Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence	<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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and/or within adjacent city or county boundaries?

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

Findings of Fact:

a) The proposed use is in compliance with the current land use of Rural: Rural Residential (R:RR) (5 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is not located within a city sphere of influence. Therefore, it will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-b) The proposed project is consistent with the site's existing zoning of Residential Agricultural – 5 Acre Minimum (R-A-5). The project is surrounded by properties which are zoned Residential Agricultural – 2 and ½ Acre Minimum (R-A-2½) to the north, and Residential Agricultural – 5 Acre Minimum (R-A-5) to the south, east, and west. The project will have no impact.

c) The proposed wireless communication facility will be designed as a 50 foot high pine tree. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a) The project site is 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 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.

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.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

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

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: There are no railroad tracks in the vicinity of this project site. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is located adjacent to Rocky Bluff Road. However, the project is for the installation of an unmanned wireless communication facility disguised as a 50 foot high pine tree and will not be a source of traffic or traffic related noise. The noise impact will not be significant due to the noise already caused by traffic within the area. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The project is a 50 foot high monopine with supporting equipments in a 2,304 square foot lease area. The scope of the development is not substantial enough to displace a number of housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no significant impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no significant impact.

e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant impact.

f) The project could potentially encourage additional residential development in the area since there will be better wireless phone coverage, but the development would have to be consistent with the land uses designated by the General Plan. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: 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 mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Perris & Perris Union High School 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 Perris & Perris Union High School. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: 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. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project proposes a 50 foot high monopine with supporting equipments in a 2,304 square foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.

c) The project is located within a County Service Area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project is for an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no significant impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no significant impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no significant impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no significant impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The project is for an unmanned wireless communications facility and does not create a need or impact a bike trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

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 proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

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

Source:

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Findings of Fact:

a-b) The proposed project will not conflict with any adopted energy conservation plans. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Not Applicable

Location Where Earlier Analyses, if used, are available for review: Not Applicable

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for a wireless communications facility, for Vista Towers, disguised as a 50 foot high pine tree in a 2,304 square foot lease area surrounded by 6 foot high concrete masonry unit (CMU) wall enclosure and landscaping. The project includes twelve (12) panel antennas, 24 RRH Units, and four (4) Raycap Surge Protectors located at 45 foot high on the monopine, two (1) GPS antennas, and a 240 square foot equipment shelter for AT&T. The project also includes twelve (12) panel antennas located at 33 foot high centerline on the monopine, one (1) microwave dish, two (2) GPS antennas, a 30kw standby generator, and a 184 square foot equipment shelter for Verizon Wireless. A 173 sq. ft. outdoor equipment area is also proposed within the lease area for a future carrier. The facility is proposed to be located towards the center of a large, vacant property and access to the facility will be provided via a 20 ft. wide access easement from Rocky Bluff Road. Two (2) live pine trees and shrubs are also proposed to be planted around the project area.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, 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

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

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.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25407 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25407, Exhibit A (Sheets 1-9) Amended No. 1, dated December 18, 2013.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - NPDES INSPECTIONS

RECOMMND

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is

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10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - NPDES INSPECTIONS (cont.) RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK RECOMMND

The applicant shall obtain all required building permits from the Building Department prior to the construction or placement of any building, structure, or equipment on the property.

All building department plan submittal and fee requirements shall apply. All building plans and supporting documents shall comply with the current adopted California Building Codes and Riverside County Ordinances in effect at the time of building plan submittal and fee payment to the building department.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - EMERGENCY GENERATOR RECOMMND

For any proposed use of emergency generators, the following shall apply:

- a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).
- b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.
- c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.
- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.

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10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - EMERGENCY GENERATOR (cont.) RECOMMND

- e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.
- f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP.
- g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.
- h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.

10.E HEALTH. 2 UNMANNED FACILITY RECOMMND

Plot Plan 25407 is proposing an unmanned wireless communications facility without any plumbing. If plumbing is proposed in the future, please contact the Department of Environmental Health (DEH) at (951) 955-8980 to obtain information regarding the requirements.

10.E HEALTH. 3 INDUSTRIAL HYGIENE-COMMENTS RECOMMND

Based on the information provided, the following conditions shall be applied to the project:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and

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10. GENERAL CONDITIONS

10.E HEALTH. 3 INDUSTRIAL HYGIENE-COMMENTS (cont.) RECOMMND

7:00 a.m. during the months of October through May.
Exceptions to these standards shall be allowed only with
the written consent of the building official.

3. All construction vehicles, equipment fixed or mobile
shall be equipped with properly operating and maintained
mufflers.

4. To the extent feasible, the noisiest operations shall be
scheduled to occur simultaneously in the construction
program to avoid prolonged periods of annoyance.

5. During construction, best efforts should be made to
locate stockpiling and/or vehicle staging area as far as
practicable from existing residential dwellings to the
site.

6. No music or electronically reinforced speech from
construction workers shall be audible at noise sensitive
receptors properties.

Please contact the Office of Industrial Hygiene at (951)
955-8980 if you have any questions.

FIRE DEPARTMENT

10.FIRE. 1 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining
aboveground fuelTank permits, from the Riverside County
Fire Department and Environmental Health Departments.
Plans must be submitted for approval prior to installation.

Aboveground fuel/mixed liquid tanks(s) shall meet the
following standard: Tank must be tested and labeled to
UL2085 Protected Tank Standard or SwRI 93-01. The test must
include the Projectile Penetration Test and the Heavy
Vehicle Impact Test. A sample copy of the tank's label from
an independent test laboratory must be included with your
plans.

10.FIRE. 2 USE-#88A-MANUAL GATES RECOMMND

Gate(s) shall be manually operated, minimum 20 feet in
width. Gate access shall be equipped with a rapid entry
system. Plans shall be submitted to the Fire Department for
approval prior to installation. 7

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 25407 proposes a wireless communications facility, for Vista Towers on a 7.87-acres parcel in Lake Mathews/Woodcrest area. The project site is located northerly of Rocky Bluff Road, southerly of De Carlo Road, easterly of Valley Street, and westerly of Rolling Meadows Drive.

The proposed lease area is located on a ridge and as such, the proposed project does not receive offsite storm runoff.

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 construction should comply with all applicable ordinances.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - PDA04826

RECOMMND

County Archaeological Report (PDA) No. 4826 submitted for this project (PP25407) was prepared by Michael Brandman Associates and is entitled: "Cultural Resource Assessment Vista Towers, LLC. Facility Candidate 'Lake Matthews', Perris, Riverside County, California", dated November 25, 2013.

According to the study, no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA.

This report, County Archaeological Report (PDA) No. 4826 was accepted and the document is herein incorporated as a part of the record for project.

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 3 USE - INADVERTENT ARCHAEO FIND

RECOMMND

INADVERTENT ARCHAEOLOGICAL FINDS:

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, cultural resources* are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

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 ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 4 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 5 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - FEES FOR REVIEW (cont.) RECOMMND
condition or conditions the submittal is intended to comply with.

10.PLANNING. 6 USE - LIGHTING HOODED/DIRECTED RECOMMND
Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 7 USE - CEASED OPERATIONS RECOMMND
In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 8 USE - MAX HEIGHT RECOMMND
The proposed monopine to be located within the property shall not exceed a height of 50 feet.

10.PLANNING. 9 USE - CO-LOCATION RECOMMND
The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

10.PLANNING. 10 USE - FUTURE INTERFERENCE RECOMMND
If the operation of the facilities authorized by this approved plot plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

10.PLANNING. 13 USE - NO USE PROPOSED LIMIT CT RECOMMND
The balance of the subject property, APN: 289-230-028 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application

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10. GENERAL CONDITIONS

10.PLANNING. 13 USE - NO USE PROPOSED LIMIT CT (cont.) RECOMMND
prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 14 USE - EQUIPMENT/BLDG COLOR CT RECOMMND
The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

The color of the monopine (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 15 USE - SITE MAINTENANCE CT RECOMMND
The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

10.PLANNING. 16 USE - BUSINESS LICENSING RECOMMND
Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 17 USE - CAUSES FOR REVOCATION RECOMMND
In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

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10. GENERAL CONDITIONS

10.PLANNING. 18 USE - BRNCH HGT CNT ANT SOCK RECOMMND

The branches for the monopine shall start 15 feet from the bottom of the tree and shall be spaced at three (3) branches per foot and all antennas shall have "socks".

10.PLANNING. 19 USE - MAINTAIN SOCKS/BRANCHES RECOMMND

The proposed monopine shall be kept in good repair. The branches as well as the antenna "socks" shall remain in good condition. If at any time the branches or "socks" are missing or deteriorated (as determined by the Planning Department), they shall be replaced within 30 days.

10.PLANNING. 20 USE - NOISE REDUCTION RECOMMND

In accordance with Section 19.410.g. of Ordinance No. 348, and for the life of the project, all noise produced by the wireless communication facility shall in no case produce noise which exceeds 45 dB inside the nearest dwelling and 60 dB at the project site's property line.

10.PLANNING. 21 USE - MT PALOMAR LIGHTING AREA RECOMMND

The subject property lies within the boundary of Zone B of Ordinance No. 655 (Mt. Palomar Special Lighting Area.) In accordance with Section 5 (General Requirements) of this Ordinance, Low Pressure Sodium lamps and other lamps below 4050 lumens are allowed, and other lamps above 4050 lumens are prohibited.

Note that all outdoor lighting must be fully shielded if feasible or partially shielded in all other cases, and must be focused to minimize spill light into the night sky and onto adjacent properties. All outdoor lighting must remain in compliance with the requirements of Ord. No. 655 for the life of this permit.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 1 USE - STD INTRO (ORD 461) (cont.) RECOMMND

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.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements as it does not meet the peak hourly trip threshold.

10.TRANS. 4 USE - LANDSCAPE RQMTS (LS) RECOMMND

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department, Landscape Section for review and approval. Such plans shall be submitted with a completed Agreement for Payment of Costs of Application Processing form (IP Application) and payment of current fee as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2) Ensure all landscape and irrigation plans are in

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - LANDSCAPE RQMTS (LS) (cont.) RECOMMND

conformance with the approved conceptual landscape exhibit;

- 3) Ensure all landscaping is provided with a weather-based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE - LIFE OF PERMIT

RECOMMND

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

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

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

60.EPD. 2 EPD- NESTING BIRD SURVEY

RECOMMND

Prior to Grading

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential

PLOT PLAN:TRANSMITTED Case #: PP25407

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EPD- NESTING BIRD SURVEY (cont.)

RECOMMND

impacts to nesting birds.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

RECOMMND

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING. 3 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 7.87 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded,

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13:23

Riverside County LMS
CONDITIONS OF APPROVAL

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - SKR FEE CONDITION (cont.) RECOMMND

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.

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE-NO GRADING VERIFICATION RECOMMND

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated December 18, 2013.

80.PLANNING. 2 USE - LIGHTING PLANS CT RECOMMND

Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 3 USE - RVW BLDNG PLNS/SOCKS/BRN RECOMMND

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to ensure that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated December 18, 2013.

80.PLANNING. 4 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Perris & Perris Union High School shall be mitigated in accordance with California State law.

80.PLANNING. 5 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated August 26, 2013, summarized as follows:

Prior to issuance of a building permit, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department 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.

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS RECOMMND

Provide evidence of legal access.

PLOT PLAN:TRANSMITTED Case #: PP25407

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - UTILITY PLAN CELL TOWER

RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

80.TRANS. 3 USE - LANDSCAPE PLAN SUBMITTAL

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall submit a combined on-site and off-site landscape plan to the Transportation Department, Landscape Section for review and approval. The submittal shall include the Agreement for Payment of Costs of Application Processing form with the applicable fee.

The landscaping plans shall be in conformance with the approved conceptual landscape exhibit; 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 Licensed/Registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans;
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - LANDSCAPE PLAN SUBMITTAL (cont.) RECOMMND
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;

The Transportation Department shall clear this condition.

80.TRANS. 4 USE - LANDSCAPE SECURITY (LS) RECOMMND

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

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

80.TRANS. 5 USE-LNDSCP PROJ SPECIFIC COA RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

a. Install water meter to serve site.

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 2 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 3 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 USE - SKR FEE CONDITION (cont.)

RECOMMND

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 7.87 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, 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.

90.PLANNING. 4 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25407 has been calculated to be 0.2 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ORD NO. 659 (DIF) (cont.) RECOMMND

ordinance shall be required.

90.PLANNING. 5 USE - ORD 810 O S FEE RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25407 is calculated to be 0.2 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

If a co-located facility (additional antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE - SITE INSPECTION RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP25407 have been met; specifically that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 15 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A, dated December 18, 2013.

90.PLANNING. 8 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated August 26, 2013, summarized as follows:

Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

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.

90.TRANS. 2 USE-UTILITY INSTALL CELL TOWER RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 USE-LNDSCP INSPECTION DEPOSIT RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections in the IP/ST account. The deposit required for landscape inspections shall be determined by the Transportation Department Landscape Section.

The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 4 USE-LANDSCAPE INSPECTION RQMT RECOMMND

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) and shall arrange for an Installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the Installation inspection, the applicant will arrange for an 1-year Installation inspection at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department's

80.TRANS.4 condition entitled "USE-LANDSCAPE SECURITY" and the

90.TRANS.3 condition entitled "LANDSCAPE INSPECTION DEPOSIT."

Upon successful completion of the Installation inspection, the Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 5 USE-COMPLY WITH LNDSCP/IRRGTN RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

USE-COMPLY WITH LNDSCP/IRRGTN (cont.)

RECOMMND

Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with approved conceptual landscape exhibit, landscaping, irrigation, and shading plans. The Transportation Department will verify and inspect that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

**LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: August 15, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Trans. Dept. – Landscape Section
Riv. Co. Environmental Health Dept.
Riv. Co. Public 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
P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section

Riv. Co. IT Department
Riv. Co. Waste Management Dept.
1st District Supervisor-Jeffries
1st District Planning Commissioner-Leach
Perris & Perris Union High School Dist.
Coachella Valley Water District

PLOT PLAN NO. 25407 – EA42615 – Applicant: Vista Towers, LLC – Engineer/Representative: MST Architect – First/First Supervisorial District – Gavilan Hills Zoning District – Lake Matthews/Woodcrest Area Plan: Rural:Rural Residential (R:RR) (5 Acre Minimum) – Location: Northerly of Rocky Bluff Rd, southerly of De Carlo Rd, easterly of Valley St, and westerly of Rolling Meadows Dr - 7.87 Acres - Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) - **REQUEST:** The plot plan proposes a wireless communications facility, for Vista Towers, disguised as a 50 foot high pine tree in a 2,304 square foot lease area surrounded by 7 foot high CMU wall enclosure. The project includes twelve (12) panel antennas for AT&T located at 42 foot high centerline, twelve (12) panel antennas for Verizon Wireless at 33 foot high centerline on the monopine, one (1) microwave dish, two (2) Verizon Wireless GPS antennas, and two (2) AT&T GPS antennas, a 30kw standby generator for Verizon Wireless, a 192 square foot equipment shelter for Verizon Wireless, and a 240 square foot equipment shelter for AT&T. The project also includes a 173 sq. ft. outdoor equipment area for future carrier. - APN: 289-230-028.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on September 12, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Halimah Shenghur**, Project Planner, at **(951) 955-3250** or email at **HSHENGHU@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: Administrative Action: DH: PC: BOS:

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.

**LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: December 18, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Trans. Dept. – Landscape Section

Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading

PLOT PLAN NO. 25407, AMENDED NO. 1 – EA42615 – Applicant: Vista Towers, LLC – Engineer/Representative: MST Architect – First/First Supervisorial District – Gavilan Hills Zoning District – Lake Matthews/Woodcrest Area Plan: Rural:Rural Residential (R:RR) (5 Acre Minimum) – Location: Northerly of Rocky Bluff Rd, southerly of De Carlo Rd, easterly of Valley St, and westerly of Rolling Meadows Dr - 7.87 Acres - Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) - **REQUEST: The plot plan proposes a wireless communications facility, for Vista Towers, disguised as a 50 foot high pine tree in a 2,304 square foot lease area surrounded by 7 foot high CMU wall enclosure. The project includes twelve (12) panel antennas for AT&T located at 42 foot high centerline, twelve (12) panel antennas for Verizon Wireless at 33 foot high centerline on the monopine, one (1) microwave dish, two (2) Verizon Wireless GPS antennas, and two (2) AT&T GPS antennas, a 30kw standby generator for Verizon Wireless, a 192 square foot equipment shelter for Verizon Wireless, and a 240 square foot equipment shelter for AT&T. The project also includes a 173 sq. ft. outdoor equipment area for future carrier. - APN: 289-230-028.**

Please review the attached map(s) and/or exhibit(s) for the above-described project by January 16, 2014. Should you have any questions regarding this project, please do not hesitate to contact **Halimah Shenghur**, Project Planner, at **(951) 955-3250** or email at **HSHENGHU@rctlma.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
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

August 26, 2013

Halimah Shenghur, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RECEIVED
AUG 27 2013

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

RE: Plot Plan (PP) No. 25407
Proposal: The PP proposes to construct a wireless communications facility
APN: 289-230-028

Dear Ms. Shenghur:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Rocky Bluff Road, south of De Carlo Road, east of Valley Street and west of Rolling Meadows Drive, in the Lake Matthews/Woodcrest Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, and AB 341 (Mandatory Commercial Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department 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.
2. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

3. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
 - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
 - Subscribe to a recycling service with their waste hauler.
 - Provide recycling service to their tenants (if commercial or multi-family complex).
 - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

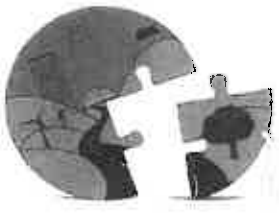
4. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Ryan Ross
Principal Planner



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN
- REVISIED PERMIT
- CONDITIONAL USE PERMIT
- PUBLIC USE PERMIT
- TEMPORARY USE PERMIT
- VARIANCE

PROPOSED LAND USE: NEW WIRELESS FACILITY

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: ARTICLE XIXg

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP 25407 DATE SUBMITTED: 7/31/13

APPLICATION INFORMATION

Applicant's Name: PETER J. BLIED FOR VISTA TOWERS E-Mail: PETER.BLIED@PLANCOMINC.COM

Mailing Address: 250 EL CAMINO REAL #117
TUSTIN, CA 92780
City State ZIP

Daytime Phone No: (714) 262-0651 Fax No: (714) 731-2166

Engineer/Representative's Name: MST ARCHITECTS E-Mail: _____

Mailing Address: 801 ALHAMBRA BLVD., SUITE 2
SACRAMENTO, CA 95816
City State ZIP

Daytime Phone No: (916) 505-3811 Fax No: () _____

Property Owner's Name: VISTA TOWERS, LLC E-Mail: ROBERT@VISTATOWERS.NET

Mailing Address: 10161 BROADVIEW PLACE
NORTH TUSTIN, CA 92705
City State ZIP

Daytime Phone No: (714) 856-1000 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 • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 7.87 AC

General location (nearby or cross streets): North of ROCKY BLUFF, South of LK. MATHEWS DRIVE, East of VALLEY STREET, West of POLLING MEADOWS DR.

Thomas Brothers map, edition year, page number, and coordinates: PG. 85, GRID H-3

Project Description: (describe the proposed project in detail)

REQUEST FOR A NEW 50'-0" TALL MONOPINE WIRELESS FACILITY TO CONTAIN UP TO THREE (3) CARRIER'S ANTENNAS. VERIZON IS FIRST TENANT WITH (2) FUTURE SPACES. EQUIPMENT AREA WILL BE ADJACENT AND CONTAIN BOTH OUTDOOR CABINETS AND EQUIPMENT SHELVES WITH AN EMERGENCY BACKUP GENERATOR.

Related cases filed in conjunction with this application:

NONE

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

E.A. No. (if known) N/A - PENDING E.I.R. No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: N/A

Is water service available at the project site: Yes No N/A

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) N/A

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No N/A

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) N/A

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/20/2014,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP25407 For

Company or Individual's Name Planning Department,

Distance buffered 1600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

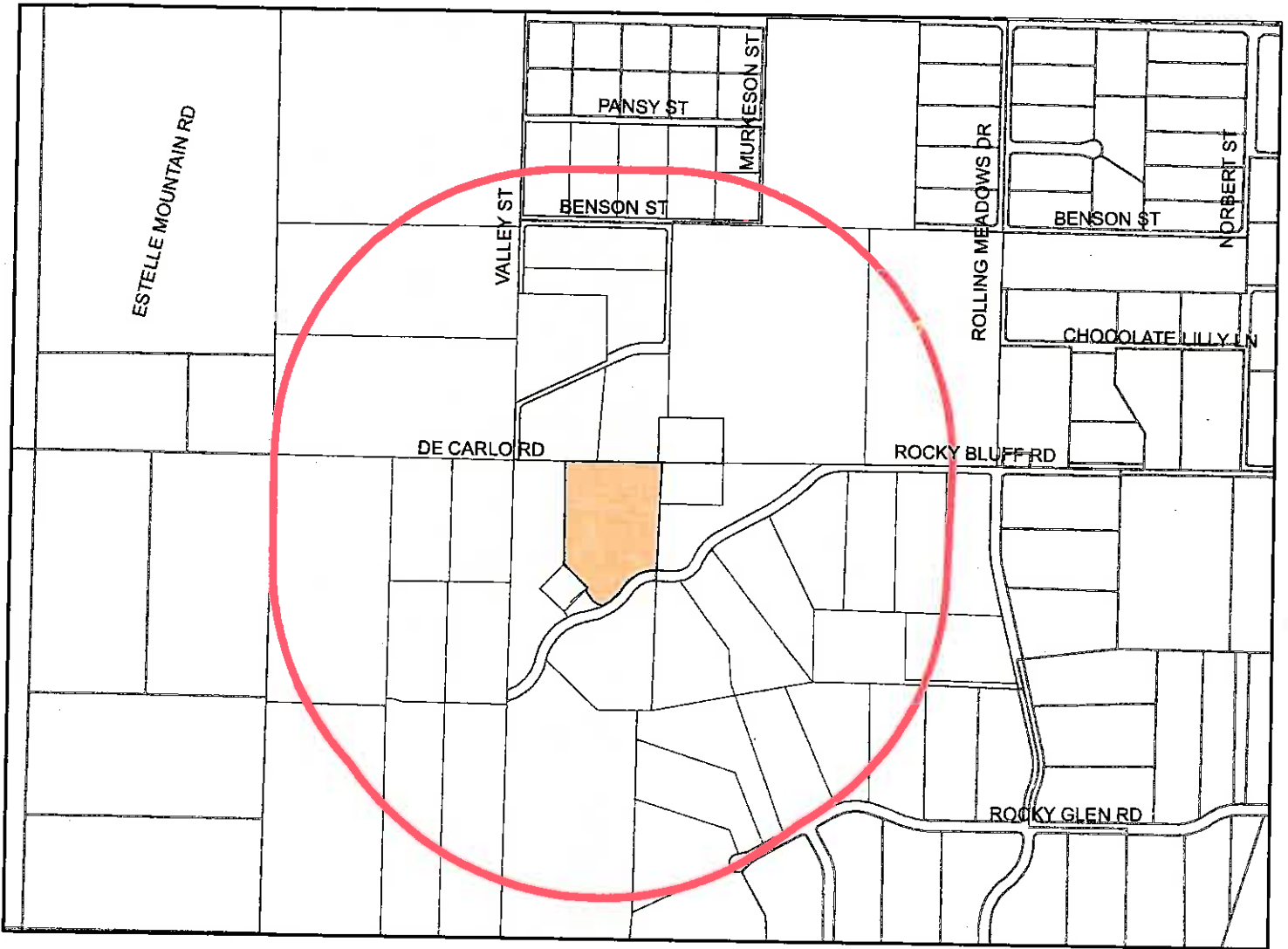
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

*DA
copies
9/20/14*

PP25407 (1600 feet buffer)



Selected Parcels

289-390-036 289-410-007 289-180-005 289-350-023 289-350-031 289-230-029 289-230-031 289-230-025 289-370-022 289-370-032
 289-370-015 289-370-033 289-370-024 289-180-008 289-180-018 289-230-026 289-390-048 289-180-017 289-410-006 289-410-012
 289-390-034 289-390-044 289-190-012 289-190-013 289-190-014 289-350-018 289-350-019 289-370-018 289-410-010 289-370-023
 289-370-020 289-350-020 289-390-038 289-370-019 289-370-021 289-180-016 289-180-019 289-410-001 289-390-032 289-230-022
 289-350-033 289-410-009 289-390-046 289-180-006 289-180-009 289-390-033 289-390-047 289-350-032 289-410-008 289-230-028
 289-390-031 289-230-030 289-370-014 289-410-005



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.



ASMT: 289180006, APN: 289180006
RICHARD WAGNER
P O BOX 126
CORONA DEL MAR CA 92625

ASMT: 289230025, APN: 289230025
ALLEN FERRY, ETAL
231 E. ALESSANDRO BL A 454
RIVERSIDE CA 92508

ASMT: 289180008, APN: 289180008
KERRI POSS, ETAL
15925 LAKE MATHEWS
PERRIS, CA. 92570

ASMT: 289230026, APN: 289230026
TRACY BURR, ETAL
35560 DE PORTOLA RD
TEMECULA CA 92592

ASMT: 289180009, APN: 289180009
ROBERT GOMEZ
15955 LAKE MATHEWS DR
PERRIS, CA. 92570

ASMT: 289230028, APN: 289230028
VISTA TOWERS
10161 BROADVIEW PL
SANTA ANA CA 92705

ASMT: 289180017, APN: 289180017
ROSANNA ROBERTS, ETAL
23210 LYNCH RD
PERRIS, CA. 92570

ASMT: 289230031, APN: 289230031
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 289180019, APN: 289180019
JACK CARSTON, ETAL
31843 OUTER HWY 10
REDLANDS CA 92373

ASMT: 289350018, APN: 289350018
KATHLEEN BANKSTON, ETAL
16300 ROCKY GLENN RD
PERRIS, CA. 92570

ASMT: 289190014, APN: 289190014
GARDENLIFE LM
3742 BLUEBIRD CANYON
VISTA CA 92084

ASMT: 289350019, APN: 289350019
KATHLEEN BANKSTON, ETAL
16300 ROCKY GLEN
PERRIS CA 92570

ASMT: 289230022, APN: 289230022
NICHOLAS GOLDBERG
16020 ROCKY BLUFF RD
PERRIS, CA. 92570

ASMT: 289350020, APN: 289350020
JEFFREY ATKINS
16390 ROCKY GLEN RD
PERRIS, CA. 92570





ASMT: 289350031, APN: 289350031
CONSTANCE TITTLE, ETAL
16150 ROCKY GLEN RD
PERRIS CA 92570

ASMT: 289370021, APN: 289370021
EDNA BROOKS, ETAL
16455 ROCKY BLUFF RD
PERRIS, CA. 92570

ASMT: 289350032, APN: 289350032
RANDEE ROCKE, ETAL
16200 ROCKY GLEN RD
PERRIS, CA. 92570

ASMT: 289370022, APN: 289370022
T MALLOCK, ETAL
23035 ROLLING MEADOWS DR
PERRIS, CA. 92570

ASMT: 289350033, APN: 289350033
PERVEZ AKHTAR
16250 ROCKY GLEN RD
PERRIS, CA. 92570

ASMT: 289370023, APN: 289370023
DYANN HUSSEY, ETAL
2980 DAPPLEGRAY LN
NORCO CA 92860

ASMT: 289370015, APN: 289370015
DEWAYNE YORK
30020 SKIPJACK DR
CANYON LAKE CA 92587

ASMT: 289370024, APN: 289370024
FREDERICK BEALE, ETAL
23231 ROLLING MEADOWS DR
PERRIS, CA. 92570

ASMT: 289370018, APN: 289370018
ADRIENNE CASEY, ETAL
16275 ROCKY BLUFF RD
PERRIS, CA. 92570

ASMT: 289370032, APN: 289370032
DANIEL LEWIS
16233 ROCKY BLUFF RD
PERRIS, CA. 92570

ASMT: 289370019, APN: 289370019
KAREN KRUEGER, ETAL
16295 ROCKY BLUFF RD
PERRIS, CA. 92570

ASMT: 289370033, APN: 289370033
DONALD NIELSEN
16253 ROCKY BLUFF RD
PERRIS, CA. 92570

ASMT: 289370020, APN: 289370020
COLLEEN POMEROY, ETAL
16355 ROCKY BLUFF RD
PERRIS, CA. 92570

ASMT: 289390031, APN: 289390031
MARLA GETTY, ETAL
17320 SANTA ROSA MINE RD
PERRIS CA 92570





ASMT: 289390032, APN: 289390032
MIKE ERL
16095 PANSY ST
PERRIS, CA. 92570

ASMT: 289390047, APN: 289390047
JANET WILLIAMS, ETAL
9416 OAK CREEK RD
BEAUMONT CA 92223

ASMT: 289390033, APN: 289390033
JOY ROBINSON, ETAL
16105 PANSY ST
PERRIS, CA. 92570

ASMT: 289390048, APN: 289390048
ERIC GONZALEZ
16102 BENSON ST
PERRIS, CA. 92570

ASMT: 289390034, APN: 289390034
FERNANDO TORRES
16215 PANSY ST
PERRIS, CA. 92570

ASMT: 289410001, APN: 289410001
MARIA DEJESUS
C/O MARIA DEJESUS FRANCO
16031 LAKE MATHEWS DR
PERRIS, CA. 92570

ASMT: 289390036, APN: 289390036
CHRISTINA PERRY, ETAL
22660 VALLEY ST
PERRIS, CA. 92570

ASMT: 289410006, APN: 289410006
BETTY PAINTER, ETAL
22780 VALLEY ST
PERRIS, CA. 92570

ASMT: 289390038, APN: 289390038
NAYAN PATEL, ETAL
2901 AMBER DR
CORONA CA 92882

ASMT: 289410007, APN: 289410007
ANTOINETTE LOMELI
213 E CENTRAL AVE
SANTA ANA CA 92707

ASMT: 289390044, APN: 289390044
FIDEL TORO
16094 BENSON ST
PERRIS, CA. 92570

ASMT: 289410009, APN: 289410009
WILLIAM POSS, ETAL
16191 LAKE MATHEWS DR
PERRIS, CA. 92570

ASMT: 289390046, APN: 289390046
REFUGIO DEANDA
213 N TUSTIN AVE NO D
ANAHEIM CA 92807

ASMT: 289410010, APN: 289410010
YAHYA CYRUS, ETAL
26491 BAY ST
SAN JUAN CAPISTRANO CA 92675





ASMT: 289410012, APN: 289410012
SHAHIN SADEGHIEH, ETAL
C/O EBRAHIM DUEL
3211 E MANDEVILLE PL
ORANGE CA 92867



Perris Union High School District
ATTN: Emmanuelle Reynolds
155 E. 4th St.
Perris, CA 92570-2124

Applicant:
Vista Towers, LLC
Attn: Peter J. Blied
250 El Camino Real, #117
Tustin, CA 92780

Eng:
MST Architects
801 Alhambra blvd., Suite 2
Sacramento, CA 95816

Owner:
Vista Towers, LLC
10161 Broadview Place
North Tustin, CA 92705

Applicant:
Vista Towers, LLC
Attn: Peter J. Blied
250 El Camino Real, #117
Tustin, CA 92780

Eng:
MST Architects
801 Alhambra blvd., Suite 2
Sacramento, CA 95816

Owner:
Vista Towers, LLC
10161 Broadview Place
North Tustin, CA 92705



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning 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.

EA42615/Plot Plan No. 25407

Project Title/Case Numbers

Damaris Abraham

County Contact Person

(951) 955-5719

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Vista Towers, LLC

Project Applicant

250 El Camino Real, #117, Tustin, CA 95816

Address

The project is located northwesterly of Rocky Bluff Road, southerly of De Carlo Road, and westerly of Rolling Meadows Drive.

Project Location

The plot plan proposes a wireless communications facility, for Vista Towers, disguised as a 50 foot high pine tree in a 2,304 square foot lease area surrounded by 6 foot high concrete masonry unit (CMU) wall enclosure and landscaping. The project includes twelve (12) panel antennas, 24 RRH Units, and four (4) Raycap Surge Protectors located at 45 foot high on the monopine, two (1) GPS antennas, and a 240 square foot equipment shelter for AT&T. The project also includes twelve (12) panel antennas located at 33 foot high centerline on the monopine, one (1) microwave dish, two (2) GPS antennas, a 30kw standby generator, and a 184 square foot equipment shelter for Verizon Wireless. A 173 sq. ft. outdoor equipment area is also proposed within the lease area for a future carrier. The facility is proposed to be located towards the center of a large, vacant property and access to the facility will be provided via a 20 ft. wide access easement from Rocky Bluff Road. Two (2) live pine trees and shrubs are also proposed to be planted around the project area.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on May 5, 2014, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner

Title

May 5, 2014

Date

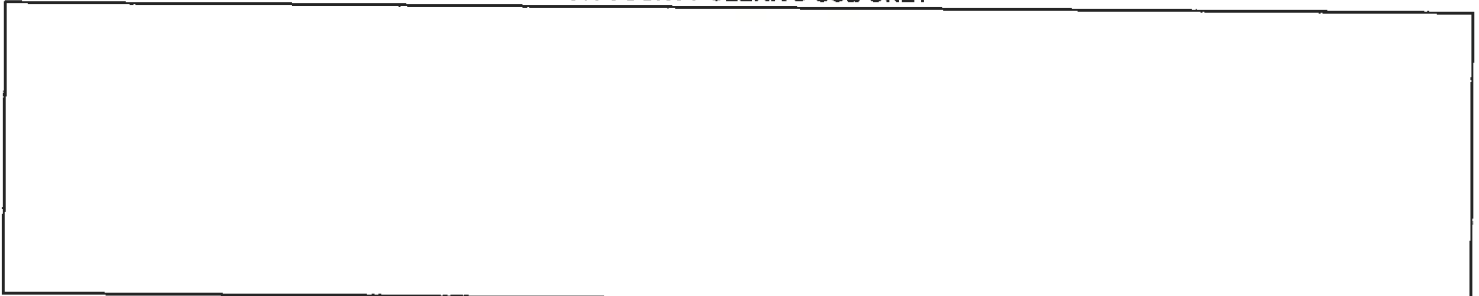
Date Received for Filing and Posting at OPR: _____

DM/dm Revised 3/25/2014

Y:\Planning Case Files-Riverside office\PP25407\DH-PC-BOS Hearings\DH-PC\PP25407.NOD Form.docx

Please charge deposit fee case#: ZEA42615 ZCFG05991 . \$2,231.25

FOR COUNTY CLERK'S USE ONLY





RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 25407

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 and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Project Planner Date: March 25, 2014

Applicant/Project Sponsor: Vista Towers, LLC Date Submitted: July 31, 2013

ADOPTED BY: Planning Director

Person Verifying Adoption: Damaris Abraham Date: May 5, 2014

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 Damaris Abraham at (951) 955-5719.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PP25407\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42615 ZCFG05591 \$2,231.25

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1307171

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: VISTA TOWERS, LLC \$50.00
paid by: CK 1599
EA42615
paid towards: CFG05991 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jul 31, 2013 14:16
MGARDNER posting date Jul 31, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1402070

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

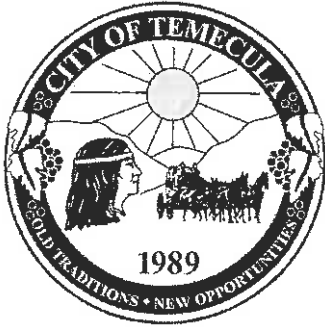
38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: VISTA TOWERS, LLC \$2,181.25
paid by: CK 1854
EA42615
paid towards: CFG05991 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Mar 04, 2014 11:54
MGARDNER posting date Mar 04, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

Overpayments of less than \$5.00 will not be refunded!



City of Temecula

Community Development Planning Division

43200 Business Park Drive • Temecula, CA 92590
P.O. Box 9033 • Temecula, CA 92589-9033
FAX (951) 694-6477

August 24, 2010

Ms. Carolyn Syms-Luna
Director of Planning
County of Riverside
P.O. Box 1409
Riverside, CA 92502-1409

Subject: General Plan Amendment No. 920 (Foundation – Regular)

Dear Ms. Syms-Luna:

I am writing to state the City's concerns with General Plan Amendment No. 920, which was continued from the August 10, 2010 Board of Supervisors meet and is scheduled to be heard at the September 14, 2010 meeting. The City of Temecula just became aware of this application August 6, 2010.

The County's current General Plan designations for these properties equate to 0.1 units per acre for the Rural Mountainous designation and 0.2 units per acre for the Rural Residential designation. Our General Plan shows the three western parcels of this application to be within our General Plan Planning Area, and similar to the County's current General Plan designations, shows that these properties are designated for vineyards or other agricultural uses at a density of 0.1 dwelling units per acre, as compared to the proposed density of 2-5 dwelling units per acre. Furthermore, an objective of our General Plan (Land Use Element; Rural Preservation Areas, Table LU-7) is to:

Preserve rural residential densities in the area surrounding the Morgan Hill Specific Plan by promoting only Rural density residential development, supplemented by open space buffers and greenways defining the urban edge of Temecula.

Considering both the General Plans for both the County and the City, we believe that the site's current General Plan designation will best meet the objectives for the future development of this area and that the proposed General Plan Amendment would result in an inconsistency with the goals of both the County and the City.

Sincerely,

Patrick Richardson, AICP
Director of Planning and Redevelopment

FAX MEMO

February 1, 2009

TO: Mike Harrod

FROM: Dan Silver, EHL (213-804-2750)

RE: Item 6.0, General Plan Amendment Initiation Proceedings (February 4, 2009)

Pages: 5 (including cover)

Mike –

Could this written testimony please be distributed to Commissioners in advance of the hearing? I have also sent an electronic copy for that purpose.

I regret being unable to attend the hearing in person.

By the way, I met with George, Ron, and Damian on these issues last week.

Best wishes for the New Year,
Dan

RECEIVED
FEB 08 2009

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



February 1, 2009

VIA ELECTRONIC MAIL AND FACSIMILE

Riverside County Planning Commission
ATTN: Mike Harrod
County of Riverside
4080 Lemon St., 9th Floor
Riverside, CA 92501

RE: Item 6.0, General Plan Amendment Initiation Proceedings (February 4, 2009)

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) remains deeply concerned over the landowner-initiated GPAs. The process is profoundly flawed, without formal stakeholder input or adequate community outreach. Dozens of GPAs affecting Foundation elements are being considered in a piecemeal manner, without integration with the County-initiated GPA 960 process.

A high degree of planning discipline is needed during this important Five-Year Update. However, rigor is often lacking in the Planning Dept. recommendations. We are reluctantly reaching the conclusion that the Planning Dept. is not functioning at a level commensurate with the task.

As a reminder, the General Plan Administrative Element provides the operative standard for such decisions:

a. The foundation change is based on ample evidence that *new conditions or circumstances* disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan. (Emphasis added.)

Instead of a "mapped" General Plan that provides stability for land use and for infrastructure and service provision, many recommendations threaten to revert to the pre-2003 era, when open space was treated as a "holding zone" for any development that water and sewer lines could reach. We therefore urge the Commission and Board to supply the discipline necessary to realize the benefits of the Certainty System and to ensure that new development is both needed and optimally sited.

Comments on specific items follow.

Item 6.1, GPA 621 (Lakeview Nuevo)

No position.

Item 6.2, GPA 770 (Lakeview Nuevo)

No position.

Item 6.3, GPA 841 (Lakeview Nuevo)

No position.

Item 6.4, GPA 957 (REMAP)

This proposed change from Rural and Open Space-Rural to 1-acre Rural Community is of concern to EHL and will be monitored.

Item 6.5, GPA 959 (Mead Valley)

Concur with the staff recommendation for non-initiation on land use and public safety grounds.

Item 6.6, GPA 1030 (Temescal)

Disagree with the staff recommendation to initiate the change of 446 acres within MSHCP Criteria Cells from the most restrictive designations of Open Space-Rural and Rural to a mixture of high and low density residential and commercial retail. This land is obviously critically important wildlife habitat, with Temescal Wash as an outstanding feature. While nearby urbanization exists, this does not in and of itself constitute justification to convert all surrounding land to the same use. No planning need for additional urban land has been provided.

Most importantly, despite this being a critical area for the MSHCP, virtually no information has been provided by staff as to the how the proposed redesignation would affect MSHCP preserve assembly. Would it advance or hinder it? If land acquisition is needed, the proposed up-planning might constitute a gift of public funds. *What is the opinion of the Environmental Programs Department of this proposed change?* At best, initiation is premature and much additional information is necessary.

Item 6.7, GPA 1037 (Lake Mathews)

Disagree with the staff recommendation to convert 38 acres of intact Rural land to estate lots. Staff has *not* addressed the required finding that new conditions or circumstances compel a change. If every Rural property on the border of Rural-Rural Community converts to Rural Community on the basis of adjacency, then that is a prescription for the progressive elimination of Rural.

Item 6.8, GPA 920 (Southwest Area Plan) (72 acres)

Item 6.9, GPA 986 (Southwest Area Plan) (19 acres)

Item 6.10, GPA 1026 (Southwest Area Plan) (150 acres)

Disagree with the staff recommendation to initiate the change of a total of 241 acres of Rural, Rural Mountainous, and Agricultural land to Community Development on the basis of a "trend" that appears to be nothing other than the trend of sprawl. The land involved now comprises a block of highly intact rural and agricultural land on the eastern edge of Highway 79 urbanization. These very lands now form a border or urban edge that *defines* communities, with urban to the west and rural and open space to the east.

Without planning justification, staff is recommending a series of GPAs that would transform this area and push development further east along the scenic Highway 79 corridor. Traffic alone would give pause to this recommendation. The "progression of Community Development land use designations" referred to in the staff report is simply a progression of *requests* for GPAs that is being confused with real planning.

What is the vision for this region, and how was it arrived at? What community outreach occurred? What is the absorption capacity (in years of growth) of the current General Plan? Is more urban land needed, and on what basis? What growth accommodation alternatives were considered other than greenfield development? If more urban land is needed, where is it optimally sited given transportation, open space, and greenhouse gas considerations? *These questions are never asked let alone answered.* While adjacency is *one* legitimate factor, it is not *sufficient* to justify land conversion.

The landowner-initiated GPAs have become a piecemeal process that fails to consider the "big picture" questions posed above. This series of GPAs typifies the loss of rural, agricultural, and open space without planning justification. Where will the eastward progression of rural conversion stop? How far behind are requests – and Planning Dept. acquiescence – for the land adjacent to these GPAs to follow the "trend" and follow suit? The care needed to conduct a successful Five-Year Update is missing.

Item 6.11, GPA 1042 (Southwest Area Plan)

Concur with concerns expressed by staff but do not fully understand the proposal or the "tentatively decline" recommendation. What uses would Commercial Tourist allow? Clearly, the scenic hillside visual character needs to be protected, but the staff report does not compare the impacts of Commercial Tourist with any residential lots that could be graded under the current Rural Mountainous. As noted in the staff report, M. HCP assembly is also an important factor.

Item 6.12, GPA 807 (Prado-Mira Loma)

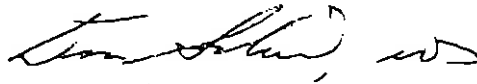
No position.

Item 6.13, GPA 887 (Prado-Mira Loma)

No position.

Thank you for considering our views, and we look forward to working with you as the Fire-Year Update proceeds.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Silver", followed by a small flourish or mark.

Dan Silver, MD
Executive Director

Electronic cc: Board Members
George Johnson, TLMA
Ron Goldman, Planning Dept.
Carolyn Luna, Environmental Programs Dept.
Charles Landry, Regional Conservation Authority
Interested parties

December 6, 2012

BY ELECTRONIC MAIL ONLY

The Hon. John Tavaglione
Riverside County Board of Supervisors
County of Riverside
4080 Lemon St., 3rd Floor
Riverside, CA 92501

**RE: Item 15.1: GENERAL PLAN AMENDMENT NO. 920 (Dec. 11, 2012) –
*Recommendation for DENIAL of initiation***

Dear Chairman Tavaglione and Board Members:

The Endangered Habitats League (EHL) recommends *denial of initiation* for this proposed General Plan amendment. As you know, EHL is a long-term stakeholder in County planning efforts and we appreciate the continued opportunity to participate.

We completely concur with staff that this proposal for urban-density development would disrupt the existing rural community. As you know, a Foundation change requires findings, based on substantial evidence, that new conditions or circumstances justify modifying the General Plan and that the modifications do not conflict with the overall Riverside County Vision. In this case, there is indeed a new condition, that of the proposed Wine Country Community Plan. However, this new condition strongly argues *against* the proposal, as urban development here is grossly inconsistent with the Wine Country Community Plan. This Community Plan, which establishes a blueprint and vision after a long stakeholder process, should be respected. Furthermore, the proposal conflicts with the City of Temecula's designations and vision within its own Planning Area.

Clearly, proposed GPA 920 should not move forward. As with similar proposed GPAs for this area, its initiation should be unequivocally denied.

Yours truly,

Dan Silver, MD
Executive Director

Harrison, Tamara

From: vslengineering@gmail.com on behalf of Richard Valdez [vsl.engineering@verizon.net]
Sent: Wednesday, November 26, 2008 9:11 AM
To: Harrod, Mike
Cc: Ron & Lynda Smith
Subject: GPA Application 00986 *4920*
Attachments: Geologic report 1484.pdf

Mike, you mentioned a concern that the subject property is affected by a County Fault Study Zone. This study zone extends east-west and also traverses Tract 32227, which is immediately adjacent to the subject site.

The developers of Tract 32227 prepared County Geologic Report No. 1484, which included fault trenching, but found no evidence of faulting. See last paragraph on Page 3. No setbacks or other mitigation measures were considered necessary for Tract 32227.

We are providing the attached letter to supply you with the most current information available and hope that the potential for earthquake faulting will not cause denial of this application.

Please feel free to contact me if you have any questions or need further information.

Richard Valdez
VSL Engineering
951-296-3930

T.H.E. Soils Co., Inc.

Phone: (951) 894-2121 FAX: (951) 894-2122
41548 Eastman Drive, Unit G • Murrieta, CA 92562

E-mail: thesoilsco@aol.com

January 31, 2006

Mr. Steve Kupferman
C/o Mr. Dave Jones
Riverside County Building & Safety Department
P.O. Box 1629
Riverside County, California 92502-1629

**SUBJECT: RESPONSE TO RIVERSIDE COUNTY BUILDING & SAFETY DEPT.
CONDITIONS OF APPROVAL REVIEW SHEET
COUNTY GEOLOGIC REPORT NO. 1484 (Geologic)**

Preliminary Geotechnical Investigation
Proposed 58-Acre Residential Development
Tentative Tract Map No. 32227
Anza Road South of Butterfield Stage Road
Temecula Area, Riverside County, California
Work Order No. 457401.00R

Dear Mr. Kupferman:

We have prepared this letter in response to the referenced "Conditions of Approval" Review Sheet prepared by the County of Riverside Building and Safety Department dated July 8, 2005. For clarification, we have reiterated the review comments followed by our response.

ITEM NO. 1:

The Supplemental Photo-Lineament Review report referenced above should be revised as follows: a) include a map indicating the location of the County Fault and associated Zone; and b) include copies of published geologic maps that cover the site and surrounding vicinity, such as reports by Kennedy, Mann, Rogers.

RESPONSE ITEM NO. 1:

Our "Supplemental Photo-Lineament Review" report (T.H.E., 2004a) has been revised to include a current copy of the "Tentative Tract Map No. 32227 prepared by Hunsaker & Associates Irvine, Inc. The approximate location of the County fault and associated Zone has been plotted on the tentative tract map presented as our Regional Geologic Map, **Plate 1**. In accordance with your request we have included the portions of the geologic maps prepared by both Rogers (1992) and Kennedy (1977), that includes the subject site (**Figures 1 & 2**). All three referenced geologic maps were utilized in the preparation of both our "Supplemental Photo-Lineament Review" report (T.H.E., 2004a) and our "Preliminary Geotechnical Report" (T.H.E., 2004b).

A wet signed copy of the revised "Supplemental Photo-Lineament Review" has been included with this response letter and is included in **Appendix F**.

Mr. Steve Kupferman
C/o Mr. Dave Jones
Riverside County Building & Safety Dept.
January 31, 2006
Page 2

ITEM NO. 2:

The project geologist should consider trenching the weak tonal change in vegetation and moderate lineament observed to coincide with the mapped Riverside County fault and fault mapped by Rogers, so as to prove the existence or non-existence of active faulting on the site. The mere absence of geomorphic expression as indicated in the report does not prove or disprove the existence of faulting.

RESPONSE ITEM NO 2:

In accordance with your request, we have trenched across the location of the mapped Riverside County fault south of Temecula in southwest Riverside County, California. A majority of the subject site is located within a County of Riverside Fault Zone (see **Figure 1**). The county fault hazard zone map depicts a northeast trending fault trace intersecting the central portion of the subject site (see **Plate 1**). The purpose of our exploratory fault trench was to either prove or disprove the presence of faulting within the property boundary. Mapping of the trench was performed between December 19, 2005 and December 20, 2005. Mr. Dave Jones, the County of Riverside Geologist inspected the trench on December 20, 2005.

During our previous photo-lineament review of the subject site (T.H.E., 2004a), a northeast trending moderate lineament was noted approximately 0.4-kilometers southwest of the subject site and extended approximately 1.8-kilometers to the southwest. The observed lineament coincides with a short, straight southwest trending local drainage segment. This feature roughly aligns with a weak tonal change in vegetation observed in the 1974 photographs on the northerly portion (APN 952-250-015) of the subject site. Both the weak tonal change in vegetation and the moderate lineament correspond to the County of Riverside fault hazard zone and the fault traces mapped by both Mann (1955) and Rogers (1992). For the purpose of this report, we have defined a moderate lineament as the following:

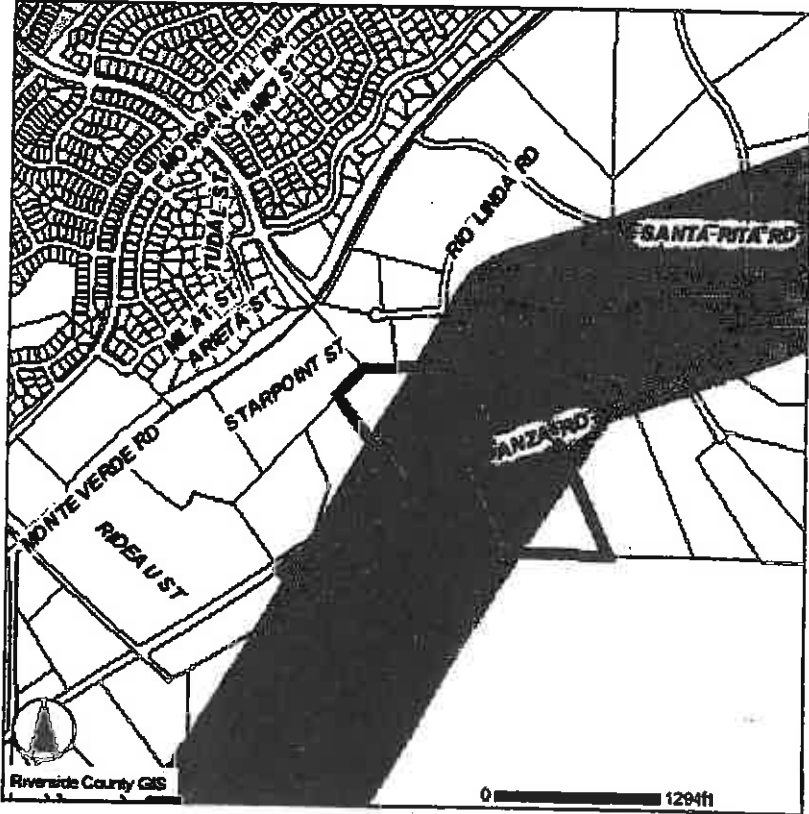
A moderate lineament may have local sinuosity, is less than a few kilometers long, may be locally wider than long, is more diffuse on imagery and may coincide with apparent alignments of topographic saddles or local drainage segments.

Our exploratory fault trench FT-1 was excavated from the intersection of Anza and Rio Linda Roads approximately 415 lineal feet to the northwest and across the mapped location of the inferred county fault and the weak tonal change in vegetation noted on the 1974 aerial photographs.

Our exploratory trenching was oriented in a northwest - southeast direction, perpendicular to the inferred mapped fault trend. Graphical illustrations representing the exposed lithology within our exploratory trenches are provided in **Appendix B**. A summary of the identified stratigraphic features is provided below.

Stratigraphic logging of our trench, which generally maintained a depth of 10-ft bgs, exposed 3 to 4-ft of Recent alluvial deposits overlying late Pleistocene-age sediments of the Pauba formation to the

RIVERSIDE COUNTY GIS



Selected parcel(s):
 952-250-006 952-250-007 952-250-015

FAULT ZONES

- SELECTED PARCEL
- NOT IN A FAULT ZONE
- COUNTY FAULT ZONE

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...01/30/2006

maximum depth explored of 12-ft below the ground surface. By definition, active faulting (<11,000 years) would displace the late Pleistocene-age sediments. No displacement of the sediments by apparent faulting was observed within this trench. Good stratigraphic control was maintained throughout the trench.

The 3 to 4-ft of alluvial soils consist of very dark grayish brown (Munsell Soil Color Chart-10YR 3/2) silty Sand (Unified Soil Classification-SM). The silty sand can generally be described as predominately fine grained with minor medium and coarse, rare gravel, dry to slightly moist with abundant pinpoint pores, fine roots and animal burrows and holes.

The upper 3 to 8-ft of the sedimentary bedrock consists of a dark yellowish brown (10YR 4/4) gravelly silty sandstone (SM) that can generally be described as fine to coarse grained, abundant gravel, subrounded to subangular, poorly sorted, dense and weakly cemented. This unit pinches out to the west at approximately station 3+70. The lower sedimentary unit generally consisted of a brown (10YR 4/4) sandy siltstone (ML) that can be described as stiff, moist with abundant calcareous veinlets. This unit grades to the west at approximately station 3+63 into a dark brown (10YR 3/3) sandy clay (SC) that can be described as fine to coarse grained, minor gravel, stiff and well indurated.

A yellow brown (10YR 5/6) sandstone (SW) was exposed on the extreme westerly portion of our exploratory trench from approximately station 3+82 to approximately station 4+00. This unit can be described as coarse grained, minor gravel, subrounded to subangular, well sorted and moderately indurated.

Our exploratory trench FT-1 was not extended across the entire county mapped zone owing to the absence of geomorphic expressions of faulting observed during of our photo-lineament review, site mapping and literature review (Kennedy, 1977). No evidence of faulting was identified within exploratory trench FT-1, which was excavated across both the mapped location of the inferred county fault and the observed weak tonal change in vegetation observed in the 1974 photographs. The trench extended from the intersection of Anza and Rio Linda Roads approximately 415-ft to the northwest and across the break in slope on the small hill to the northwest (see **Plate 1**). No evidence of faulting or sympathetic fracturing was observed within our exploratory trench.

* * *
The mapped county fault has a northeasterly trend, which is not consistent with the general northwest-southeast trend of the known active faults in the vicinity of the subject site. Owing to the absence of both geomorphic expression of faulting and observed faulting within our exploratory trench, which exposed late Pleistocene-age sediments, it is our opinion there is no evidence of faulting on the subject site and that no setbacks or other mitigation measures are required. We anticipate that the fault mapped by Mann (1955) and Rogers (1992) and subsequently zoned by the County of Riverside coincided with the short, straight southwest trending local drainage segment located approximately 0.4-kilometers southwest of the subject site. The observed lineament trend is not consistent with the general northwest-southeast trend of known active faults in the region and may be related to lithology changes and not tectonic causes.

ITEM NO. 3

The geotechnical consultant should provide a more detailed analysis of slope stability than that provided in the Slope Stability Analysis letter referenced above. At a minimum, the consultant should provide an appropriate quantitative analysis (gross and surficial stability under static and seismic conditions) for the proposed fill slopes; and an engineering geologic analysis of the proposed 106 foot high cut slopes (including site specific geologic mapping, cross sections, and appropriate analysis of any out of slope adverse geologic structures).

RESPONSE ITEM NO. 3

A detailed slope stability has been performed since the "Slope Stability Analysis" letter was completed and site development plans have now been finalized. Subsurface exploration, field reconnaissance, and additional mapping of the site were conducted on May 25, 2005. A total of three (3) exploratory trenches were excavated utilizing a Case No. 580 Super M extend-a-backhoe equipped with a 24-inch bucket. Exploratory trench T-2 was advanced to the maximum depth explored of 9.2-ft below the ground surface (bgs).

Information collected during our field mapping, and the approximate location of the exploratory trenches and borings are depicted on our Geologic Map, **Plate 1**. Our field geologist prepared field logs, obtained bulk soil samples for laboratory testing and supervised excavation of the trenches. Copies of our exploratory trench logs are presented in **Appendix B**.

Representative bulk samples of soils encountered during our subsurface exploration were obtained for laboratory testing. Laboratory testing to determine the engineering parameters of representative soils included maximum density/optimum moisture determinations, sieve analysis, direct shear testing and sand equivalent testing.

Laboratory testing was conducted in accordance with ASTM, Caltrans, and Uniform Building Code (CBC) test specifications, where applicable. The results of our laboratory tests are presented in **Appendix C** of this report. GeoSoils, Inc. of Carlsbad, California performed direct shear testing.

We anticipate that cut and fill slopes constructed at a 2:1 (horizontal:vertical) slope ratio, to a maximum height of approximately 60-ft, will be surficially and grossly stable if constructed in accordance with the recommendations presented in this report and in **Appendix E** of this report. Based on our review of the "Tentative Tract Map No. 32227", fill and cut slopes have been designed at 2:1 (horizontal:vertical) slope ratio to maximum vertical heights of 30 and 60-ft, respectively.


Based on the results of our slope stability analysis, presented in **Appendix D**, we anticipate that proposed fill and cut slopes will be surficially and grossly stable constructed at a slope ratio of 2:1 (horizontal:vertical) to vertical design heights of 30 and 60-ft, respectively. Surficial stability calculations are included in **Appendix D**.


Mr. Steve Kupferman
C/o Mr. Dave Jones
Riverside County Building & Safety Dept.
January 31, 2006
Page 5


We trust that this information will allow for the completion of the review and approval process. Should you have any questions, or require additional information, please do not hesitate to contact our office.

Very truly yours,

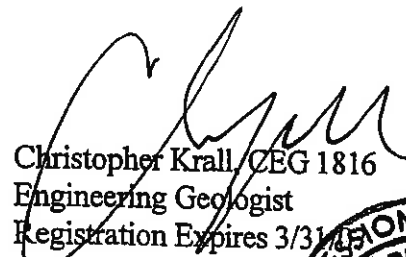
T.H.E. Soils Company, Inc.


John P. Frey
Project Geologist


John T. Reinhart, RCE 23464
Registration Expires 12/31/07




James R. Harrison
Project Manager


Christopher Krall, CEG 1816
Engineering Geologist
Registration Expires 3/31/07



ATTACHMENTS

- Figure 1 - County Fault Zone Map (1,294-scale)
- Plate 1 - Geologic Map (100-scale)
- Appendix A - References
- Appendix B - Exploratory Trench and Fault Trench Logs
- Appendix C - Laboratory Analysis
- Appendix D - Slope Stability Analysis
- Appendix E - Standard Grading and Earthwork Specifications

Agenda Item No.: 2.11
Area Plan: Harvest Valley/ Winchester
Zoning District: Hemet-San Jacinto Zoning District
Supervisory District: Third/Third
Project Planner: Matt Straite
Planning Commission: May 21, 2014

GENERAL PLAN AMENDMENT NO. 1111
Applicant: Peak Emerald Acres LLC
Engineer/Rep.: Ainslie Communities

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1111 proposes to create the boundary of a Specific Plan and change the designations for the site from Community Development: Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio), Low Density Residential (LDR)(1/2 Acre Minimum), Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre), Medium High Density Residential (CD-MHDR) (5-8 Dwelling Units Per Acre), Rural: Rural Mountainous (RM)(10 Acre Minimum) to an SP designation for the site, with Land Uses reflected on the Specific Plan Land Use Plan including High Density Residential (HDR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), Open Space- Water (OS-W), Open Space- Recreation (OS-R) and Open Space- Conservation (OS-C). The change from R:RM to CD:SP will be a technical correction pursuant to the Administration element of the General Plan.

The proposed Amendment is located in the Community of Green Acres of the Harvest Valley/Winchester Area Plan of Western Riverside County; more specifically, it is southerly of Florida Ave and westerly of California Ave.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA requested in the applications.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy and Technical Correction GPA, under Section 2.4.

D.M.

Additionally, refer to the attached Worksheet for General Plan Amendment Initiation Consideration Analysis.

REQUIRED FINDINGS:

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 1111 falls into the Entitlement/Policy and Technical Correction category, because it is changing within the same Foundation-Component, Community Development and revising the Rural: Rural Mountainous designation which is based on existing slope.

For the Entitlement/Policy portion:

The Administration Element of the General Plan explains that two required findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two required findings are:

a. The proposed change does not involve a change in or conflict with:

(1) The Riverside County Vision;

(2) Any General Plan Principle; or

(3) Any Foundation Component designation in the General Plan.

b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

Consideration Analysis:

First Required Finding: The first required finding explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.

A. The proposed change does not conflict with:

(1) The Riverside County Vision. It is reasonable to assume that a Specific Plan Land Use designation for parcels in question will permit enough flexibility to achieve the future vision of the General Plan. It is possible to make this finding.

(2) Any General Plan Principle. Given staffs review it is possible that the proposed designation could satisfy each of the General Plan Principals and Policies. The top portion of the proposed amendment is currently Community Development: Commercial Retail (CD:CR) (APN 465-040-005). This 12.62 Acre parcel is within the Green Acres Policy Area which states-

HVWAP 4.1 Allow for lot sizes within the residential land use designation that accommodate limited animal keeping per the Riverside County Zoning Ordinance.

The 12.62 acre parcel is currently designated Community Development: Commercial Retail (CD:CR) and therefore, staff has interpreted this to mean the policy does not apply because the policy only applies to residential land use designations.

(3) Any Foundation Component designation in the General Plan. The project designation would be within the same Foundation, except sections of the project that would be in the Rural: Rural Mountainous (R:RM) foundation and designation. However, the Administration Element of the General Plan explains that a change from this specific designation requires a Technical change which will be explained in the next section of this staff report. Thus, the proposed Amendment is consistent within the Community Development Foundation.

Second Required Finding: The second required finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them. The General Plan Amendment is proposing a Specific Plan. Specific Plans afford a significant degree of flexibility. It is too early at this stage of the projects review to compare the project to all of the purposes of the General Plan; however, because of the flexibility afforded by Specific Plans, it is possible to contend that a Specific Plan on this site could contribute to the purposes of the General Plan. The findings can be made, at this stage, that the proposed Amendment may contribute to the purposes of the General Plan.

Third Required Finding: In addition to the two required findings, the General Plan indicates that an additional finding, from a list of five, must also be made. According to the applicant, who provided a detailed findings memo (attached), the appropriate additional finding for the proposed Amendment is "Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan." The proposed development plan for the subject property was devised in response to special circumstances or conditions that were not anticipated when the General Plan was approved in 2003.

The applicant provided the following justification:

The State of California passed the Global Warming Solutions Act (AB 32) in 2006 to mandate that greenhouse gas (GHG) emissions across the State be reduced by 2020. To facilitate in the implementation of AB 32, the California Legislature passed the Sustainable Communities and Climate Protection Act (SB 375) in 2008. SB 375 requires local metropolitan planning agencies to prepare a Sustainable Communities Strategy (SCS) that demonstrates how the region will meet its GHG reduction targets through integrated land use, housing, and transportation planning. The Southern California Association of Governments (SCAG) is the metropolitan planning agency for the project area. The SCS for the southern California region, including Riverside, Los Angeles, Orange, and San Bernardino counties was prepared by SCAG and approved on April 4, 2012 and Riverside County is continuing to work with SCAG to modify the SCS. The SCS plans to concentrate future development and provide higher intensity development, including residential development, in proximity to transit hubs in order to reduce vehicle miles traveled and, thereby, reduce GHG emissions from personal vehicles. The Winchester area has been targeted for several major transportation projects, including the future extension of the Metrolink Perris Valley Line, expansion of bus rapid transit service along the Highway 74 corridor, and major roadway/highway expansion projects. As such, the Winchester area has been identified by the SCS as an appropriate area to direct future growth. Due to the proximity of the subject property to these planned transportation projects, the land uses and development intensity proposed for the site would be appropriate for the site and would meet the goals of the SCS to a much higher degree than the current land uses designated for the site.

In addition, the City of Hemet adopted their 2030 General Plan on January 24, 2012. The 2030 General Plan provides a land use plan for areas within the City's incorporated limits as well as areas within the City Sphere of Influence, which includes the areas surrounding the subject property. The 2030 General Plan envisions the Highway 74 corridor east of the subject property being developed as a commercial and mixed-use corridor, and also envisions areas just to the south of the subject property being developed with a transit center, mixed-uses, and a business park. The land uses and development intensity proposed for the project site would be a more appropriate transition to the planned higher intensity uses to the east and south, and would provide a buffer to the more rural areas of Winchester located to the west of the subject property. In addition, the residential land uses proposed for the subject property would support and provide local housing opportunities for the planned employment-generating land uses in the area.

Staff, at this stage, finds that there is enough merit in the applicant's justification to indicate that the required findings could be made. Additional analysis will be required.

For the Technical Correction portion:

The Administration Element further explains that two required findings must be made to justify a technical amendment. The first is mandatory and at least one is from a list of four possible findings. The required finding is:

a. The proposed amendment would not change any policy direction or intent of the General Plan.

At least one of the following must also be made:

b. An error or omission needs to be corrected.

c. A land use designation was based on inaccurate or misleading information and should therefore be changed to properly reflect the policy intent of the General Plan.

d. A point of clarification is needed to more accurately express the General Plan's meaning or eliminate a source of confusion.

e. A minor change in boundary will more accurately reflect geological or topographic features, or legal or jurisdictional boundaries.

Consideration Analysis:

Required Finding: The required finding must indicate that the proposed amendment would not change any policy direction or intent of the General Plan. Generally, a technical correction usually addresses an error discovered in the process of implementing the General Plan, including mapping errors.

The technical correction requested for this general plan amendment would revise the Rural: Rural Mountainous Designation as it was applied to the subject property. The General Plan explains that this designation was given to properties that generally contained slopes greater than twenty five percent. The designations were applied somewhat liberally, but with the flexibility to let an applicant provide more specific contour data to show where the toe of slope (where under 25% and over 25% slope meet) actually exists. Generally if the slopes are shown to be less than 25%, a change is permitted to those portions. The project is proposing a Specific Plan which, as previously mentioned, is a very flexible document. It is possible for the project to satisfy this finding.

Additional Required Finding:

The Administration element requires that one additional finding be made from a list of four possible findings. The applicable finding in this case would be "an error or omission needs to be corrected." Again, if the slopes are being corrected due to an error in mapping, and that has been demonstrated with slope studies provided by the applicant, then this finding can be made.

SUMMARY OF FINDINGS:

- | | |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1): | Vacant |
| 2. Surrounding Land Use (Ex. #1): | Vacant to the north, south and parts of the east |

- and west, some single family residential to the east and west as well.
3. Existing Zoning (Ex. #2): Controlled Development Areas (W-2), and Heavy Agriculture 10 acre minimum (A-2-10)
 4. Surrounding Zoning (Ex. #2): Controlled Development Areas (W-2) and Mobile Home Subdivisions & Mobile Home Parks 20,000 Square Foot Minimum (R-T-20,000), to the north, Heavy Agriculture 10 acre minimum (A-2-10), Light Agriculture 15 Acre Minimum (A-1-15) and Light Agriculture 2 1/2 Acre Minimum (A-1-2 1/2) to the east, Heavy Agriculture 10 acre minimum (A-2-10) and Rural Residential (RR) to the west.
 5. Existing General Plan Land Use (Ex. #6): Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio), Medium High Density Residential (MHDR)(5-8 Dwelling Units Per Acre), Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum), and Rural: Rural Mountainous (R:RM)(10 Acre Minimum)
 6. Proposed General Plan Land Use: Community Development Specific Plan including High Density Residential (HDR)(8-14 dwelling Units Per Acre), Medium High Density Residential (MHDR)(5-8 Dwelling Units Per Acre), Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre), Open Space-Recreation (OS-R), Open Space- Conservation (OS-C), Open Space- Water (OS-W) as reflected on the Land Use Plan
Total Acreage: 334.2 Gross
 7. Project Data: Total Acreage: 334.2 Gross
 8. Environmental Concerns: Not applicable at this time

RECOMMENDATIONS:

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 1111. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - a. A County fault zone;

- b. A Redevelopment Area;
 - b.
 - c. An Agriculture Preserve; or
 - d. An SKR Fee Area (Ordinance No. 663.10).
3. The project site is located within:
- c. The City of Hemet Sphere of Influence;
 - d. An area subject to the Mt. Palomar Lighting Ordinance No. 655;
 - e. The Highway 79 General Plan Policy area;
 - a. The Green Acres General Plan Policy area;
 - b. An MSHCP Fee area (Ordinance No. 810);
 - c. A Development Impact Fee area (Ordinance No. 659);
 - d. A West T.U.M.F. Fee area (Ordinance No. 824);
 - e. The Hemet Unified School District;
 - f. Paleontological High Sensitivity (High B);
 - g. A County Service Area (CSA No. 80);
 - f. An Airport Influence Area (Hemet Ryan);
 - a. Circulation Element Right-Of-Way;
 - b. An Area Susceptible to Subsidence; and
 - g. Liquefaction Potential (low-moderate).
4. The subject site is currently designated as Assessor's Parcel Number 465-040-005, 465-040-016, 465-050-005, 465-050-006, and 465-040-014.



MEMORANDUM

To: Matt Straite, Riverside County Planning

From: David Ornelas, Project Manager

Re: **EMERALD ACRES - GENERAL PLAN IMPLEMENTATION PROCESS FINDINGS**

Date: April 20, 2012

Per your request, please see below for the additional findings in support of the proposed General Plan Amendment application for the Emerald Acres project (GPA 01111).

Finding: Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

A General Plan Amendment is requested to accommodate a proposed Specific Plan in the Winchester area of Riverside County. The proposed Specific Plan would establish a master plan for the subject property that would concentrate housing in proximity to the Highway 74 transportation corridor and preserve visually prominent natural resources (i.e., hillsides). The proposed development plan for the subject property was devised in response to special circumstances or conditions that were not anticipated when the General Plan was approved in 2003.

The State of California passed the Global Warming Solutions Act (AB 32) in 2006 to mandate that greenhouse gas (GHG) emissions across the State be reduced by 2020. To facilitate in the implementation of AB 32, the California Legislature passed the Sustainable Communities and Climate Protection Act (SB 375) in 2008. SB 375 requires local metropolitan planning agencies to prepare a Sustainable Communities Strategy (SCS) that demonstrates how the region will meet its GHG reduction targets through integrated land use, housing, and transportation planning. The Southern California Association of Governments (SCAG) is the metropolitan planning agency for the project area. The SCS for the southern California region, including Riverside, Los Angeles, Orange, and San Bernardino counties was prepared by SCAG and approved on April 4, 2012. The SCS plans to concentrate future development and provide higher intensity development, including residential development, in proximity to transit hubs in order to reduce vehicle miles traveled and, thereby, reduce GHG emissions from personal vehicles. The Winchester area has been targeted for several major transportation projects, including the future extension of the Metrolink Perris Valley Line, expansion of bus rapid transit service along the Highway 74 corridor, and major roadway/highway expansion projects. As such, the Winchester area has been identified by the SCS as an appropriate area to direct future growth. Due to the proximity of the subject property to these planned transportation projects, the land uses and development intensity proposed for the site would be appropriate for the site and would meet the goals of the SCS to a much higher degree than the current land uses designated for the site.

In addition, the City of Hemet adopted their 2030 General Plan on January 24, 2012. The 2030 General Plan provides a land use plan for areas within the City's incorporated limits as well as areas within the City Sphere of



EMERALD ACRES - GENERAL PLAN IMPLEMENTATION PROCESS FINDINGS

April 20, 2012

Page 2 of 2

Influence, which includes the areas surrounding the subject property. The 2030 General Plan envisions the Highway 74 corridor east of the subject property being developed as a commercial and mixed-use corridor, and also envisions areas just to the south of the subject property being developed with a transit center, mixed-uses, and a business park. The land uses and development intensity proposed for the project site would be a more appropriate transition to the planned higher intensity uses to the east and south, and would provide a buffer to the more rural areas of Winchester located to the west of the subject property. In addition, the residential land uses proposed for the subject property would support and provide local housing opportunities for the planned employment-generating land uses in the area.

Cc: John Sherritt, Ainslie Communities

RIVERSIDE COUNTY PLANNING DEPARTMENT

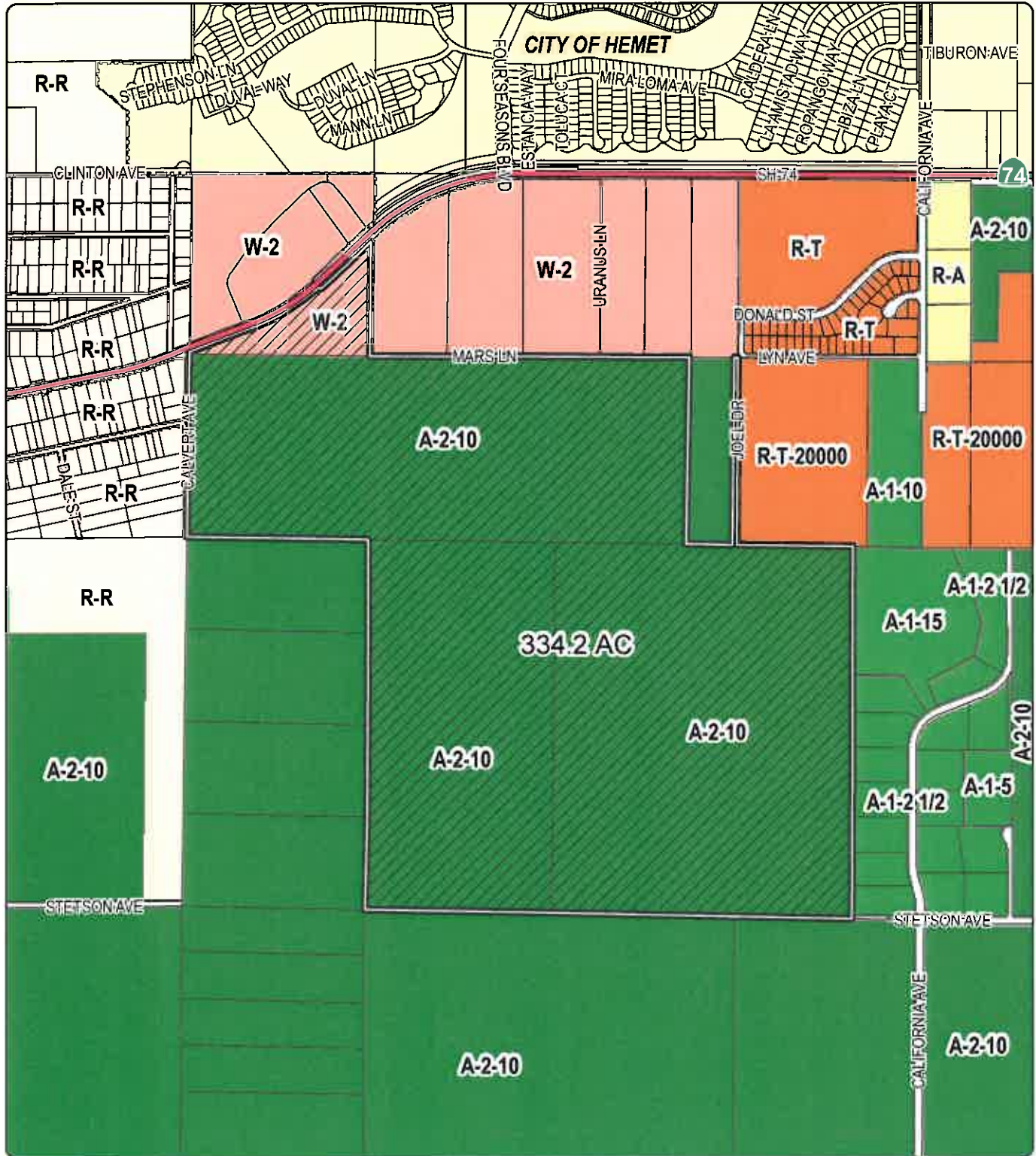
GPA01111 SP00381

EXISTING ZONING

Supervisor Stone
District 3

Date Drawn: 04/09/2012

Exhibit 2



Zoning District : Hemet-San Jacinto
Township/Range: T5SR2W
Section: 14

Assessors Bk. Pg. 465-04,05
Thomas Bros. Pg. 839 J2
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

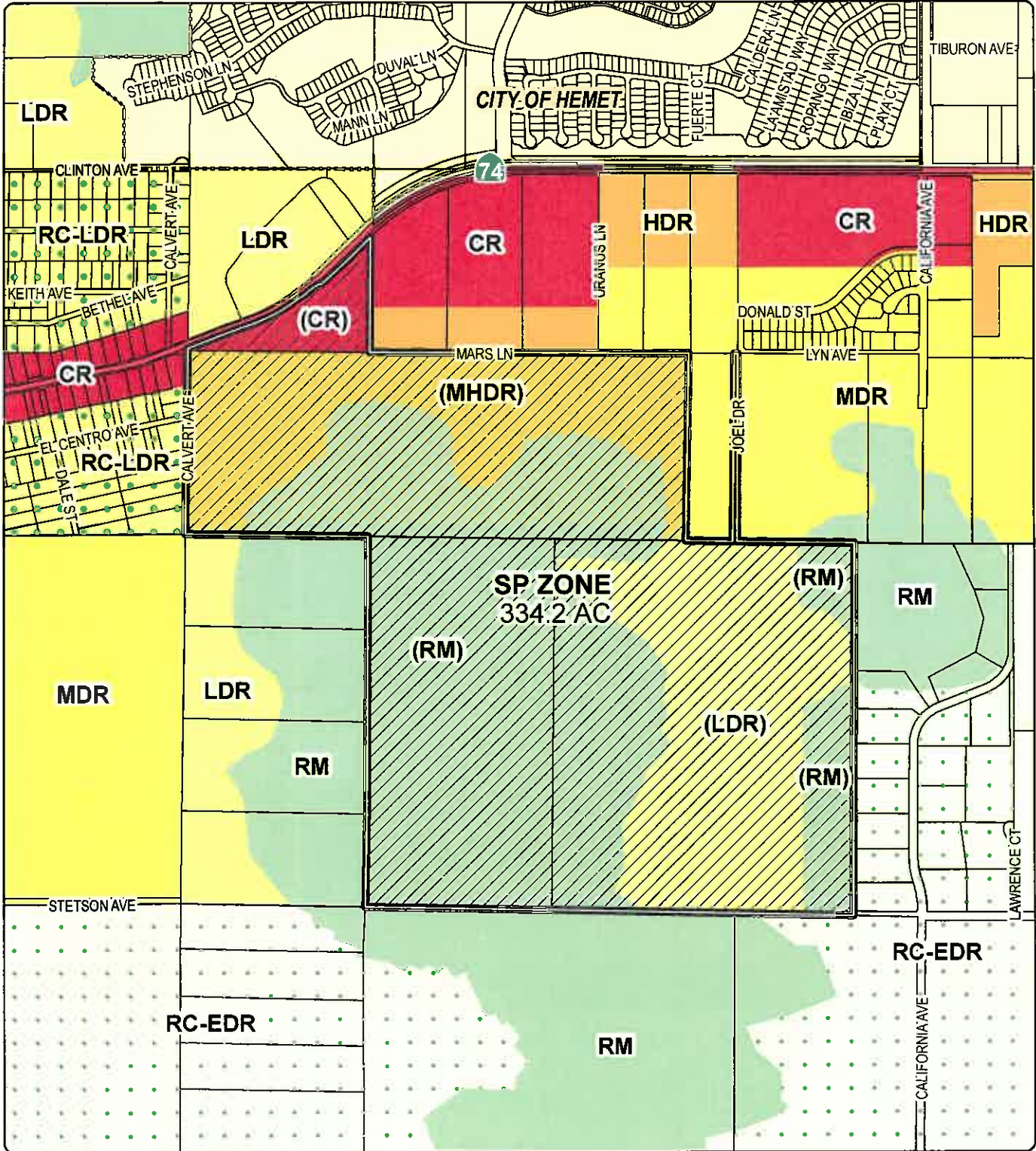
GPA01111 SP00381

PROPOSED GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 04/05/2012

Exhibit 6



Zoning District : Hemet-San Jacinto
Township/Range: T5SR2W
Section: 14

Assessors Bk. Pg. 465-04,05
Thomas Bros. Pg. 839 J2
Edition 2011



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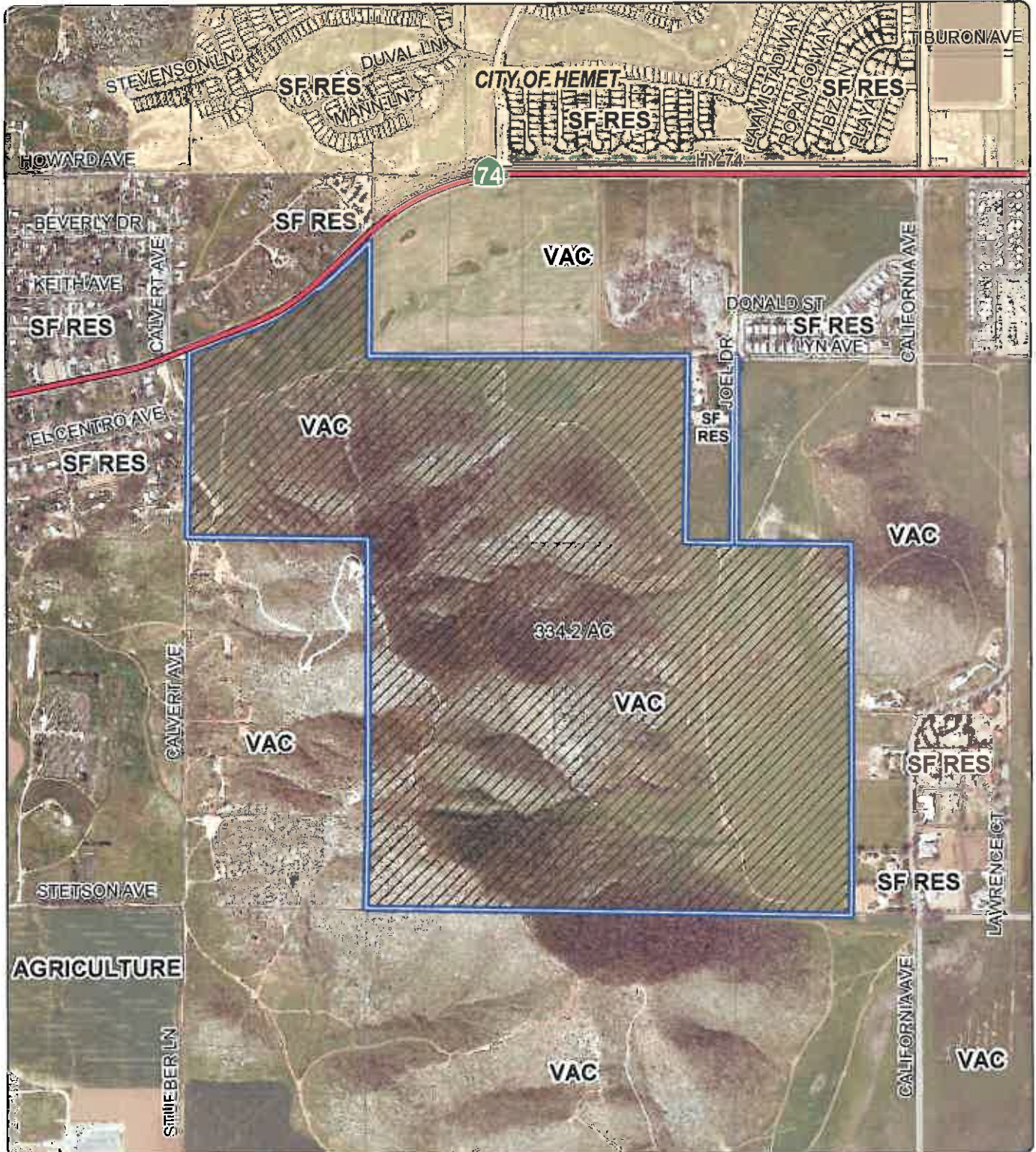
RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01111 SP0381

Supervisor Stone
District 3

Date Drawn: 04/09/2012

LAND USE

Exhibit 1



Zoning District : Hemet-San Jacinto
Township/Range: T5SR2W
Section: 14

Assessors Bk. Pg. 465-04,05
Thomas Bros. Pg. 839 J2
Edition 2011



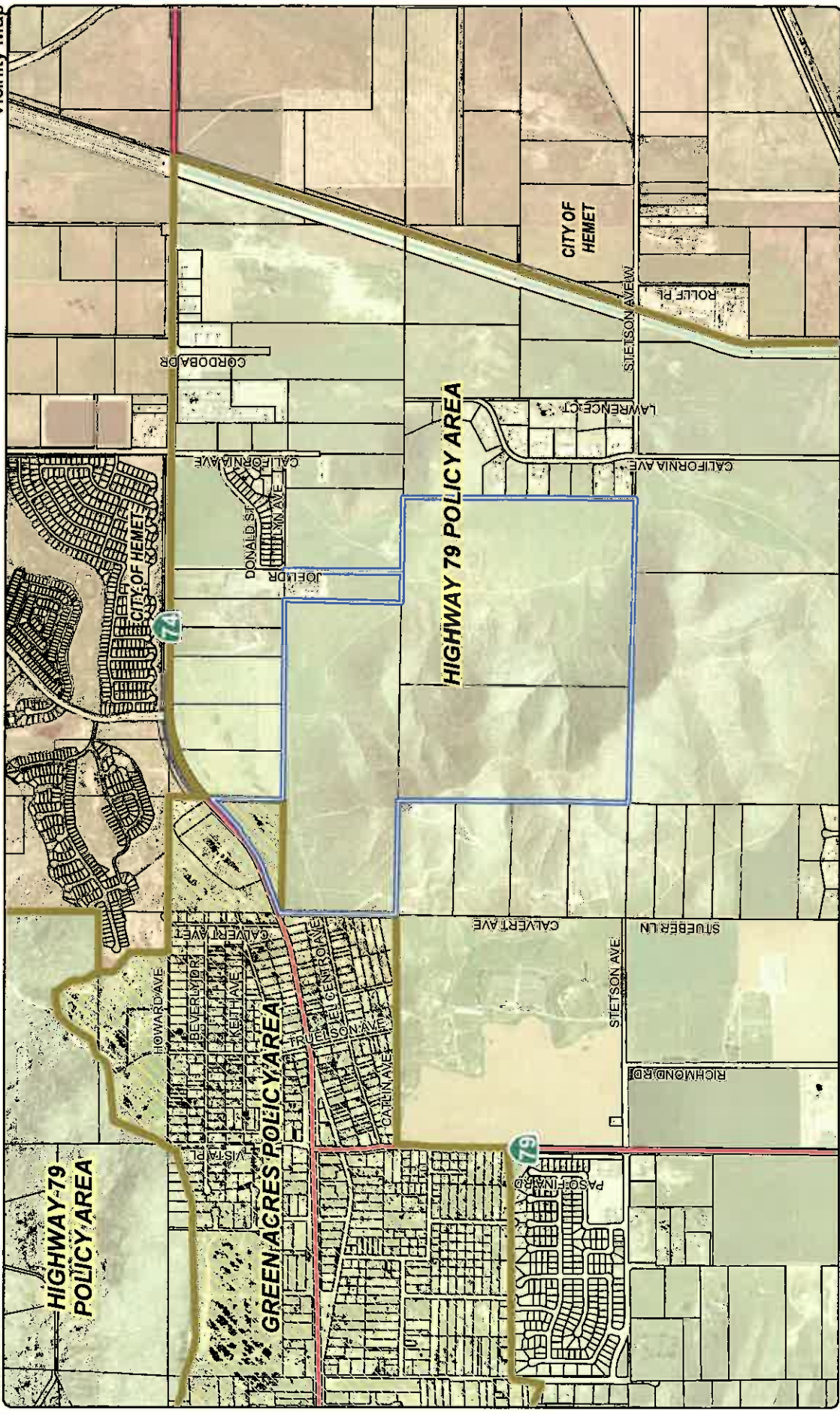
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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01111 SP00381
VICINITY/POLICY AREAS

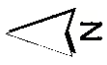
Supervisor Stone
District 3

Date Drawn: 04/05/2012
Vicinity Map



Zoning District ; Hemet-San Jacinto
Township/Range: T5SR2W
Section: 14

Assessors Bk. Pg. 465-04,05
Thomas Bros. Pg. 839 J2
Edition 2011



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Agenda Item No.: 3.1
Area Plan: Eastern Coachella Valley
Zoning District: Mecca
Supervisory District: Fourth/Fourth
Project Planner: Jay Olivas
Planning Commission: May 21, 2014

CHANGE OF ZONE NO. 7710
CONDITIONAL USE PERMIT NO. 3623
E.A. Number: 42166
Applicant: Thermal Service Station, LP
Representative: Ino Cruz

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7710 proposes to modify the Light Agriculture – 5 Acre Minimum (A-1-5) zone to the Scenic Highway Commercial (C-P-S) zone on an existing 14 acre lot.

Conditional Use Permit No. 3623 proposes to construct and operate an automobile and truck travel center on a 14 acre site to include 13,600 square foot convenience store up to 28 feet in height with 24 hour retail sale of gasoline and diesel fuel, food/beverages, and concurrent sale of beer and wine for off-premises consumption with Type 20 ABC License (No PN&C required). Additionally, the proposed automobile and truck travel center includes 1,152 square foot car wash, 5,350 square foot gasoline canopy with eight (8) pumps and 3,570 square foot diesel fuel canopy with six (6) pumps, and up to three (3) drive-thru restaurants and two (2) sit down restaurants totaling approximately 15,905 square feet. The proposed project includes 200 square foot freestanding sign up to 35 feet in height, separate 100 square foot pricing and directory monument sign, plus wall and fuel canopy signage. Total on-site parking consists of 203 vehicle spaces and 19 truck spaces.

The development is proposed to be constructed in three (3) phases as identified on Exhibit P for the proposed project. Phase 1 consists of developing within the areas labeled on Exhibit P as: 1) Pad 3 which includes a convenience store, a McDonald's restaurant, an eight (8) dispenser gasoline canopy, a six (6) diesel dispenser canopy with truck scale and a self-service car wash; and 2) Pad 4 which includes the water treatment retention basin and water tank with pump and chlorinating system. Phases 2 and 3 consist of developing the areas within Pad 1 and 2, respectively, with restaurant buildings and drive-thru areas.

Off-site access is along Buchanan Street via State Highway 86 and 66th Avenue (State Highway 195). The project site is located northerly of 66th Avenue (State Highway 195), southerly of Avenue 65, easterly of Buchanan Street, and westerly of State Highway 86 in the Eastern Coachella Valley.

ISSUE OF POTENTIAL CONCERN:

Issues of potential concern consist of traffic, drainage, and proposed liquor license for the sale of beer and wine for off-premises consumption within the proposed convenience store.

Traffic and drainage issues were resolved as the result of required studies and clearances obtained along with recommended conditions of approval.

The proposed liquor license is located within 1,000 feet radius of an existing business to the east that currently has an active off-site alcohol beverage control license.

There are no schools, parks or churches within the 1,000 foot vicinity of the project. According to the California Department of Alcoholic Beverage Control (ABC), there are 11 on-sale and eight (8) off-sale alcoholic beverage licenses within census tract 456.04. According to the ABC, a Type 20 license is a

retail license. A determination of Public Necessity and Convenience is not required since there is no over concentration of licenses within the census tract according to ABC's email of April 15, 2014.

With the lack of impacts to schools, parks, and churches in the immediate vicinity, staff finds that the Type 20 license would not have a negative impact to the community, and therefore supports concurrent sale of beer and wine for off-premises consumption for this proposed travel center/truck stop.

BACKGROUND:

The subject property is currently vacant. The only previous planning review for the site was Pre-Application Review No. 1093 (PAR 1093) in 2007. PAR 1093 consisted of an initial conceptual design of the travel center/truck stop that is currently proposed with CUP 3623.

The project was initially applied for in 2009. However, major studies such as Traffic, Hydrology/Drainage, Amended Exhibits, and CEQA Initial Study were not completed until 2013/2014.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Commercial Tourist (.20-.35 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Commercial Tourist, Commercial Retail, Agriculture, Rural Residential |
| 3. Existing Zoning (Ex. #3): | Light Agriculture – 5 Acre Minimum (A-1-5) |
| 4. Proposed Zoning (Ex. #3): | Scenic Highway Commercial (C-P-S) |
| 5. Surrounding Zoning (Ex. #3): | Scenic Highway Commercial (C-P-S), Light Agriculture – 5 Acre Minimum (A-1-5), Light Agriculture – 10 Acre Minimum (A-1-10) |
| 6. Existing Land Use (Ex. #1): | Vacant |
| 7. Surrounding Land Use (Ex. #1): | Truck Stop to the east (CUP 3309R1). |
| 8. Project Data: | Total Acreage: 14 Gross / Net
Total Number of Proposed Buildings: 9
Total Approximate Building Sq. Ft.: 39,577
Total Auto Parking Spaces: 203
Liquor License Type: ABC 20 Off-Sale Beer/Wine |
| 9. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

THE PLANNING COMMISSION CONSIDERS THE PROPOSED NEGATIVE DECLARATION AND RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for and the **MITIGATION MEASURES** set forth in **ENVIROMENTAL ASSESSMENT NO. 42166**, after consideration thereof reflecting its independent judgment and analysis, based on whole record before it, including the findings incorporated in the initial study/environmental assessment and this staff report, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7710 amending the zoning classification for the subject property from the Light Agriculture – 5 Acre Minimum (A-1-5) zone to the Scenic Highway Commercial (C-P-S) zone in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE CONDITIONAL USE PERMIT NO. 3623, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, and in the attached environmental assessment, which is incorporated herein by reference.

1. The General Plan land use designation for the project site is Community Development: Commercial Tourist (CD: CT) (.20 - .35 Floor Area Ratio) within the Eastern Coachella Valley Area Plan.
2. The proposed use, a travel center/truck stop, is consistent with the Community Development: Commercial Tourist (CD: CT) (.20 - .35 Floor Area Ratio) land use designation in that the travel center is a tourist-related commercial development where automobile and truck travelers along the adjacent State Highway 86 could frequent the site.
3. The project site is surrounded by properties which are designated Community Development: Commercial Tourist (CD: CT) (.20 - .35 Floor Area Ratio) to the north and south, Community Development: Commercial Retail (CD: CR) and Rural Residential (Rural: RR) to the east; and Agriculture: (AG) (10 Acre Minimum) to the west.
4. The existing zoning for the subject site is Light Agriculture – 5 Acre Minimum (A-1-5) proposed to be changed to Scenic - Highway - Commercial (C-P-S).
5. The proposed use, an automobile and truck travel center with fuel sales and beer and wine sales for off-premises consumption (Type 20 ABC License – Off-Sale), is a permitted use, subject to approval of a conditional use permit in the proposed Scenic Highway Commercial (C-P-S) zone, Section 9.51b. in Ordinance No. 348.
6. The proposed change of zone will make the zoning consistent with the General Plan. The allowance of travel and tourist services is established by the General Plan and area plan.
7. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) and Light Agriculture (A-1-5; A-1-10).
8. The proposed use, a travel center/truck stop, is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) Zone in the following ways:

- a. The proposed project's building heights are allowed up to 50 feet in this zone and the maximum height of the proposed convenience store building is up to approximately 28 feet, below the height limit allowed by the C-P-S zone, as indicated in Section 9.53c. of Zoning Ordinance No. 348.
 - b. The proposed project's travel center buildings are not subject to yard requirements (setbacks) since all buildings do not exceed 35 feet in height in accordance with Section 9.53b. of Zoning Ordinance No. 348.
 - c. Automobile storage spaces are provided in accordance with Section 18.12 of Zoning Ordinance No. 348 in that the proposed project provides 203 vehicle parking spaces and 19 truck parking spaces.
 - d. The proposed project is conditioned to screen all roof mounted equipment as required in Section 9.53e. of Zoning Ordinance No. 348.
 - e. Signage is proposed with the project including a freestanding sign up to 200 square feet and up to 35 feet in height which is within the size limits as indicated by Section 19.4e of Zoning Ordinance No. 348.
9. Within the vicinity of the proposed project site there is an existing automobile and truck travel center immediately to the east across State Highway 86, along with vacant and agriculture land to north, south, and west.
 10. A traffic study dated March 17, 2009, and dated revised July 3, 2013, was prepared by Darnell & Associates to analyzed potential traffic impacts. Based on review of the report, mitigation measures and conditions were added to the proposed project to resolve all potential traffic impacts.
 11. A drainage study dated September 2009, and dates revised February 2013, was prepared to analyze potential drainage impacts. Based on review of the report, mitigation measures and conditions were added to the proposed project to resolve all potential drainage impacts.
 12. The population for Census Tract 456.04 was approximately 13,694 persons according to the US Census Bureau.
 13. The proposed project will be consistent with the objectives of Type 20 – Off-Sale licensing requirements (Alcoholic Beverage Control Act: California Business and Professions Code 23357).
 14. Per the Email received April 11, 2014 from ABC, there are 11 on-sale and eight (8) off-sale ABC licenses currently in Census Tract 456.04.
 15. Per the Email received April 15, 2014 from the ABC, a Public Necessity and Convenience finding is not required since there is no over concentration of alcohol licenses in Census Tract 456.04.
 16. The proposed project is conditionally consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
 17. The proposed project is not located within 1,000 feet of an established place of religious worship.

18. No schools are located within 1,000 feet from the project site.
19. The proposed project is not located within 1,000 feet of an existing or planned public park or playground.
20. The proposed project will not be situated in such a manner that the facility will cause undue vehicle traffic impacts to any school, church, public park or playground.
21. The project is adjacent to State Highway 86 and 66th Avenue (State Highway 195), which are designated state highways under jurisdiction of CALTRANS. The project would also provide direct access from Buchanan Street (78' ROW). The project will provide appropriate street improvements and off-site traffic mitigation, such as, Transportation Uniform Mitigation (TUMF) fees, in compliance with the requirements of the circulation element of the General Plan.
22. The proposed project is approximately three miles from a fire station. The project will provide appropriate fire protection measures in conformance with the fire services policies of the General Plan.
23. Domestic water and sewer is provided by the Coachella Valley Water District. Domestic water and sanitation shall be provided in conformance with the water and sewer land uses standards of the General Plan.
24. Visual impacts have been addressed with project landscaping, varied rooflines, walls/fences, use of trellis structures for the drive-through restaurants, and frontage of Buildings E & F at the corner of 66th Avenue and Buchanan Street.
25. The project is located within the boundaries of the Mecca Community Council and was brought to the January 2013 community council meeting for informational purposes.
26. The project is within the Coachella Valley Multiple Species Habitat Conservation Plan, but is not specifically located within a Conservation Area.
27. Environmental Assessment No. 42166 identified the following potentially significant impacts:
 - a) Geology Soils
 - b) Hydrology/Water Quality
 - c) Transportation/Traffic
 - d) Paleontological Resources

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Tourist (CD: CT) (.20 - .35 Floor Area Ratio) land use designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the proposed change of zone to the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

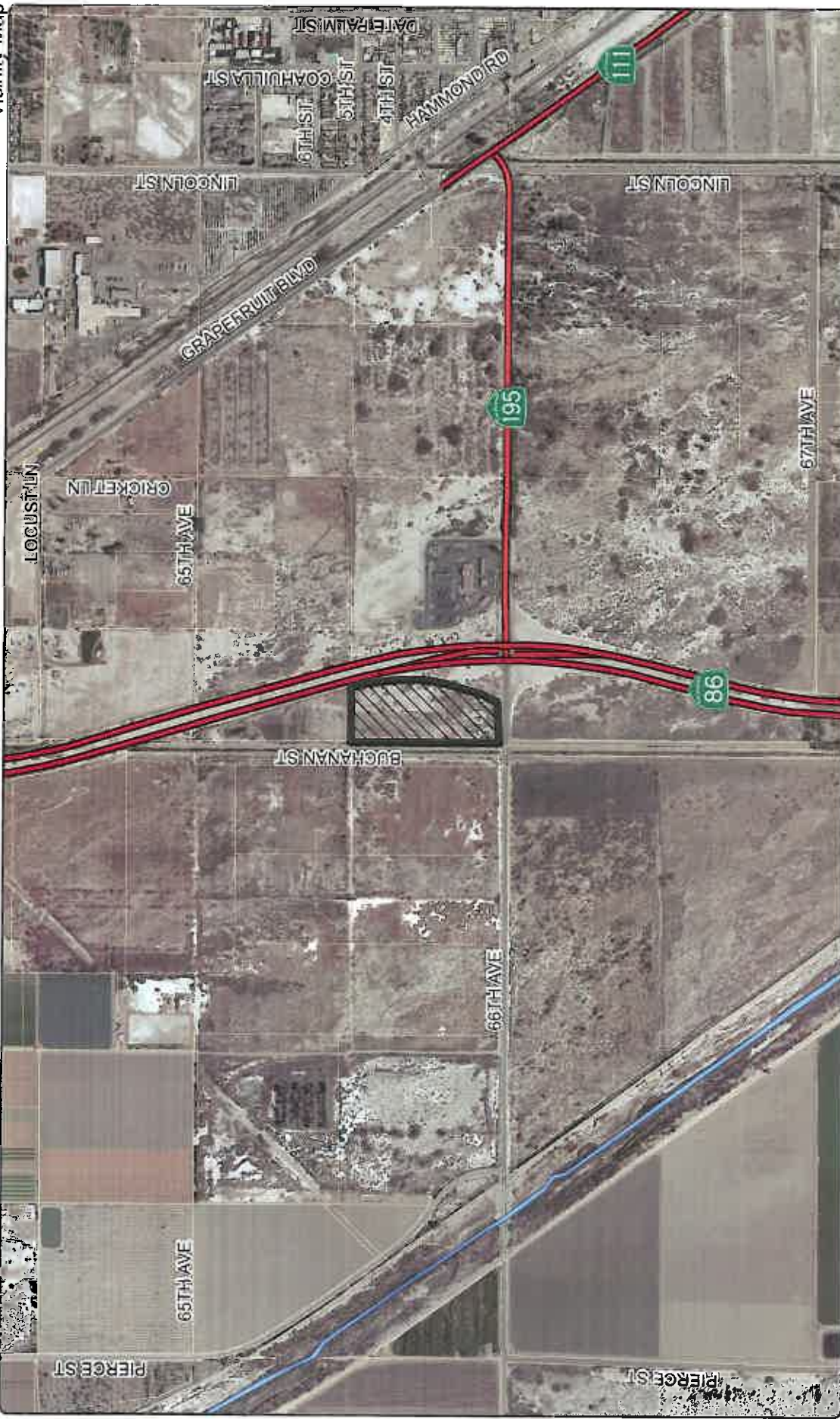
INFORMATIONAL ITEMS:

1. As of this writing (4/21/14), no public letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Historic Preservation District;
 - b. Agriculture Preserve;
 - c. A Redevelopment Area;
 - d. A High Fire area;
 - e. An Airport Influence Area;
 - f. A Conservation Area.
3. The project site is located within:
 - a. Areas of Flooding Sensitivity;
 - b. An Area subject to the Mt. Palomar Lighting Ordinance No. 655 (Zone B);
 - c. An Area of Liquefaction Potential (High);
 - d. An Area Susceptible to Subsidence;
 - e. A Low Paleontological Sensitivity Area; and,
 - f. The boundaries of the Palm Springs Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 727-100-024.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07710 CUP03623
VICINITY/POLICY AREAS

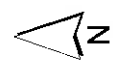
Supervisor Benoit
District 4

Date Drawn: 04/22/2013
Vicinity Map



Zoning District: Mecca
Township/Range: T7SR9E
Section: 7

Assessors Bk. Pg. 727-10
Thomas Bros. Pg. 5592 D6
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07710 CUP03623

LAND USE

Supervisor Benoit
District 4

Date Drawn: 04/22/2013

Exhibit 1



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 27

Assessors Bk. Pg. 727-10
Thomas Bros. Pg. 5592 D6
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

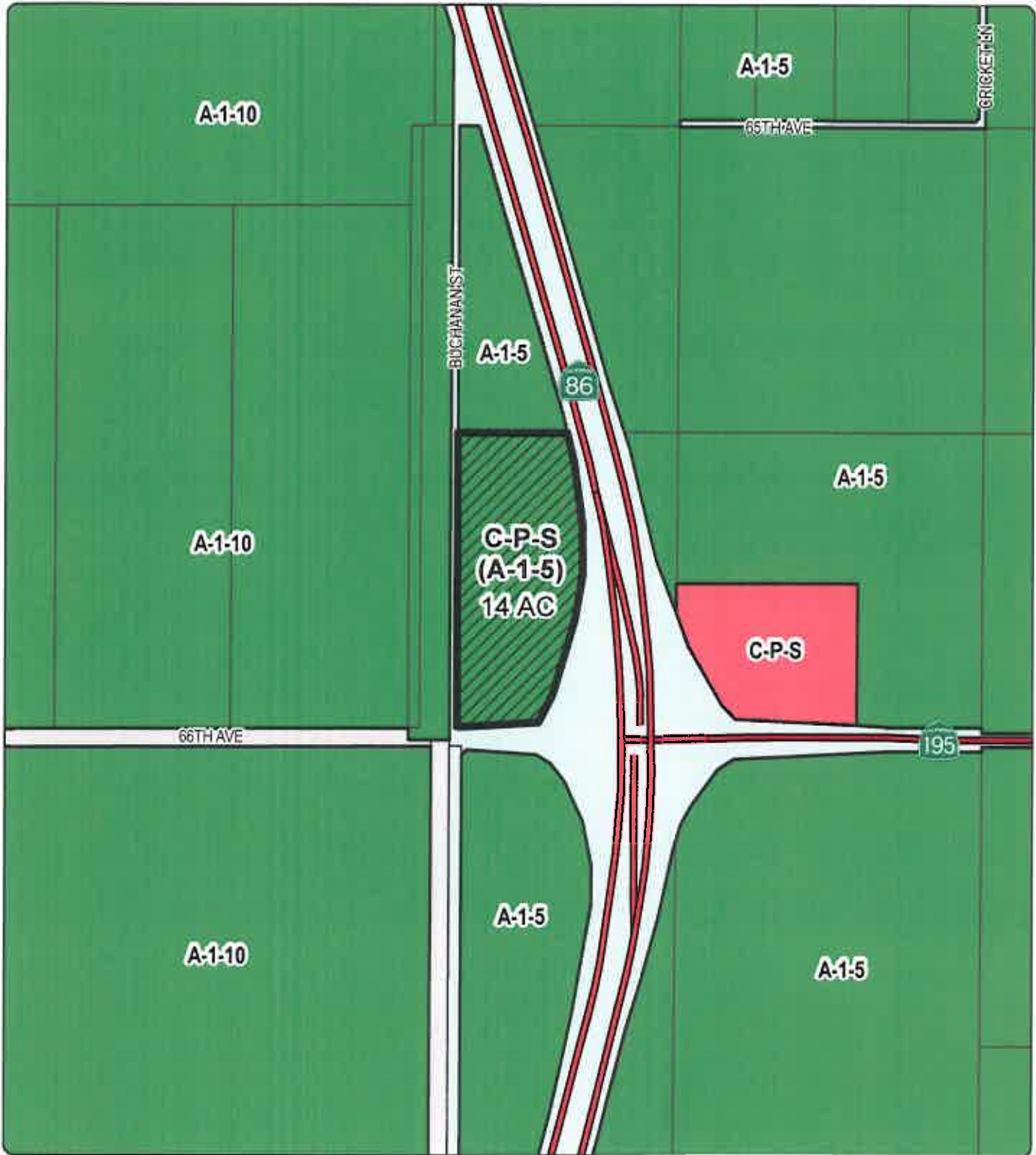
CZ07710 CUP03623

PROPOSED ZONING

Supervisor Benoit
District 4

Date Drawn: 04/22/2013

Exhibit 3



Zoning District: Mecca
Township/Range: T7SR9E
Section: 7

Assessors Bk. Pg. 727-10
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Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

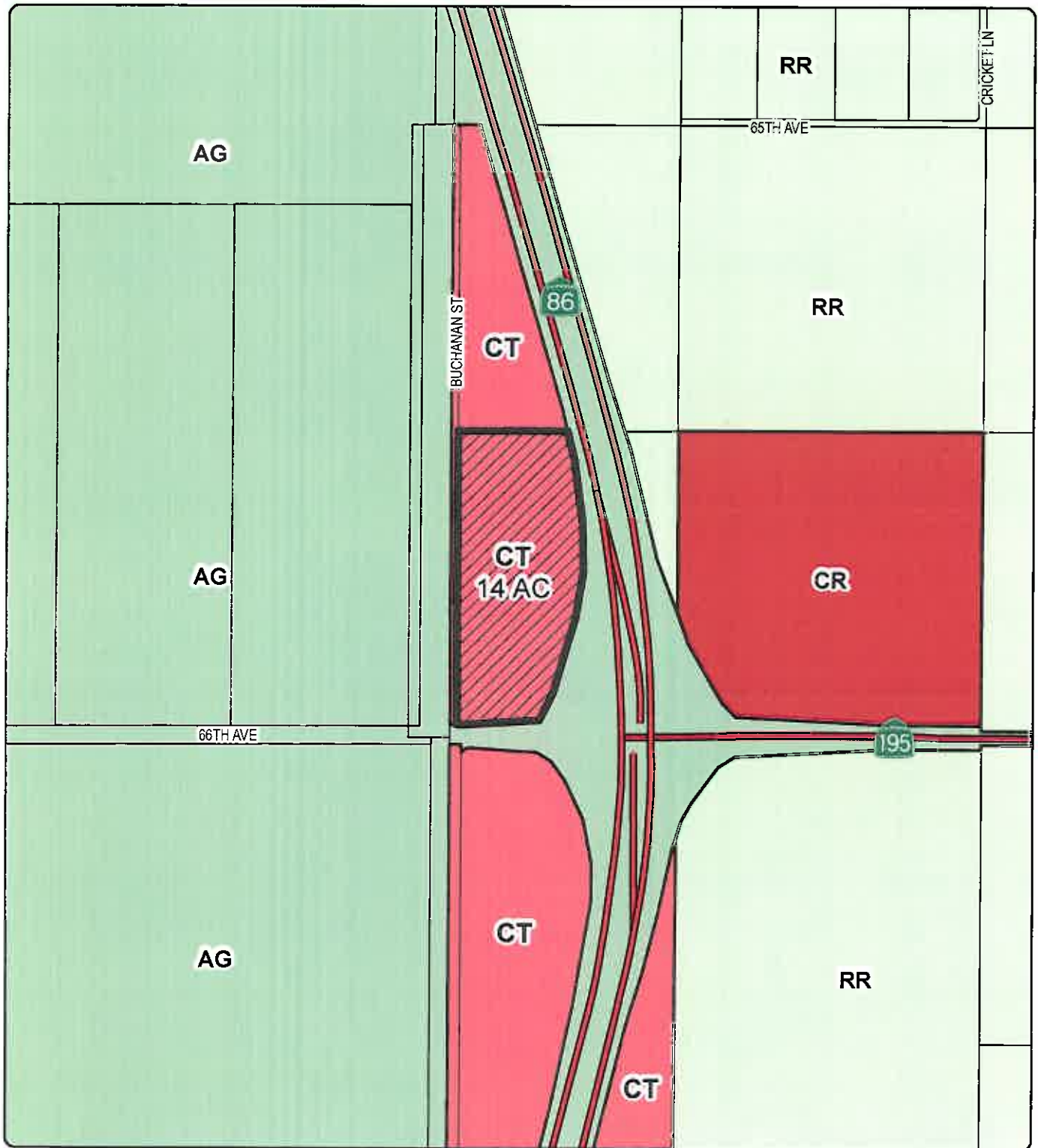
CZ07710 CUP03623

EXISTING GENERAL PLAN

Supervisor Benoit
District 4

Date Drawn: 04/22/2013

Exhibit 5



Zoning District: Mecca
Township/Range: T7SR9E
Section: 7

Assessors Bk. Pg. 727-10
Thomas Bros. Pg. 5592 D6
Edition 2011

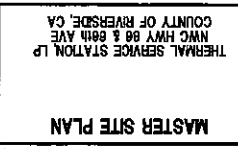


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224 SOUTH JOY STREET
CORONA, CA 92779-1958
P.O. BOX 1958
CORONA, CA 92778-1958
DIRECT (951) 280-8823
FAX (951) 280-8823

MASTER SITE PLAN

THE THERMAL SERVICE STATION, LP
NMC HWY 86 & 66TH AVE
CORONA, CA



DATE	JOB NO.
11-25-14	7107
08-20-14	REVISION
11-20-14	REV.

CIP CASE NO: 08023
DRAWING NO.

AMS1-1
DRAWING NO.

- ### KEYNOTES
- UTILITY TRANSFORMER LOCATION.
 - PROPOSED DETENTION BASIN TREATMENT CONTROL BIP.
 - TRASH BIN AND RECYCLE BIN ENCLOSURE.
 - UNDERGROUND GREASE INTERCEPTOR TANK - TYP. FOR RESTAURANTS.
 - ACCESSIBLE PATH OF TRAVEL.
 - ACCESSIBLE PARKING STALL WITH SLOPED RAMP.
 - MONUMENT SIGN TO BE VISIBLE FROM STREET.
 - EMERGENCY PUMP SHUT-OFF SWITCH.
 - CONCRETE CURB AT PARKING.
 - RETENTION BASIN.
 - 35'-0" HIGH FROM SIGN FROM HIGHWAY.
 - DOUBLE SIDED SIGN REMOVE TO NEW ENTRY SIGN ON FRONT SIDE AND PROCEED WITH CAUTION - PEDESTRIAN CROSSWALK SIGN ON BACK SIDE. REFER TO ACCESSIBILITY NOTE 12/AS1.2.
 - CALTRANS BEAR-OFF-WAY REDUCTION LINE.
 - PAINTED BOUNDARY STRIPES AND STALLS AT TRUCK STOP PARKING.
 - DRIVEWAY AS FIRE SERVICE ACCESS ONLY.
 - LOOK-A-HEAD LOCATION FOR FIRE ACCESS.
 - TEMPORARY CANOPY AND RAMP CURBSIDE.
 - PAIR OF TRAILER FROM TRUCK STOP TO CONDUITANCE STORE.
 - CONCRETE WOOD BOLLARDS TO PROVIDE SHADE.
 - OVERHEAD WOOD BOLLARDS TO PROVIDE SHADE.
 - PROPERTY LINE.
 - CHANGING STATION FOR ELECTRIC VEHICLES.
 - PREPARE TANK EXCHANGE AND TANK FILL STATIONS.
 - PACK FOR 5 BOTTLES - PER APPROXIMATE NO. 546 SECTION 161.2.
 - LOADING ZONE.
 - RESTAURANT DELIVERY TRACK LOADING ZONE.
 - RESTAURANT DELIVERY TRACK PARKWAY.
 - LOADING ZONE BOLLARD (2 PLACES).

SITE DATA

OWNER / APPLICANT:
THERMAL SERVICE STATION, LP
10000 S. HWY 86, CORONA, CA 92707
CONTACT: JIM CRUZ, PROJECT MANAGER
PHONE: (951) 280-8833 FAX: (951) 280-3032

REGULATORY:
CITY OF CORONA, CALIFORNIA
PROJECT INFORMATION
1. LEGAL DESCRIPTION: 77-100-004-3
ASSASSIN PARCEL 1

ZONING - EXISTING: A-1-5
ZONING - WANTED: A-1-5
REMARKS: - EXISTING FROM CITY COMMERCIAL TRUCK STOP - PROPOSED TO CITY COMMERCIAL REIN.

ALLS

01027630 (14.01 AC)
TOTAL LOT SIZE
324,588.11 SQ. FT.
USE: UTILITY AREA PAD
324,588.11 SQ. FT.
USE: UTILITY AREA PAD
324,588.11 SQ. FT.

ADJUSTABLE AREAS

NO.	DESCRIPTION	AREA (SQ. FT.)
A.	CONDUITANCE STORE	5,668 SQ. FT.
B.	CONDUITANCE STORE	1,045 SQ. FT.
C.	RESTAURANT W/ DRIVE-THRU	1,045 SQ. FT.
D.	RESTAURANT W/ DRIVE-THRU	1,045 SQ. FT.
E.	RESTAURANT	1,045 SQ. FT.
F.	RESTAURANT	1,045 SQ. FT.
G.	RESTAURANT	1,045 SQ. FT.
H.	RESTAURANT	1,045 SQ. FT.
I.	RESTAURANT	1,045 SQ. FT.
J.	RESTAURANT	1,045 SQ. FT.
K.	RESTAURANT	1,045 SQ. FT.
L.	RESTAURANT	1,045 SQ. FT.
M.	RESTAURANT	1,045 SQ. FT.
N.	RESTAURANT	1,045 SQ. FT.
O.	RESTAURANT	1,045 SQ. FT.
P.	RESTAURANT	1,045 SQ. FT.
Q.	RESTAURANT	1,045 SQ. FT.
R.	RESTAURANT	1,045 SQ. FT.
S.	RESTAURANT	1,045 SQ. FT.
T.	RESTAURANT	1,045 SQ. FT.
U.	RESTAURANT	1,045 SQ. FT.
V.	RESTAURANT	1,045 SQ. FT.
W.	RESTAURANT	1,045 SQ. FT.
X.	RESTAURANT	1,045 SQ. FT.
Y.	RESTAURANT	1,045 SQ. FT.
Z.	RESTAURANT	1,045 SQ. FT.

VEHICLE SPACES

NO.	DESCRIPTION	SPACES
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Y.	25. REQUIRED STANDARD SPACES (19'x9')	20
Z.	26. REQUIRED STANDARD SPACES (19'x9')	20

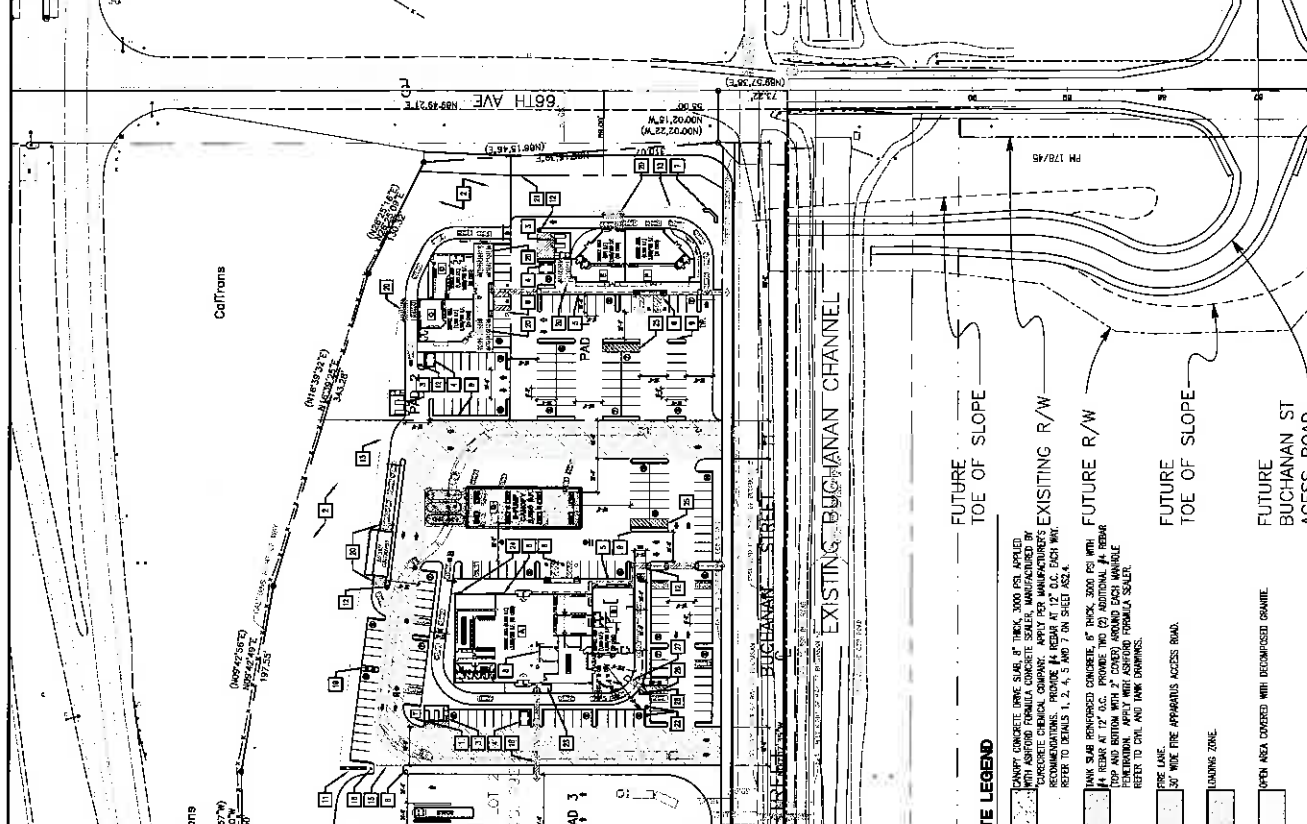
PROPOSED LAND USE

TRUCK STOP, RESTAURANT, CONDUITANCE STORE, AND TRUCK DELIVERY, SERVICE AND STORAGE TANKS, AND (3) DRIVE-THRU RESTAURANTS.

95,774 SQ. FT.

PROPOSED

LAND USE



- ### KEYNOTES
- UTILITY TRANSFORMER LOCATION.
 - PROPOSED DETENTION BASIN TREATMENT CONTROL BIP.
 - TRASH BIN AND RECYCLE BIN ENCLOSURE.
 - UNDERGROUND GREASE INTERCEPTOR TANK - TYP. FOR RESTAURANTS.
 - ACCESSIBLE PATH OF TRAVEL.
 - ACCESSIBLE PARKING STALL WITH SLOPED RAMP.
 - MONUMENT SIGN TO BE VISIBLE FROM STREET.
 - EMERGENCY PUMP SHUT-OFF SWITCH.
 - CONCRETE CURB AT PARKING.
 - RETENTION BASIN.
 - 35'-0" HIGH FROM SIGN FROM HIGHWAY.
 - DOUBLE SIDED SIGN REMOVE TO NEW ENTRY SIGN ON FRONT SIDE AND PROCEED WITH CAUTION - PEDESTRIAN CROSSWALK SIGN ON BACK SIDE. REFER TO ACCESSIBILITY NOTE 12/AS1.2.
 - CALTRANS BEAR-OFF-WAY REDUCTION LINE.
 - PAINTED BOUNDARY STRIPES AND STALLS AT TRUCK STOP PARKING.
 - DRIVEWAY AS FIRE SERVICE ACCESS ONLY.
 - LOOK-A-HEAD LOCATION FOR FIRE ACCESS.
 - TEMPORARY CANOPY AND RAMP CURBSIDE.
 - PAIR OF TRAILER FROM TRUCK STOP TO CONDUITANCE STORE.
 - CONCRETE WOOD BOLLARDS TO PROVIDE SHADE.
 - OVERHEAD WOOD BOLLARDS TO PROVIDE SHADE.
 - PROPERTY LINE.
 - CHANGING STATION FOR ELECTRIC VEHICLES.
 - PREPARE TANK EXCHANGE AND TANK FILL STATIONS.
 - PACK FOR 5 BOTTLES - PER APPROXIMATE NO. 546 SECTION 161.2.
 - LOADING ZONE.
 - RESTAURANT DELIVERY TRACK LOADING ZONE.
 - RESTAURANT DELIVERY TRACK PARKWAY.
 - LOADING ZONE BOLLARD (2 PLACES).

SITE DATA

OWNER / APPLICANT:
THERMAL SERVICE STATION, LP
10000 S. HWY 86, CORONA, CA 92707
CONTACT: JIM CRUZ, PROJECT MANAGER
PHONE: (951) 280-8833 FAX: (951) 280-3032

REGULATORY:
CITY OF CORONA, CALIFORNIA
PROJECT INFORMATION
1. LEGAL DESCRIPTION: 77-100-004-3
ASSASSIN PARCEL 1

ZONING - EXISTING: A-1-5
ZONING - WANTED: A-1-5
REMARKS: - EXISTING FROM CITY COMMERCIAL TRUCK STOP - PROPOSED TO CITY COMMERCIAL REIN.

ALLS

01027630 (14.01 AC)
TOTAL LOT SIZE
324,588.11 SQ. FT.
USE: UTILITY AREA PAD
324,588.11 SQ. FT.
USE: UTILITY AREA PAD
324,588.11 SQ. FT.

ADJUSTABLE AREAS

NO.	DESCRIPTION	AREA (SQ. FT.)
A.	CONDUITANCE STORE	5,668 SQ. FT.
B.	CONDUITANCE STORE	1,045 SQ. FT.
C.	RESTAURANT W/ DRIVE-THRU	1,045 SQ. FT.
D.	RESTAURANT W/ DRIVE-THRU	1,045 SQ. FT.
E.	RESTAURANT	1,045 SQ. FT.
F.	RESTAURANT	1,045 SQ. FT.
G.	RESTAURANT	1,045 SQ. FT.
H.	RESTAURANT	1,045 SQ. FT.
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S.	RESTAURANT	1,045 SQ. FT.
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U.	RESTAURANT	1,045 SQ. FT.
V.	RESTAURANT	1,045 SQ. FT.
W.	RESTAURANT	1,045 SQ. FT.
X.	RESTAURANT	1,045 SQ. FT.
Y.	RESTAURANT	1,045 SQ. FT.
Z.	RESTAURANT	1,045 SQ. FT.

VEHICLE SPACES

NO.	DESCRIPTION	SPACES
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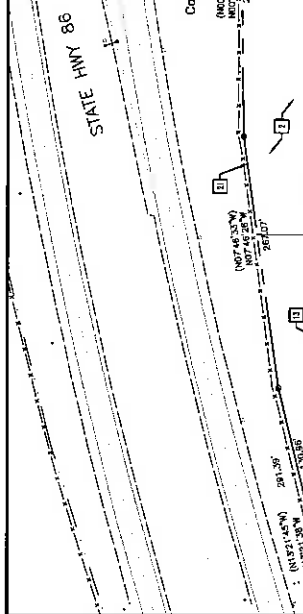
PROPOSED LAND USE

TRUCK STOP, RESTAURANT, CONDUITANCE STORE, AND TRUCK DELIVERY, SERVICE AND STORAGE TANKS, AND (3) DRIVE-THRU RESTAURANTS.

95,774 SQ. FT.

PROPOSED

LAND USE



LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SHERIDAN, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THE SOUTH HALF OF LOT 2 OF THE SOUTHWEST QUARTER OF SECTION 16, T4S, R10E, S4E, SHERIDAN COUNTY, CALIFORNIA, BEING THE SOUTH HALF OF LOT 2, LOTS 2, 3, 4 AND 5 OF SECTION 16, T4S, R10E, S4E, SHERIDAN COUNTY, CALIFORNIA, AS SHOWN ON MAP AS INSTRUMENT NO. 82-71041 AND RECORDED MARCH 31, 1980 AND THE SOUTH HALF OF LOT 7 AND DESCRIBED IN GRANT DEED TO THE COUNTY OF SHERIDAN, CALIFORNIA, AS INSTRUMENT NO. 82-116193 OF OFFICIAL RECORDS, AS INSTRUMENT NO. 82-116193 OF OFFICIAL RECORDS, MAPS 727-100-024-3

STRUCTURES LEGEND

NO.	DESCRIPTION
1	CONDUITANCE STORE
2	CONDUITANCE STORE
3	RESTAURANT W/ DRIVE-THRU
4	RESTAURANT W/ DRIVE-THRU
5	RESTAURANT
6	RESTAURANT
7	RESTAURANT
8	RESTAURANT
9	RESTAURANT
10	RESTAURANT
11	RESTAURANT
12	RESTAURANT
13	RESTAURANT
14	RESTAURANT
15	RESTAURANT
16	RESTAURANT
17	RESTAURANT
18	RESTAURANT
19	RESTAURANT
20	RESTAURANT
21	RESTAURANT
22	RESTAURANT
23	RESTAURANT
24	RESTAURANT
25	RESTAURANT
26	RESTAURANT

SITE LEGEND

CONCRETE DRIVE SLAB AT TRUCK STOP PER APPLIED WITH ASPHO FORMULA CONCRETE SLABS, MANUFACTURED BY CONCRETE CHEMICAL COMPANY. APPLY PER MANUFACTURER'S INSTRUCTIONS. APPLY WITH ASPHO FORMULA SEALER. REFER TO CITY AND TANK DRAWINGS.

REFER TO DETAILS 1, 2, 3, 4, 5 AND 7 ON SHEET 824.

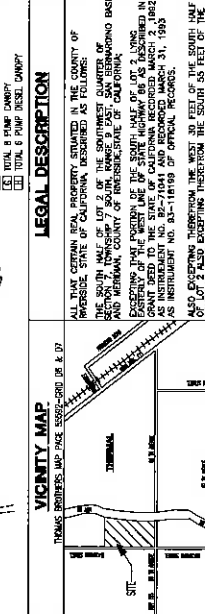
TANK SLAB REINFORCED CONCRETE, 6" THICK, 3000 PSI WITH TOP AND BOTTOM WITH #7 COVERED AROUND EACH MANHOLE PERMANENT. APPLY WITH ASPHO FORMULA SEALER. REFER TO CITY AND TANK DRAWINGS.

USE LAKE.

30" WIDE FIRE APPARATUS ACCESS ROAD.

LANDING ZONE.

UPPER AREA COVERED WITH DECOMPOSED GRANITE.

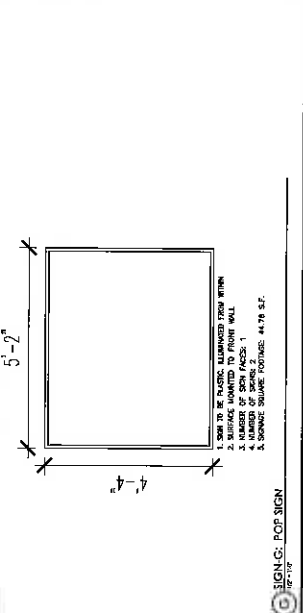
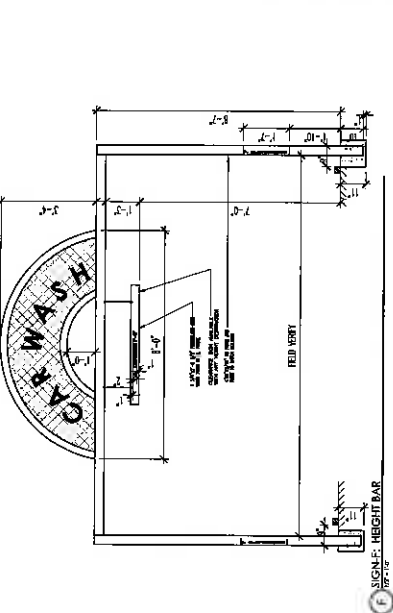
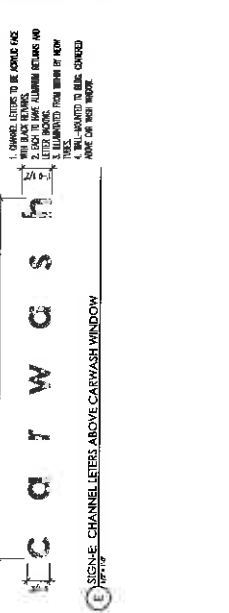
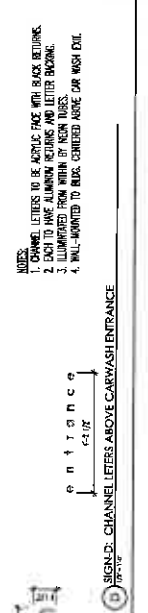
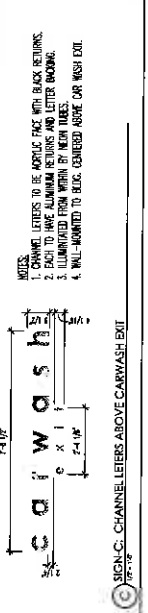
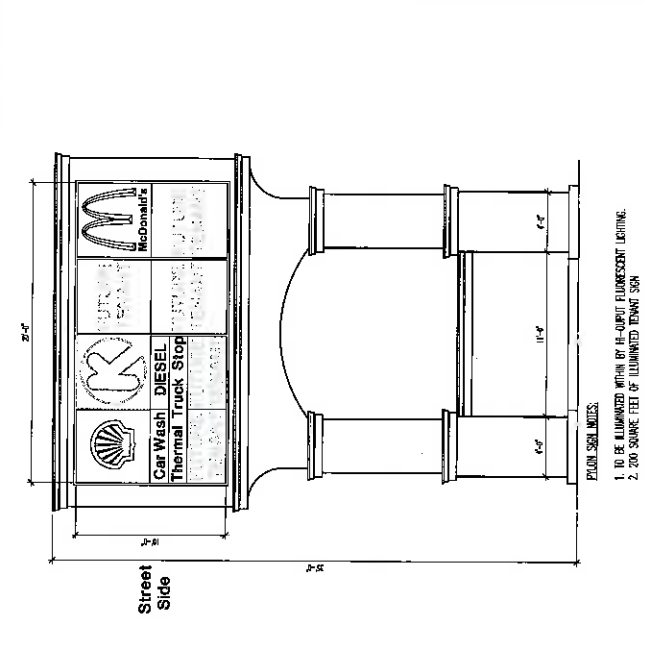
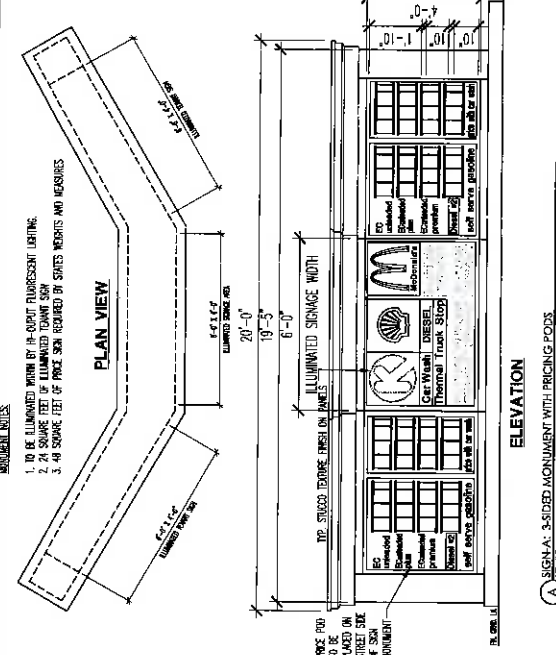


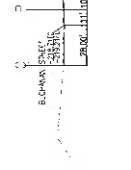
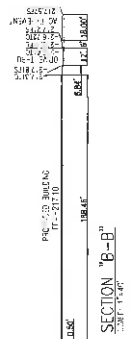
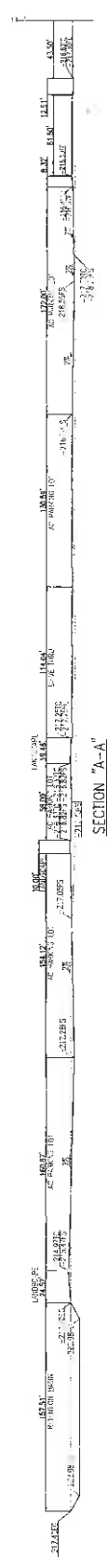
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Z.	26. REQUIRED STANDARD SPACES (19'x9')	20

DATE	JOB NO
04-25-14	2707
SCALE	DRAWN BY
AS SHOWN	AS SHOWN
CIP CASE NO. 030923	
DRAWING NO.	

SN1-3





DATE: 05/17/11
 PREPARED BY: A.J. KOLTAVARY/CIVIL ENGINEERS
 2700 W. 10TH STREET, SUITE 100, ANAHEIM, CA 92801
 (714) 933-1000 FAX: (714) 933-1001
 COUNTY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS
 CONCEPTUAL BIDDING PLAN
 CROSS SECTION
 THERMAL SERVICE STATION, LP
 40th THERMAL, CA
 DRAWING NO. C-2
 SHEET 2 OF 4

FOR REVIEW ONLY

DATE: 05/17/11

PREPARED BY: A.J. KOLTAVARY/CIVIL ENGINEERS
 2700 W. 10TH STREET, SUITE 100, ANAHEIM, CA 92801
 (714) 933-1000 FAX: (714) 933-1001

COUNTY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS
 CONCEPTUAL BIDDING PLAN
 CROSS SECTION
 THERMAL SERVICE STATION, LP
 40th THERMAL, CA

DRAWING NO. C-2
 SHEET 2 OF 4

RECOMMENDED BY: _____ DATE: _____
 ACCEPTED BY: _____ DATE: _____
 R.C.E. No. 19744 Expires: 08/29/13

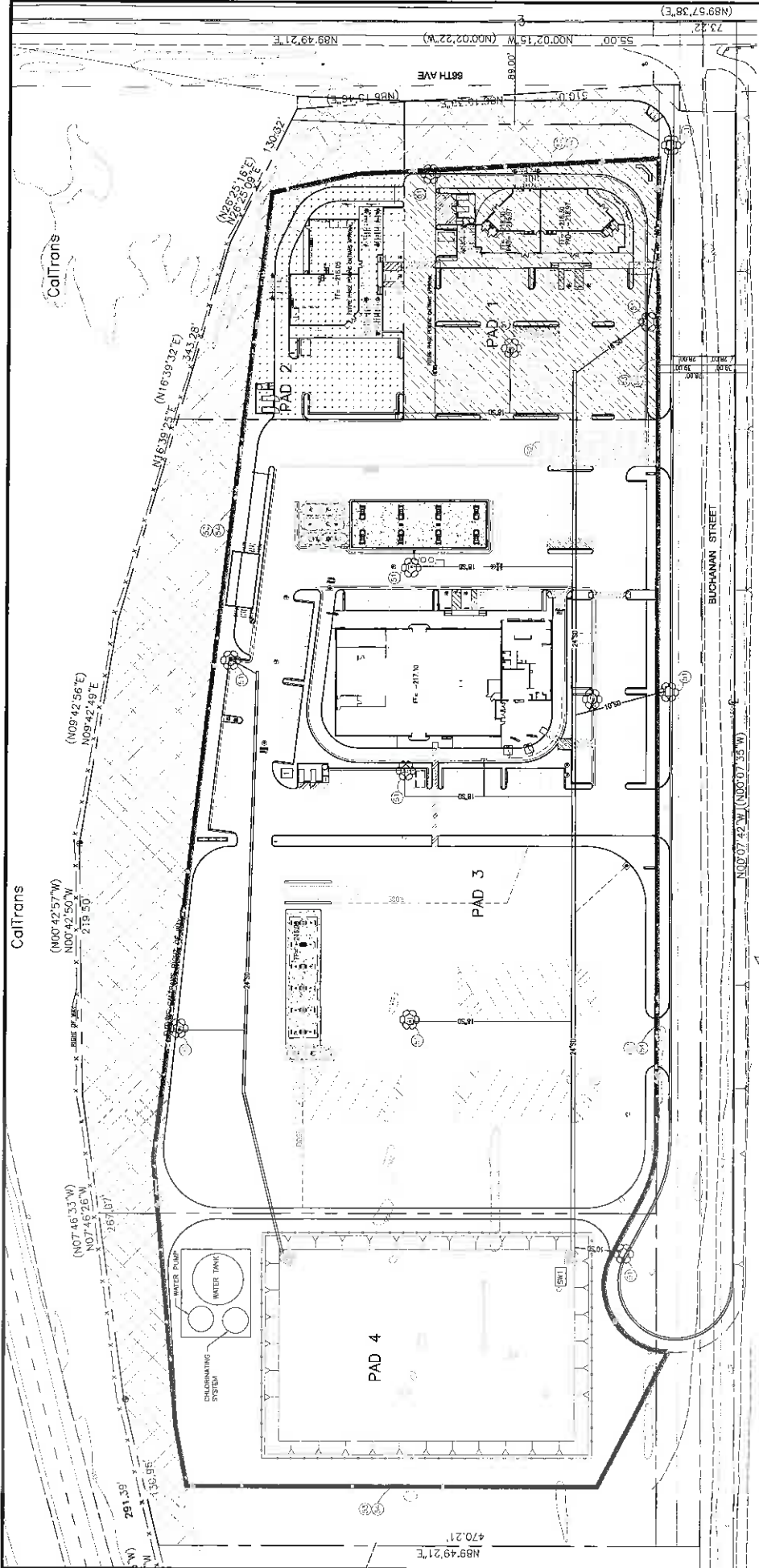
DESIGNED BY: _____ CHECKED BY: _____
 DRAWN BY: _____
 PLANS PREPARED UNDER SUPERVISION OF: _____
 DATE: 05/17/11

R.C.E. No. 25271 Expires: 05/17/11

SCALE: _____
 BENCH MARK: _____
 DATE RECD: _____
 REVISIONS: _____
 DATE BY: _____

CONSTRUCTION RECORD

Contractor: _____
 Inspector: _____
 Date Completed: _____



PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

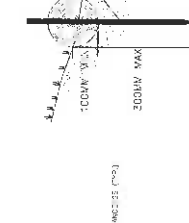
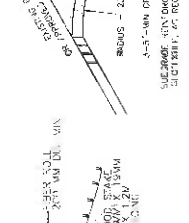
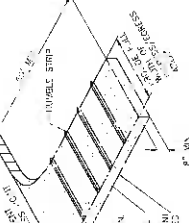
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDUCTING ALL NECESSARY FIELD SURVEYS AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDUCTING ALL NECESSARY FIELD SURVEYS AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONDUCTING ALL NECESSARY FIELD SURVEYS AND CONSTRUCTION.

LEGEND

- ① EXISTING CONSTRUCTION ENHANCEMENT FOR THE FIBER OPTIC
- ② INSTALL 6" FIBER OPTIC WITH FIBER TUBING
- ③ INSTALL 6" FIBER OPTIC WITH FIBER TUBING ON
- ④ AS SPECIFIED BY INSPECTOR

CONSTRUCTION NOTES

- ① EXISTING CONSTRUCTION ENHANCEMENT FOR THE FIBER OPTIC
- ② INSTALL 6" FIBER OPTIC WITH FIBER TUBING
- ③ INSTALL 6" FIBER OPTIC WITH FIBER TUBING ON
- ④ AS SPECIFIED BY INSPECTOR



FOR REVIEW ONLY

DATE: 07/26/13
DRAWING NO. 6-3

COUNTY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS
CONCEPTUAL GRADING PLAN
THERMAL SERVICE STATION, LP
16TH ST. & BUCHANAN ST.
HEBURN, CA

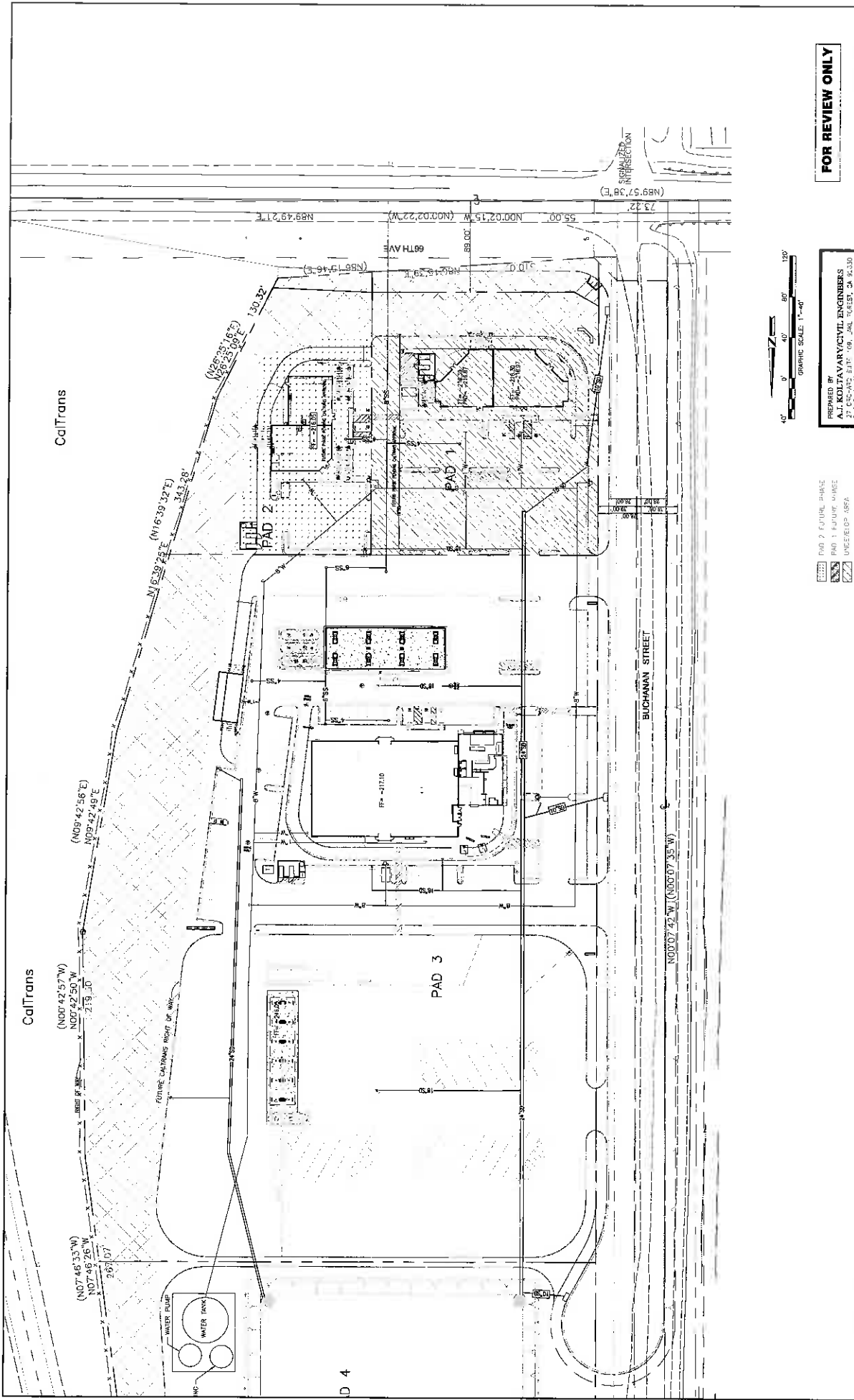
PREPARED BY: A.J. KOLTYAR/CIVIL ENGINEERS
CHECKED BY: [Signature]
DATE: 08/29/13
EXPIRES: 08/29/13

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 08/29/13
EXPIRES: 08/29/13

SCALE: N.T.S.
DATE: 08/29/13
EXPIRES: 08/29/13

CONSTRUCTION RECORD
DATE BY: [Signature]
REVISIONS: [Table]
DATE BY: [Signature]

Catch Basin Sandbag Detail
Fiber Bore Detail Inslope Area
Stabilized Construction Entrance Detail



FOR REVIEW ONLY

DATE: 11/25/12

Drawing No. 0-4

Sheet 4 of 4

CONSTRUCTION RECORD

DATE	BY	REVISIONS	DATE	REVISIONS

Contributor: _____
 Vendor: _____
 Date Completed: _____

SCALE: 1"=40'

SEAL: [Professional Engineer Seal]

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]

PHASES: [] FUTURE PHASE, [] FUTURE PHASE, [] UTILITY OF ASP

RECOMMENDED BY: _____ DATE: _____
 ACCEPTED BY: _____ DATE: _____

PREPARED BY: A.J. KOLTAR/CIVIL ENGINEERS
 PROJECT: (P43) 555-4761
 COUNTY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS
 THERMAL SERVICE STATION, LP
 3000 HIGHLAND CA

224 SOUTH JOY STREET
 CORONA, CA 92739-1958
 P.O. BOX 1958
 CORONA, CA 92739-1958
 DIRECT (951) 280-2833
 FAX (951) 280-2832

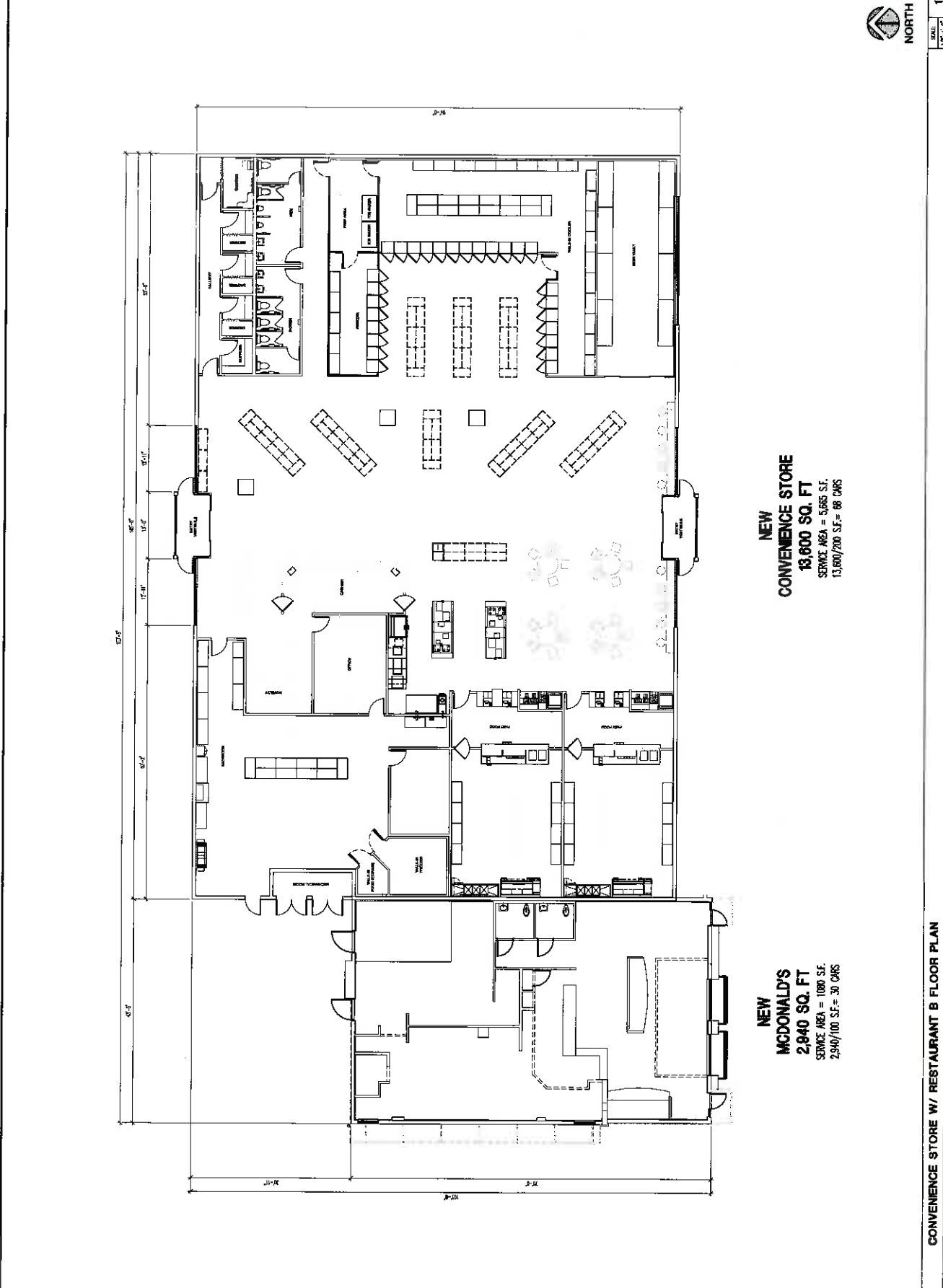


**CONVENIENCE STORE WITH
 RESTAURANT B FLOOR PLAN**
 THERMAL SERVICE STATION, LP
 NMC HWY 86 & 86th AVE
 COUNTY OF RIVERSIDE, CA



DATE: 07-15-12
 DRAWN BY: [Blank]
 SCALE: 1/8" = 1'-0"
 CIP CASE NO: 03823
 DRAWING NO.

A1-1



**NEW
 CONVENIENCE STORE**
 13,600 SQ. FT
 SERVICE AREA = 5,665 S.F.
 13,600/200 S.F. = 68 CMS

**NEW
 MCDONALD'S**
 2,840 SQ. FT
 SERVICE AREA = 1,080 S.F.
 2,840/100 S.F. = 30 CMS



CONVENIENCE STORE W/ RESTAURANT B FLOOR PLAN

224 SOUTH JOY STREET
 CORONA, CA 92739-1958
 P. O. BOX 1958
 CORONA, CA 92739-1958
 DIRECT (951) 280-3832
 FAX (951) 280-3832

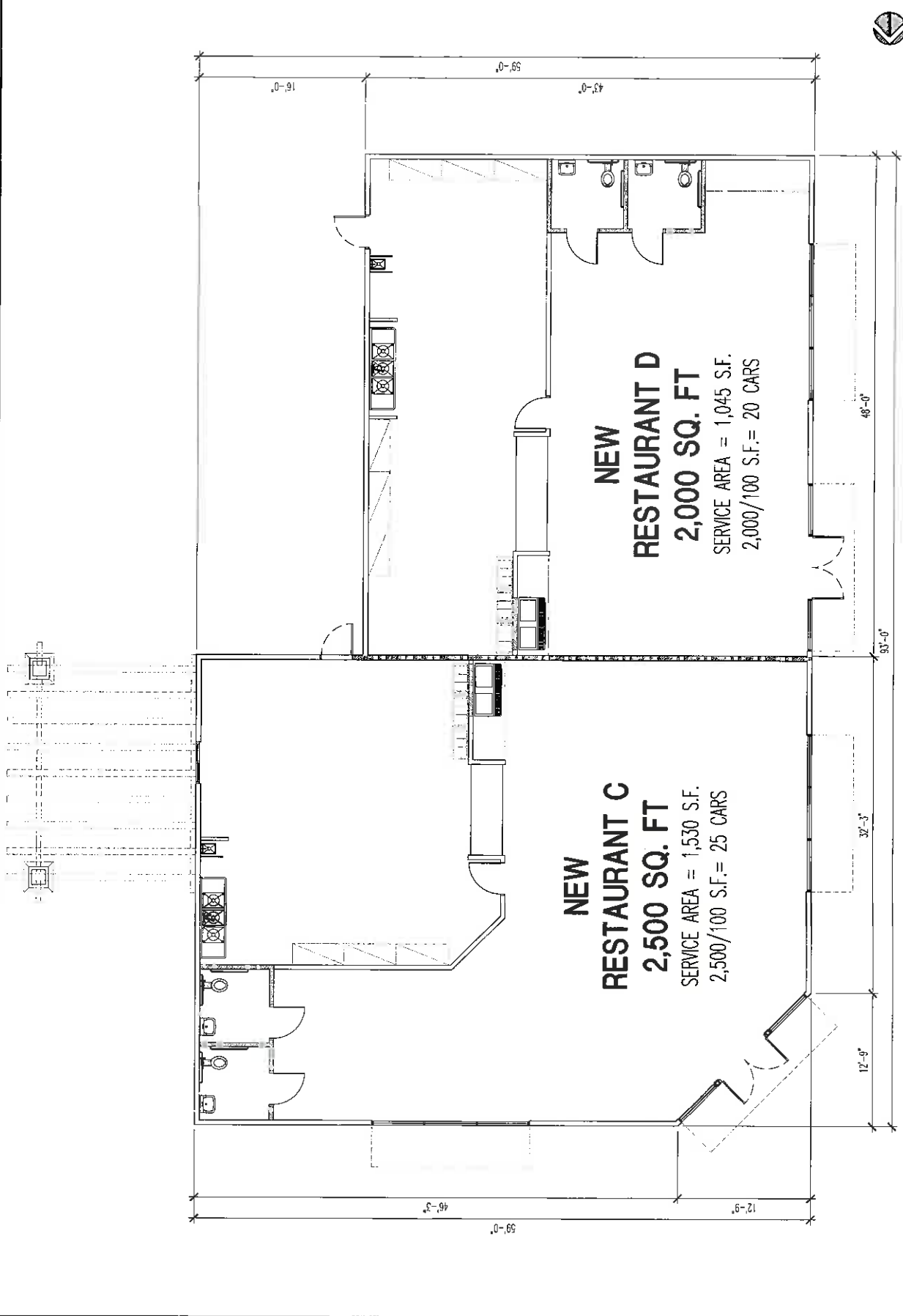


**RESTAURANTS C & D
 FLOOR PLAN**
 THERMAL SERVICE STATION, LP
 NWC HWY 98 & 80th AVE
 COUNTY OF RIVERSIDE, CA

DATE	03-15-12
SCALE	1/4" = 1'-0"
DRAWN BY	CT
CIP CASE NO.	003823
DRAWING NO.	A1-2



A1-2



RESTAURANT-B FLOOR PLAN 1

12/13/12 Thermal Service Station, LP - 2008 Civil Planning Project - 03-15-12 10:55 AM

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



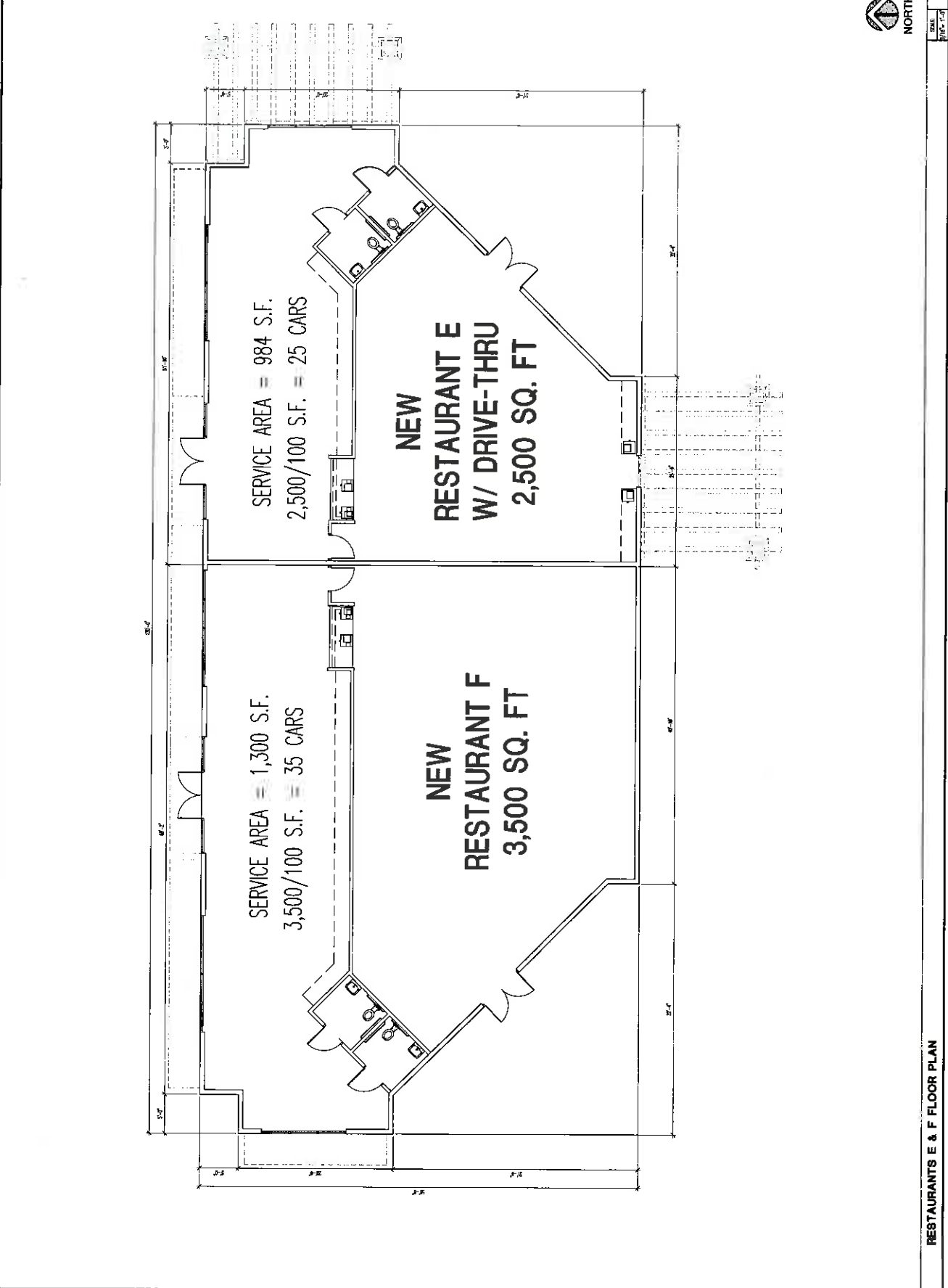
**RESTAURANTS E & F
 PRELIMINARY FLOOR PLAN**
 THERMAL SERVICE STATION LP
 1000 HWY 88 & 88th AVE
 COUNTY OF RIVERSIDE, CA

DATE	03-15-12
SCALE	3/16"=1'-0"
DRAWN BY	CHF
CIP CASE NO.	080823
DRAWING NO.	A1-3



DATE: 03-15-12
 SCALE: 3/16"=1'-0"
 DRAWN BY: CHF
 CIP CASE NO.: 080823
 DRAWING NO.: A1-3

A1-3



SCALE: 3/16"=1'-0"
 SHEET: 1

RESTAURANTS E & F FLOOR PLAN

1000 HWY 88 & 88th AVE, THERMAL, CA 92583. PLOTTED: 03-15-12 10:40:23

224 SOUTH JOY STREET
 CORONA, CA 92719-1958
 P. O. BOX 1958
 CORONA, CA 92719-1958
 DIRECT (951) 240-3833
 FAX (951) 240-3832



CONVENIENCE STORE & DELI
 PRELIMINARY ELEVATIONS
 THERMAL SERVICE STATION LP
 NWC HWY 98 & 86TH AVE
 COUNTY OF RIVERSIDE, CA



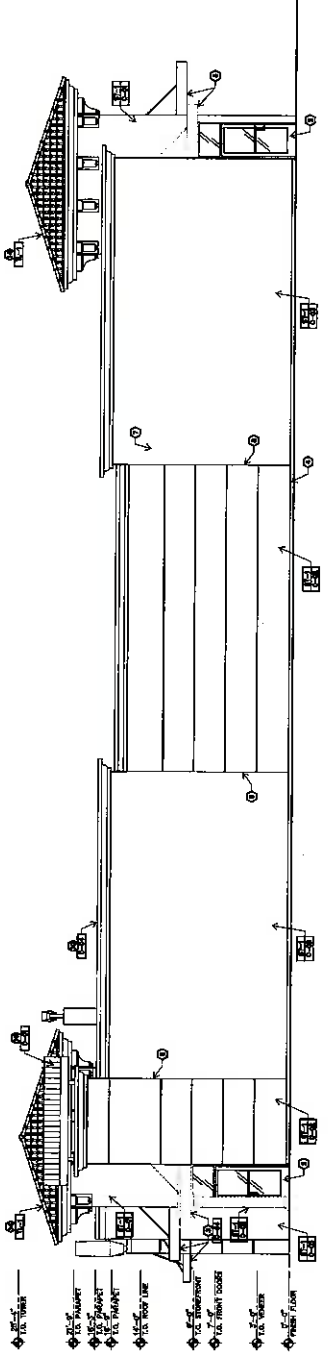
DATE: 07-30-12
 AIR NO: 7707
 SCALE: AS NOTED
 DRAWN BY: CPT
 CIP CASE NO. 030923
 DRAWING NO.

A2-1

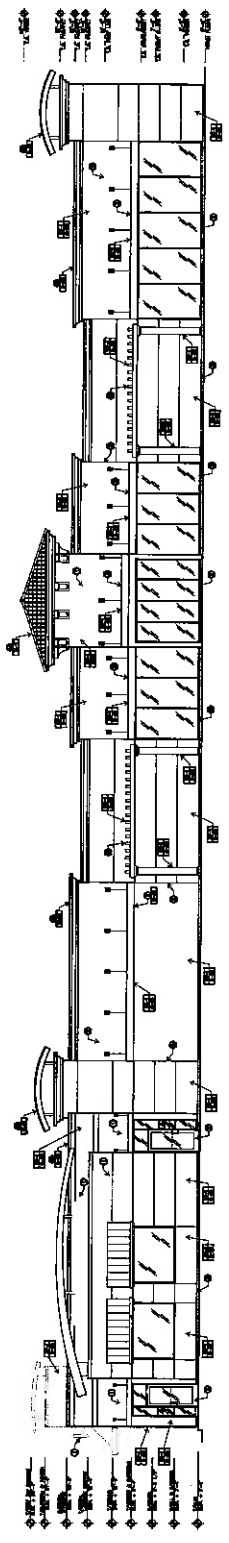
GENERAL NOTES
 1. SEE ALL NOTES ON DRAWING AT ALL TIMES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AGENCIES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL AGENCIES.

- KEYED NOTES**
- 1. SOURCE BY S&B CONTRACTOR.
 - 2. FINISHES TO BE USED AS SHOWN.
 - 3. EXTERIOR LIGHTING SYSTEM.
 - 4. EXTERIOR LIGHTING SYSTEM.
 - 5. 4" SORTED LIME.
 - 6. HANGER ROOF LINE AT FRONT OF BUILDING.
 - 7. LOWER ROOF LINE AT REAR OF BUILDING.
 - 8. 1" REBAR IN TRUSS.
 - 9. EXTERIOR METAL DOOR AND FRAME.
 - 10. PREMANUFACTURED GRABBAR AT PARKING LOT USED.
 - 11. EXTERIOR WALL LIGHTING.
 - 12. APPLIED TONGUE COMPACT.
 - 13. EXTERIOR WALL LIGHTING.
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 - 100. APPLIED TONGUE COMPACT.

- EXTERIOR FINISHES**
- 1. EXTERIOR WALLS - COLOR: TRONCHART (SANTO)
 - 2. EXTERIOR WALLS - COLOR: CANYON CLAY (SANTO)
 - 3. EXTERIOR WALLS - COLOR: HERRINGBONE (SANTO)
 - 4. EXTERIOR WALLS - COLOR: ALUMINUM (SANTO)
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 - 97. EXTERIOR WALLS - COLOR: TRONCHART (SANTO)
 - 98. EXTERIOR WALLS - COLOR: CANYON CLAY (SANTO)
 - 99. EXTERIOR WALLS - COLOR: HERRINGBONE (SANTO)
 - 100. EXTERIOR WALLS - COLOR: ALUMINUM (SANTO)



EAST ELEVATION



SOUTH ELEVATION

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

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

224 SOUTH JOY STREET
 CORONA, CA 92729-1958
 P. O. BOX 1958
 CORONA, CA 92728-1958
 DIRECT (951) 280-3833
 FAX (951) 280-3823



PRELIMINARY ELEVATIONS & DELI
CONVENIENCE STORE & DELI
 THERMAL SERVICE STATION, LP
 NMC HWY 88 & 86th AVE
 COUNTY OF RIVERSIDE, CA

NO.	DATE	BY
1	07-30-12	2707
2	3/15-12	CP



DATE: 07-30-12
 SCALE: 3/16"=1'-0"
 DRAWN BY: CP
 CIP CASE NO: 09823
 DRAWING NO.

A2-2

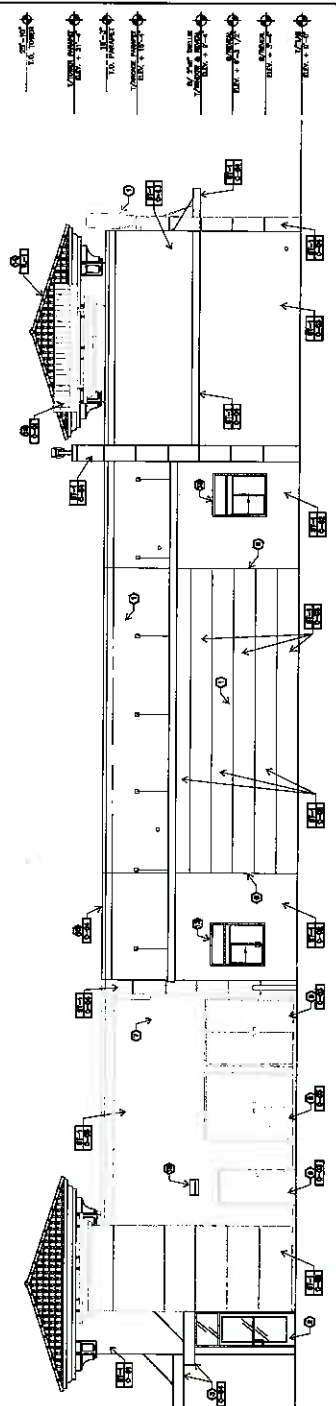
GENERAL NOTES
 1. ALL MATERIALS TO BE MATCHED AT CLOSEST AS POSSIBLE TO EXISTING CONDITIONS.
 2. SEE ARCHITECT'S NOTES FOR MATERIALS TO BE USED.

KEYED NOTES

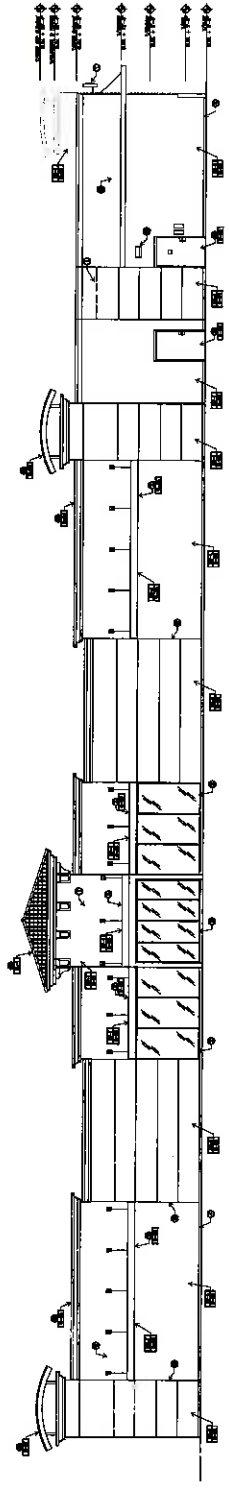
- 1. STORAGE BY SUB CONTRACTOR.
- 2. ALUMINA COMPONENT SYSTEM.
- 3. 1/2" SCHED. PIPE.
- 4. HIGHER ROOF LINE AT FRONT OF BUILDING.
- 5. LOWER ROOF LINE AT REAR OF BUILDING.
- 6. 1/2" SCHED. PIPE.
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EXTERIOR FINISHES

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- 94. SPANISH CLAY ROOF TILE.
- 95. SPANISH CLAY ROOF TILE.
- 96. SPANISH CLAY ROOF TILE.
- 97. SPANISH CLAY ROOF TILE.
- 98. SPANISH CLAY ROOF TILE.
- 99. SPANISH CLAY ROOF TILE.
- 100. SPANISH CLAY ROOF TILE.



WEST ELEVATION



NORTH ELEVATION

224 SOUTH JOY STREET
CORONA, CA 92679-1958
P. O. BOX 1958
CORONA, CA 92678-1958
DIRECT (951) 280-3833
FAX (951) 280-3833



RESTAURANT NO.2
ELEVATIONS
THERMAL SERVICE STATION, LP
COUNTY OF RIVERSIDE, CA



DATE 07-25-12
JOB NO 2707
SCALE AS SHOWN
DRAWN BY CTF
AS SHOWN
CIP CASE NO.03823
DRAWING NO.

A2-3

GENERAL NOTES:

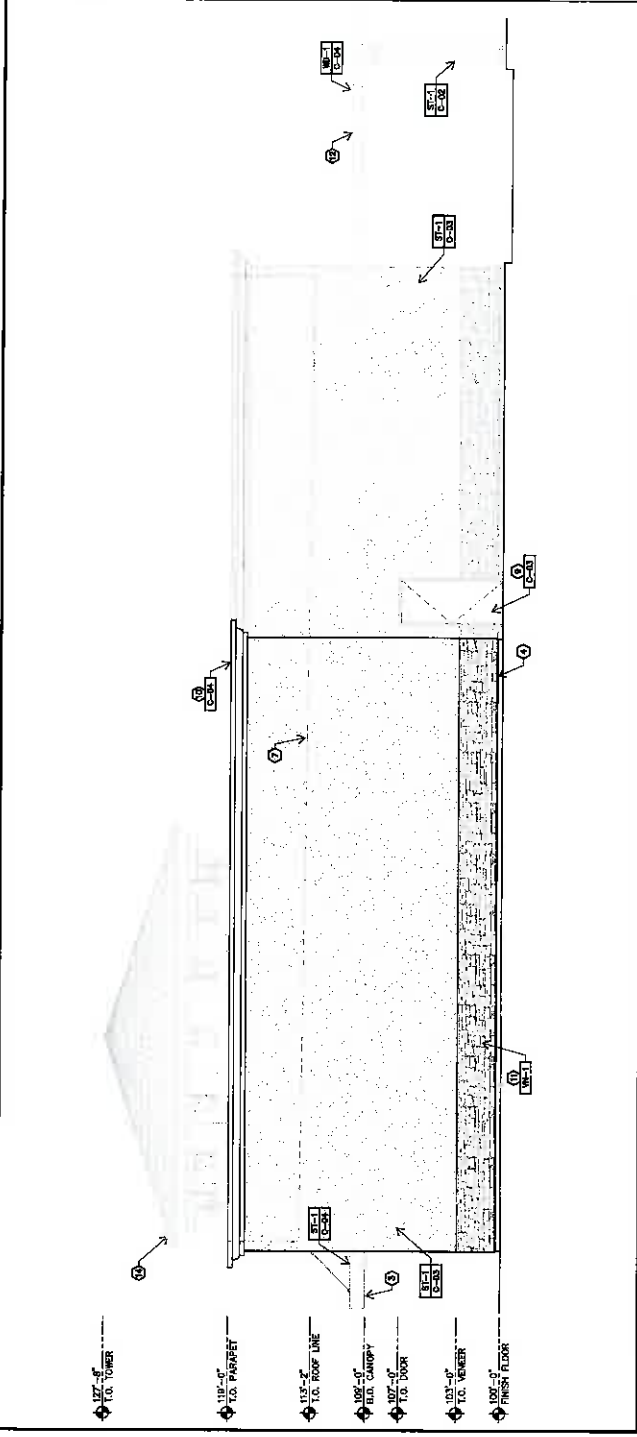
- A. REVEAL LOCATIONS SHOWN ARE TO BE MATCHED AS CLOSELY AS POSSIBLE. SOME VARIATION DUE TO PRODUCT LIMITATIONS WILL BE ACCEPTABLE.

KEYED NOTES:

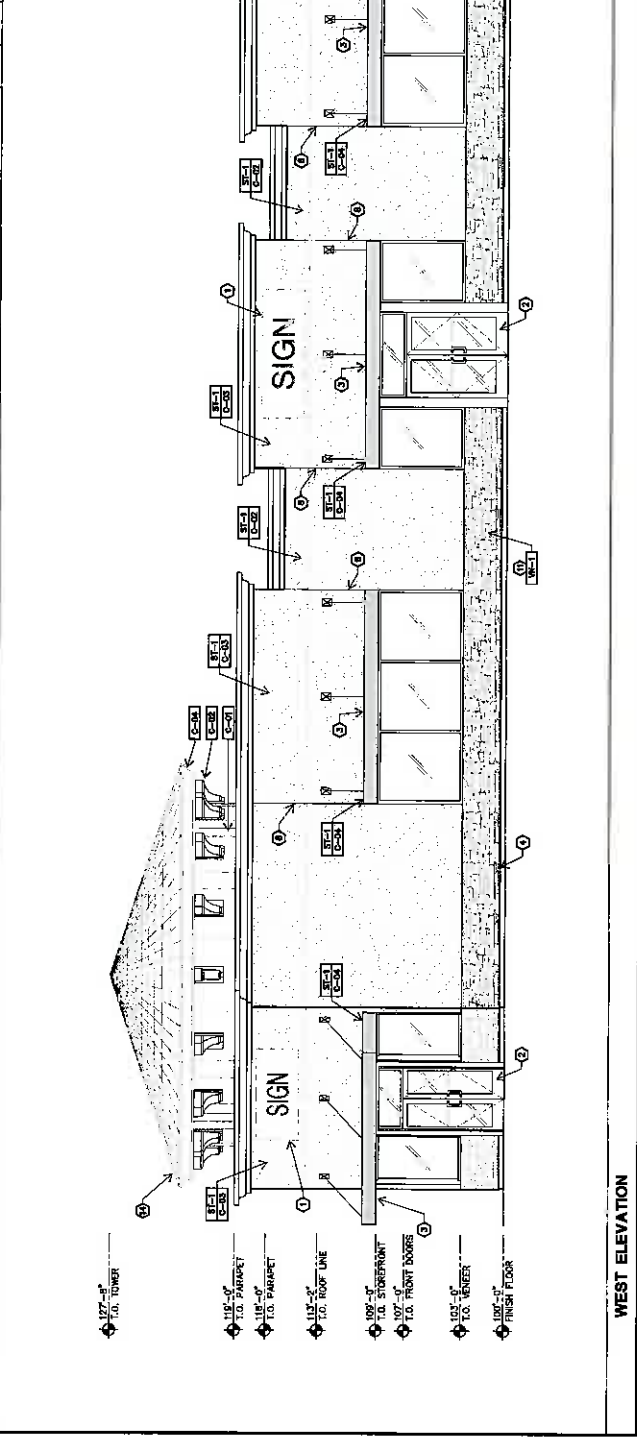
- 1. FINISHES BY SDA CONTRACTOR
- 2. ALUMINUM STOREFRONT SYSTEM
- 3. EXTENDED LIGHTING CANOPY
- 4. LOWER ROOF LINE AT REAR OF BUILDING
- 5. LOWER ROOF LINE AT REAR OF BUILDING
- 6. ROOF LINE SLOPE
- 7. 1" RECESSED IN TRUSS
- 8. 1" RECESSED IN TRUSS AND FINISH AT REAR EXT.
- 9. PREPARED/PAINTED CHANNELS AT PARAPET
- 10. STONE VENEER WHERE SHOWN
- 11. EXTENDED SHOOT WOOD CANOPY
- 12. 1" RECESSED IN TRUSS AND FINISH AT REAR EXT.
- 13. 1" RECESSED IN TRUSS AND FINISH AT REAR EXT.
- 14. 1" RECESSED IN TRUSS AND FINISH AT REAR EXT.
- 15. 1" RECESSED IN TRUSS AND FINISH AT REAR EXT.
- 16. 1" RECESSED IN TRUSS AND FINISH AT REAR EXT.
- 17. 1" RECESSED IN TRUSS AND FINISH AT REAR EXT.
- 18. 1" RECESSED IN TRUSS AND FINISH AT REAR EXT.
- 19. 1" RECESSED IN TRUSS AND FINISH AT REAR EXT.
- 20. 1" RECESSED IN TRUSS AND FINISH AT REAR EXT.

EXTERIOR FINISHES

- 1/8" STUCCO (PORTLAND CEMENT PLASTER) OVER LEVEL LATH - REMOVE CONTROL JOINTS AS REQUIRED
- 1/2" - 1" COLOR TO BE DETERMINED BY OWNER
- CONCRETE STONE VENEER
- EXTENSION WOOD VENEER-PROOF STAIN
- SHOWN MULLINS - COLOR: TRICOLORE (ORNSIA)
- SHOWN MULLINS - COLOR: CHAMPION CLAY (ORNSIA)
- SHOWN MULLINS - COLOR: THRESHOLD TAPE (ORNSIA)
- SHOWN MULLINS - COLOR: ALABASTER (ORNSIA)



SOUTH ELEVATION



WEST ELEVATION

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



**RESTAURANT NO.1
 ELEVATIONS**
 THERMAL SERVICE STATION, LP
 NWC HWY 88 & 68TH AVE
 COUNTY OF RIVERSIDE, CA



JOB NO
 2787
 DATE 07-25-12
 SOLE DRAWN BY CFF
 1/4"=1'-0"
 CIP CASE NO.03023
 DRAWING NO.

A2-4

GENERAL NOTES:

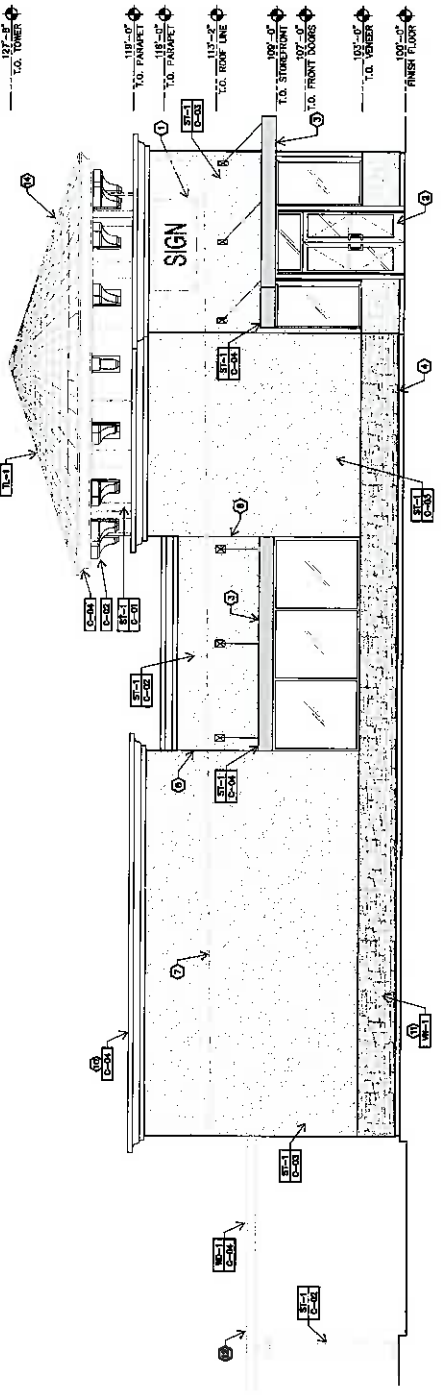
A. REAR LOCATIONS SHOWN ARE TO BE MAINTAINED AS CLOSELY AS POSSIBLE. SOME VARIATION DUE TO PRODUCT DIFFERENCES WILL BE ACCEPTABLE.

KEYED NOTES:

- 1 FINISH BY SIGN CONTRACTOR.
- 2 ALUMINUM STRETCHFAST SYSTEM.
- 3 1" ROUND LIGHTING CASSETTE.
- 4 HIGHER ROOF LINE AT FRONT OF BUILDING.
- 5 LOWER ROOF LINE AT REAR OF BUILDING.
- 6 ROOF LINE SLOPE.
- 7 EXTERIOR METAL DOOR AND FRAME AT REAR EXIT.
- 8 PREMANUFACTURED DRINKAGE AT PARAPET.
- 9 STAINLESS STEEL WOOD CASSETTE.
- 10 EXTERIOR WOOD.
- 11 ROOFTOP CONDENSER TOWER.

EXTERIOR FINISHES:

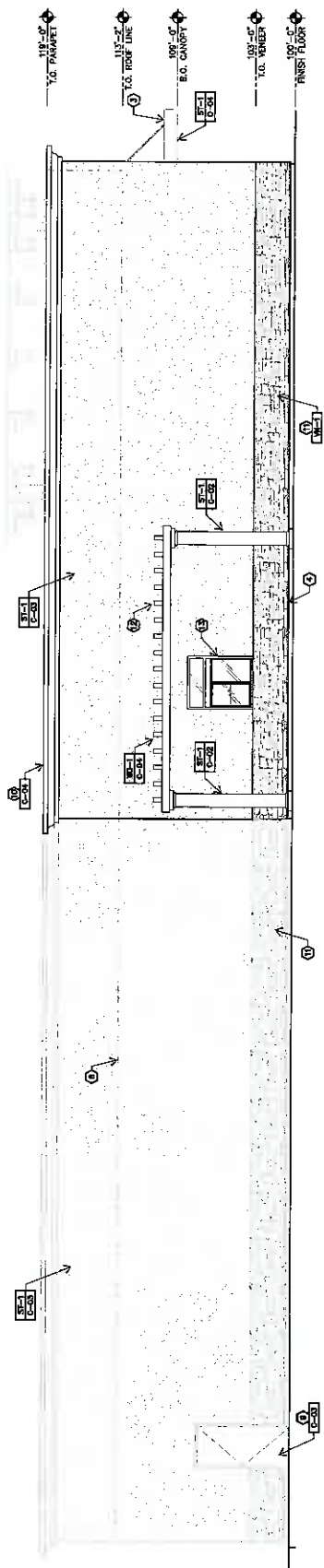
- S-1 7/8" STUCCO (OVERLAP CORNER FLASHING)
- S-2 1/2" STUCCO (OVERLAP CORNER FLASHING)
- L-1 SPANISH CLAY ROOF TILE
- L-2 COLOR TO BE DETERMINED BY OWNER
- M-1 CONCRETE STONE VENEER
- M-2 EXTERIOR WOOD
- M-3 WEATHER-PROOF STAIN
- C-1 SIENNA WILLIAMS - COLOR: TORCHLIGHT (SUNSET)
- C-2 SIENNA WILLIAMS - COLOR: CANYON CLAY (SUNSET)
- C-3 SIENNA WILLIAMS - COLOR: THRESHOLD TAPE (SUNSET)
- C-4 SIENNA WILLIAMS - COLOR: ALABASTER (SUNSET)



NORTH ELEVATION

SCALE 1/4"=1'-0"

1



EAST ELEVATION

SCALE 1/4"=1'-0"

2

224 SOUTH JOY STREET
 CORONA, CA 92879-1958
 P. O. BOX 1958
 CORONA, CA 92879-1958
 DIRECT (951) 280-3933
 FAX (951) 280-3932



RESTAURANTS E & F
 ELEVATIONS
 THERMAL SERVICE STATION, LP
 NWC HWY 88 & 88th AVE
 COUNTY OF RIVERSIDE, CA



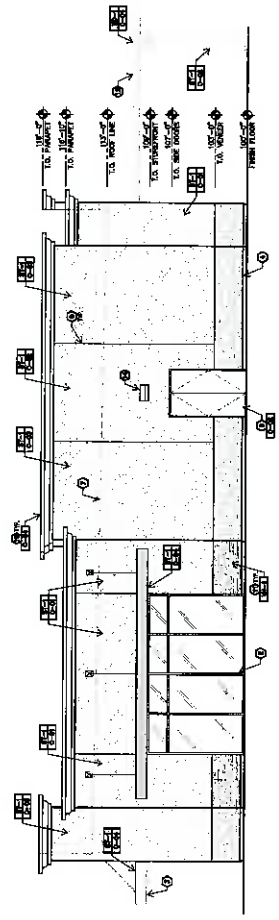
DATE: 07-29-12
 JOB NO: 2707
 SCALE: AS SHOWN
 DRAWN BY: CTF
 CIP CASE NO: 080823
 DRAWING NO.

A2-5

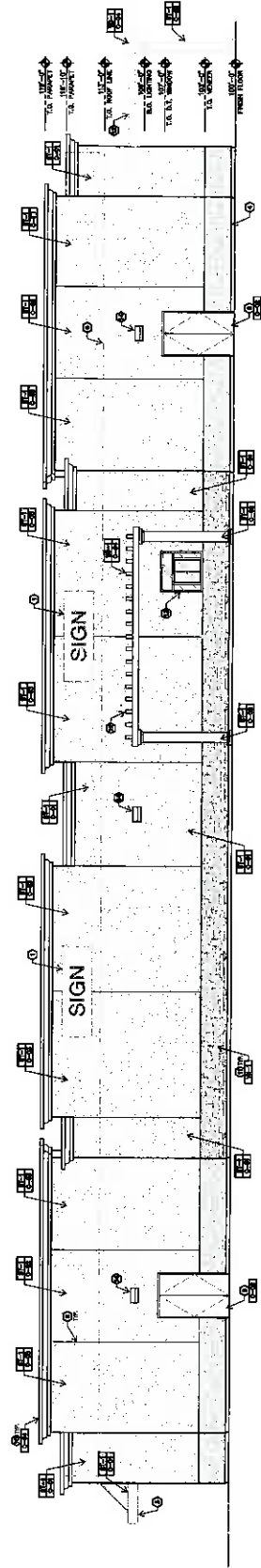
GENERAL NOTES
 A. RENEWAL LOCATIONS SHOWN ARE TO BE MATCHED AS CLOSELY AS POSSIBLE.
 SOME VARIATION DUE TO PRODUCT LIMITATIONS WILL BE ACCEPTABLE.

- KEYED NOTES**
- 1 SOURCE BY SOA CONTRACTOR
 - 2 ALUMINUM STRUCTURE SYSTEM
 - 3 EXTERIOR LIGHTING CANOPY
 - 4 LOWER ROOF LINE AT FRONT OF BUILDING
 - 5 LOWER ROOF LINE AT REAR OF BUILDING
 - 6 ROOF LINE SLOPE
 - 7 REVEALS IN FINISH
 - 8 FINISH TO BE MATCHED TO ADJACENT BUILDING
 - 9 EXTERIOR SHADE WOOD CANOPY
 - 10 EXTERIOR LIGHTING CANOPY
 - 11 EXTERIOR WALL LIGHTING

- EXTERIOR FINISHES**
- E-1 7/8" STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH - FINISH CONTROL JOINTS AS REQUIRED
 - E-2 STUCCO FINISH
 - E-3 COLOR TO BE DETERMINED BY OWNER
 - E-4 CONCRETE STONE VENEER
 - E-5 CONCRETE STONE VENEER
 - E-6 WATER-PROOF STONE
 - E-7 SIENNA MULLINS - COLOR: TRICHACT (SW313)
 - E-8 SIENNA MULLINS - COLOR: CANTON CLAY (SW304)
 - E-9 SIENNA MULLINS - COLOR: THRESHOLD TRAPE (SW700)
 - E-10 SIENNA MULLINS - COLOR: ALABASTER (SW706)



WEST ELEVATION



SOUTH ELEVATION

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

2

224 SOUTH JOY STREET
CORONA, CA 92679-1958
P.O. BOX 1958
CORONA, CA 92678-1958
DIRECT (951) 280-8832
FAX (951) 280-8832

CANOPY ELEVATIONS
THERMAL SERVICE STATION, LP
NMC HWY 88 & 88th AVE
COUNTY OF RIVERSIDE, CA



DATE: 04-25-14
JOB NO: 2707
DRAWN BY: JAS SHIPIN
CHECKED BY: CFF
CIP CASE NO: 08923
DRAWING NO.

CA2-1

GENERAL NOTES

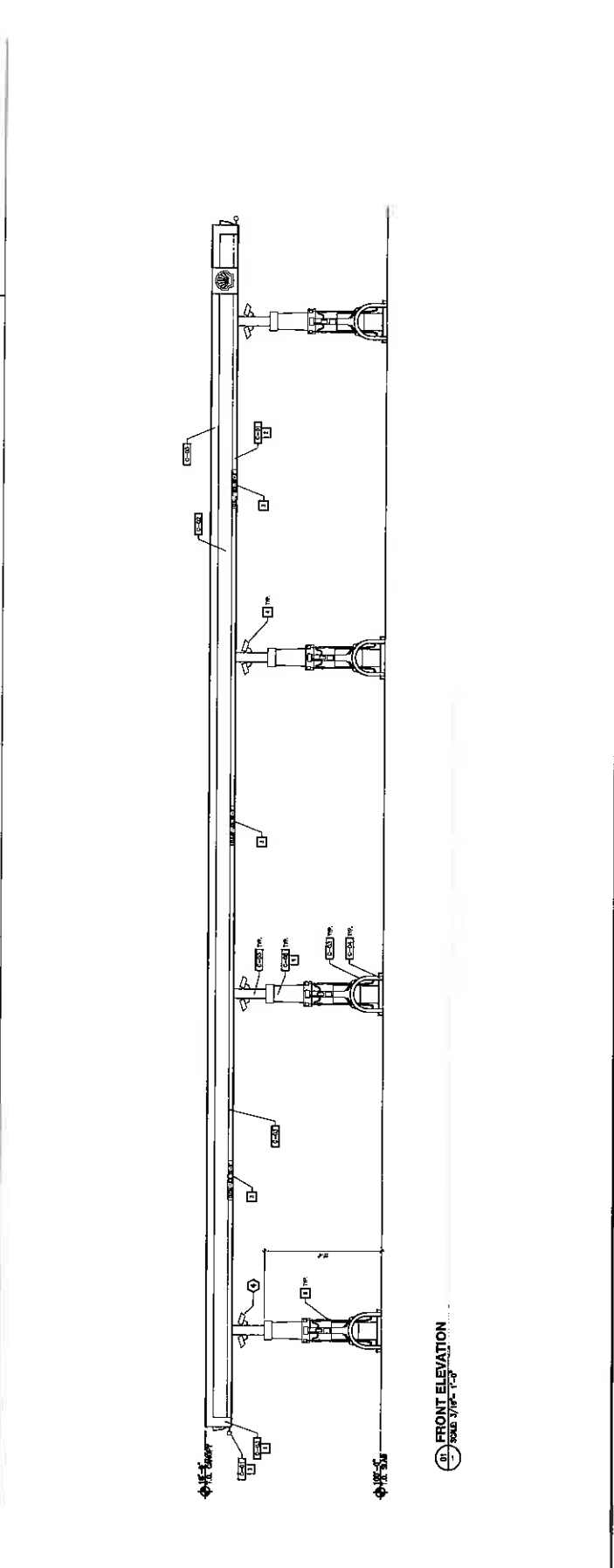
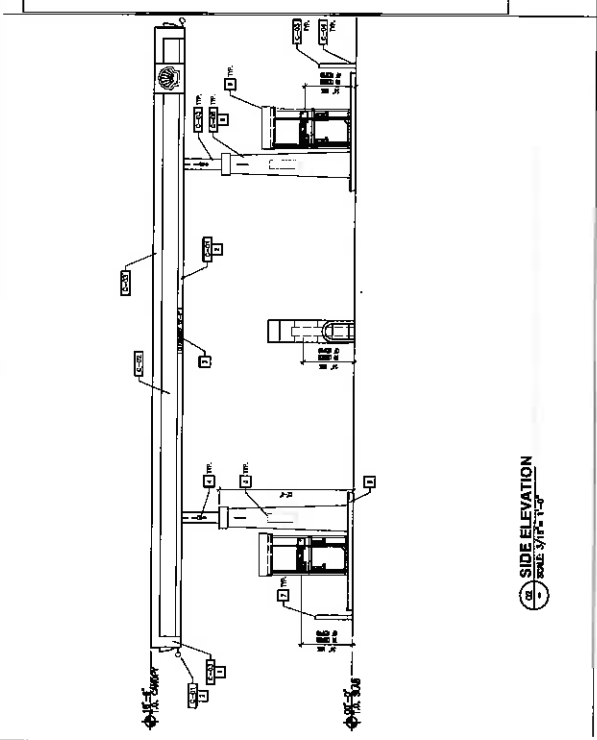
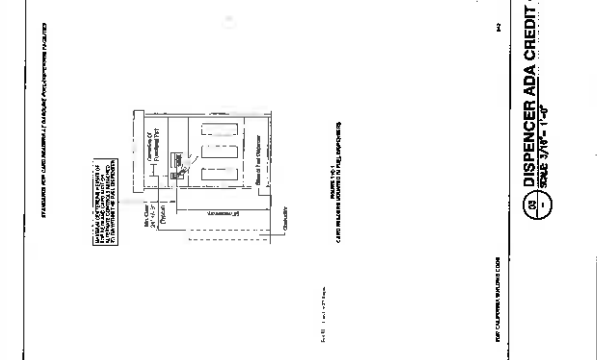
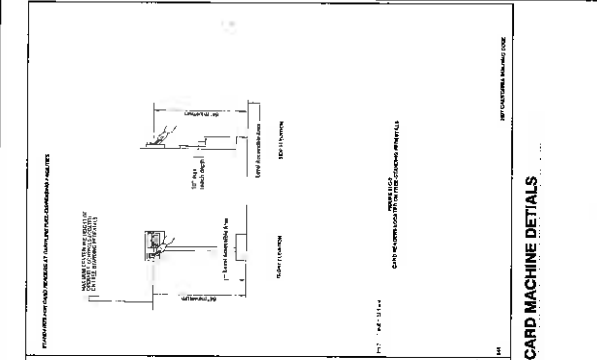
- VERIFY ALL DIMENSIONS AND MATERIALS WITH THE MANUFACTURER OF THE EQUIPMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAFFIC CONTROL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SIGNAGE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LIGHTING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SAFETY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SECURITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MAINTENANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS.

KEY NOTES

- ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- ALL MATERIALS SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
- ALL FINISHES SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
- ALL EQUIPMENT SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
- ALL UTILITIES SHALL BE AS SHOWN ON THE DRAWINGS UNLESS OTHERWISE NOTED.
- ALL PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF WORK.
- ALL INSURANCE SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF WORK.
- ALL TRAFFIC CONTROL SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF WORK.
- ALL SIGNAGE SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF WORK.
- ALL LIGHTING SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF WORK.
- ALL SAFETY SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF WORK.
- ALL SECURITY SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF WORK.
- ALL MAINTENANCE SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF WORK.
- ALL RECORDS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF WORK.

EXTERIOR PAINTS

- CE-101: 100% SOLID WHITE
- CE-102: 100% SOLID BLACK
- CE-103: 100% SOLID RED
- CE-104: 100% SOLID BLUE
- CE-105: 100% SOLID GREEN
- CE-106: 100% SOLID YELLOW
- CE-107: 100% SOLID PURPLE
- CE-108: 100% SOLID PINK
- CE-109: 100% SOLID BROWN
- CE-110: 100% SOLID GREY
- CE-111: 100% SOLID SILVER
- CE-112: 100% SOLID GOLD
- CE-113: 100% SOLID COPPER
- CE-114: 100% SOLID BRASS
- CE-115: 100% SOLID ALUMINUM
- CE-116: 100% SOLID STAINLESS STEEL
- CE-117: 100% SOLID TITANIUM
- CE-118: 100% SOLID CARBON FIBER
- CE-119: 100% SOLID Kevlar
- CE-120: 100% SOLID FIBERGLASS



Calltrans

(N00°42'57"W)
N00°42'50"W
219.50

(N09°42'56"E)
N09°42'49"E
197.55

CALTRANS RIGHT OF WAY

(N16°39'32"E)
N16°39'25"E
343.28

(N26°25'16"E)
N26°25'09"E
330.32

234 SOUTH JOY STREET
CORONA, CA 92679-1958
P.O. BOX 1958
CORONA, CA 92679-1958
DIRECT (951) 280-2823
FAX (951) 280-3632

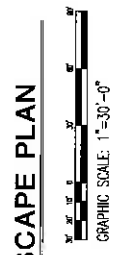
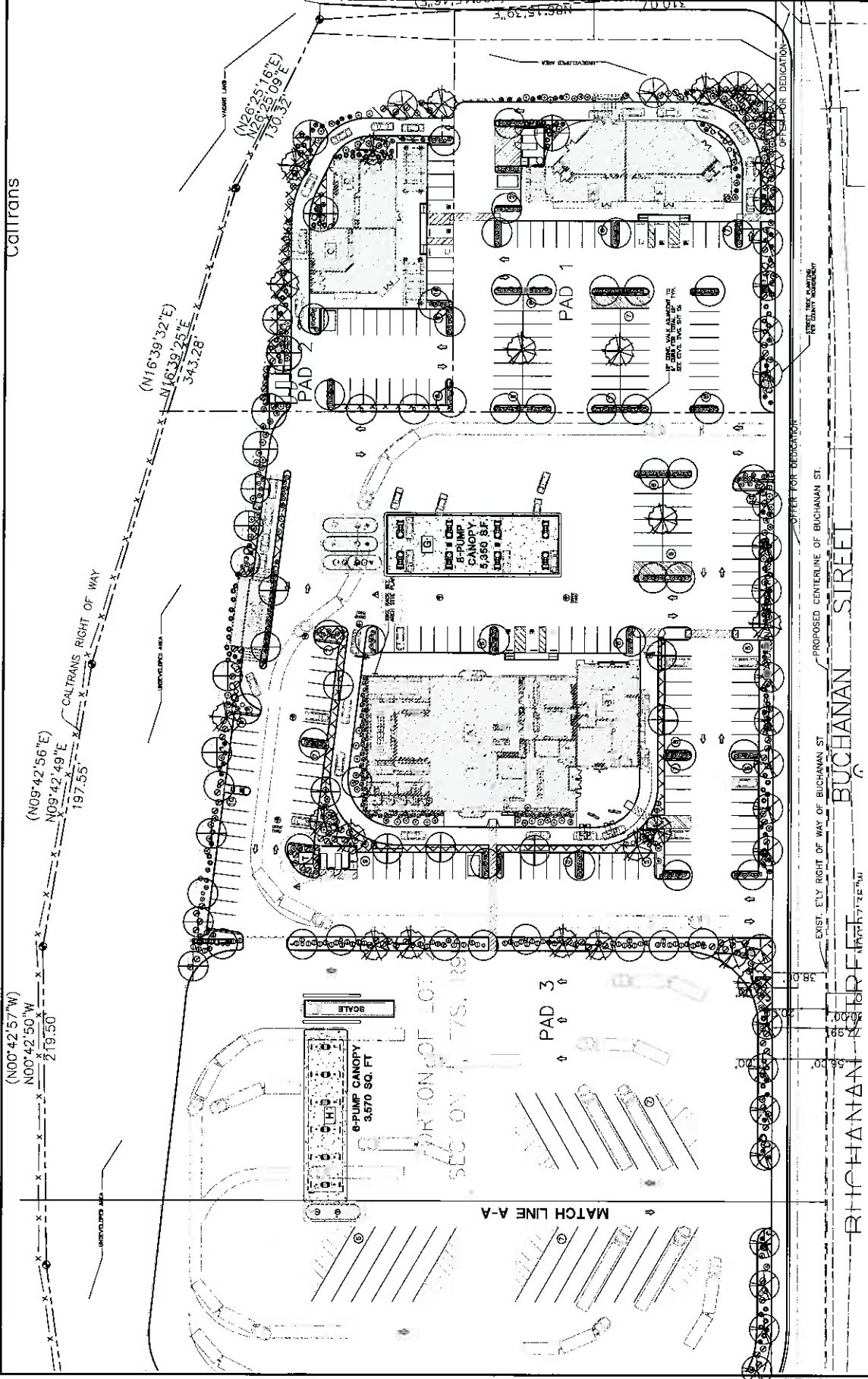


LANDSCAPE PLAN
THERMAL SERVICE STATION, LP
MCC HWY 88 & 88th AVE
COUNTY OF RIVERSIDE, CA



DATE: 03-15-12
JOB NO: 2707
SCALE: 1"=30'-0"
DRAWN BY: CH
CIP CASE NO: 030823
DRAWING NO.

L-1



LANDSCAPE PLAN

PROPOSED CENTERLINE OF BUCHANAN ST

BUCHANAN STREET

BUCHANAN STREET

EXIST. ELY RIGHT OF WAY OF BUCHANAN ST

OFFER FOR DEDICATION

MATCH LINE A-A

SECTION OF LOT
SEC 03 & 7S. 19E

8-PUMP CANOPY
3,570 SQ. FT.

8-PUMP CANOPY
5,360 S.F.

PAD 3

PAD 1

PAD 2

GRAPHIC SCALE: 1"=30'-0"



LANDSCAPE PLAN

PROPOSED CENTERLINE OF BUCHANAN ST

BUCHANAN STREET

BUCHANAN STREET

EXIST. ELY RIGHT OF WAY OF BUCHANAN ST

OFFER FOR DEDICATION

MATCH LINE A-A

SECTION OF LOT
SEC 03 & 7S. 19E

8-PUMP CANOPY
3,570 SQ. FT.

8-PUMP CANOPY
5,360 S.F.

PAD 3

PAD 1

PAD 2

GRAPHIC SCALE: 1"=30'-0"



LANDSCAPE PLAN

PROPOSED CENTERLINE OF BUCHANAN ST

BUCHANAN STREET

BUCHANAN STREET

EXIST. ELY RIGHT OF WAY OF BUCHANAN ST

OFFER FOR DEDICATION

224 SOUTH JOY STREET
 CORONA, CA 92729-1958
 P.O. BOX 1958
 CORONA, CA 92729-1958
 DIRECT (951) 280-3832
 FAX (951) 280-3832

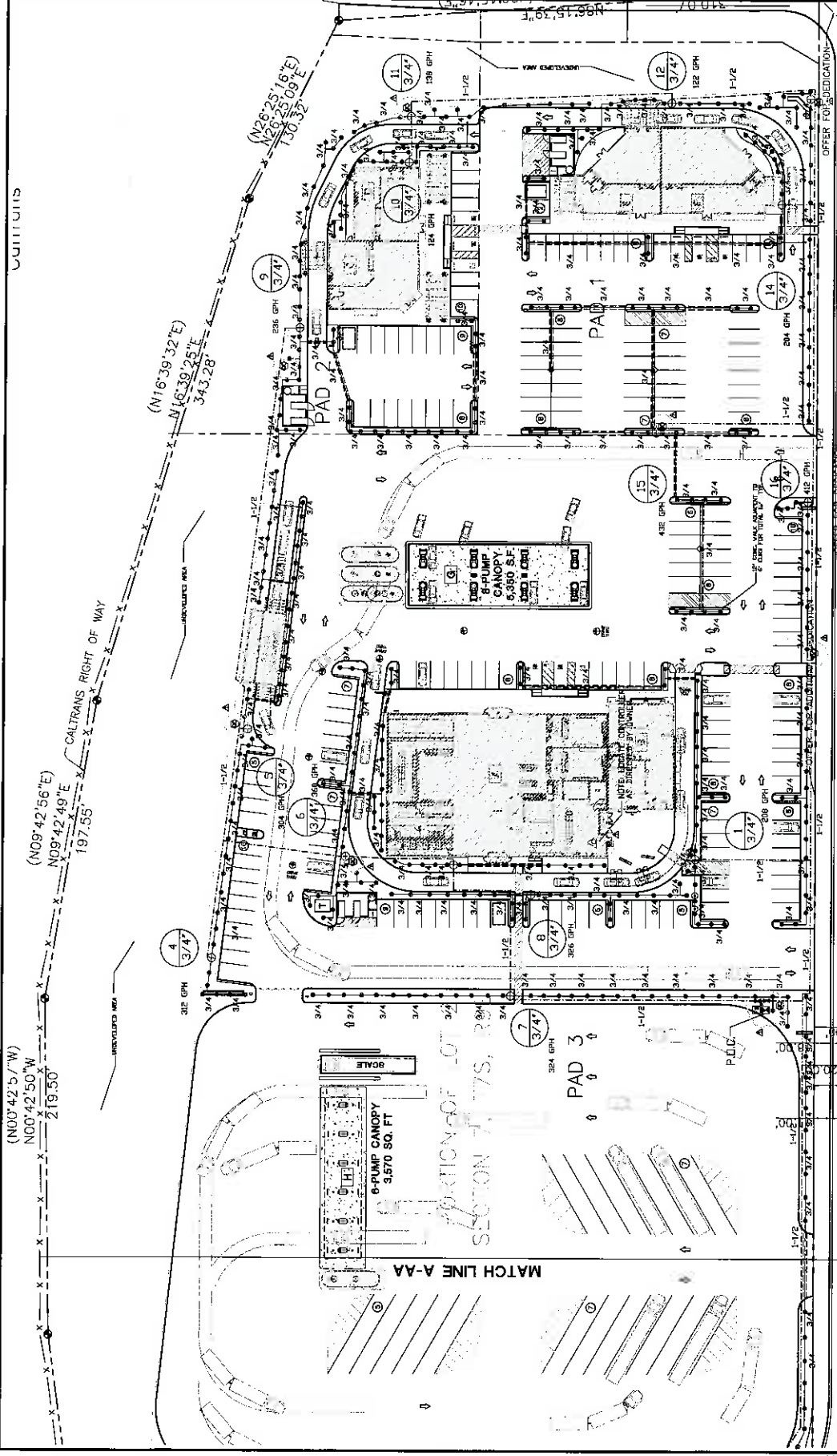


IRRIGATION PLAN
 THERMAL SERVICE STATION, LP
 NMC HWY 88 & 88th AVE
 COUNTY OF RIVERSIDE, CA



DATE: 03/12/12
 SHEET NO.: 13
 SCALE: 1"=30'-0"
 DRAWN BY: GH
 CIP CASE NO: 080823
 DRAWING NO.

L-2



EXIST. ELY RIGHT OF WAY OF BUCHANAN ST
 PROPOSED CENTERLINE OF BUCHANAN ST
 BUCHANAN STREET
 BUCHANAN STREET
 OFFER FOR DEDICATION



IRRIGATION PLAN

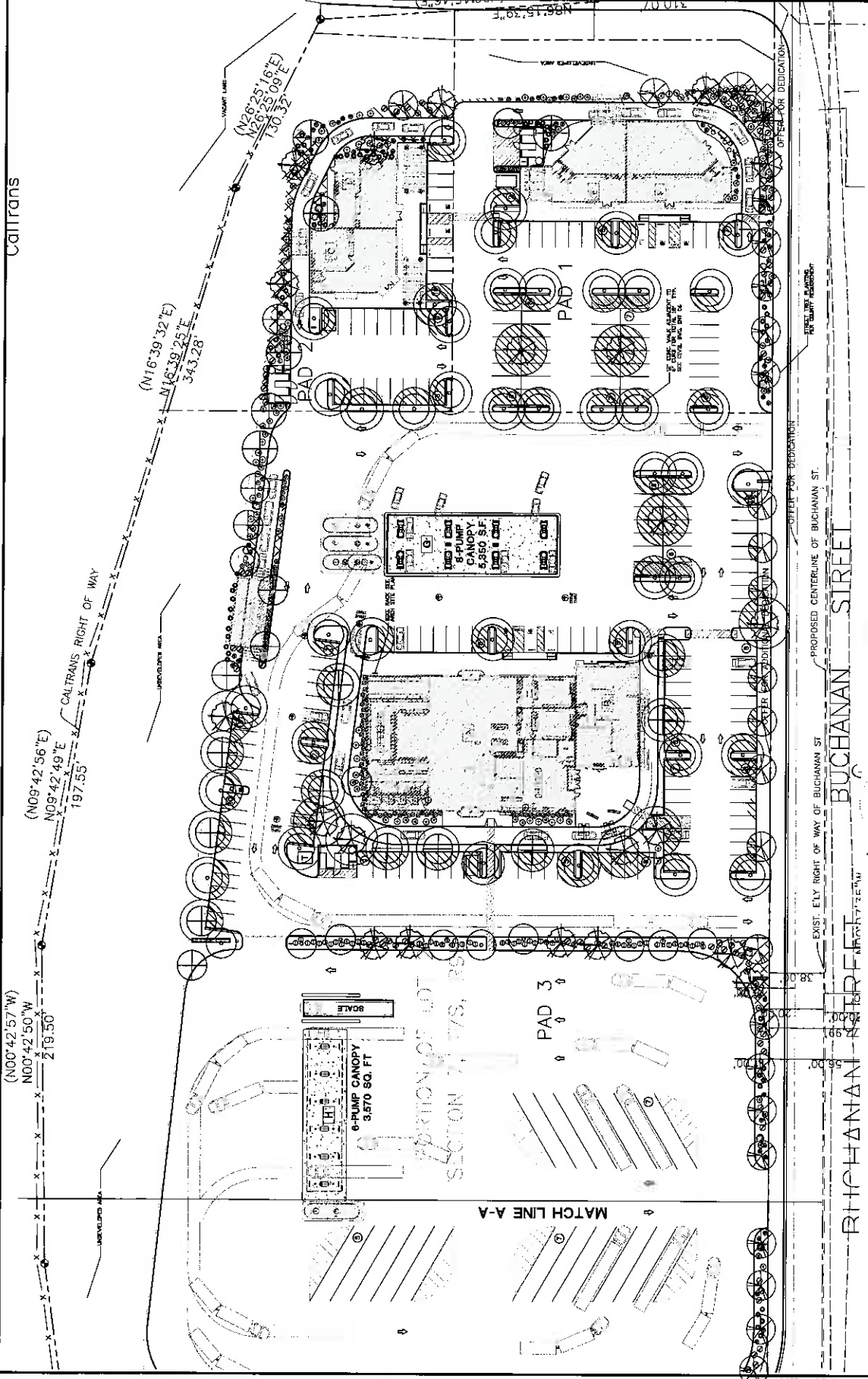
226 SOUTH JOY STREET
CORONA, CA 92879-1568
P.O. BOX 1568
CORONA, CA 92879-1568
DIRECT (951) 280-3833
FAX (951) 280-3832



LANDSCAPE PLAN
THERMAL SERVICE STATION LP
NWC HWY 88 & 88th AVE
COUNTY OF RIVERSIDE, CA



DATE: 01/12/11
DRAWN BY: CH
SCALE: 1"=30'-0"
PROJECT NO: 080223
DRAWING NO: SP



TREE SHADE PARKING LOT PLAN
GRAPHIC SCALE: 1"=30'-0"

- TREE SHADING LEGEND**
- 20 FOOT DIAMETER
 - 30 FOOT DIAMETER
 - 40 FOOT DIAMETER
 - 50 FOOT DIAMETER
 - 60 FOOT DIAMETER
 - 70 FOOT DIAMETER
 - 80 FOOT DIAMETER
 - 90 FOOT DIAMETER
 - 100 FOOT DIAMETER

TREE SHADING INFORMATION
THIS PLAN SHOWS THE TREE SHADING INFORMATION FOR THE PROPOSED PARKING LOT. THE TREE SHADING INFORMATION IS BASED ON THE TREE SPECIFICATIONS LISTED IN THE TREE SPECIFICATIONS LIST.



WEST ELEVATION

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

1



NORTH ELEVATION

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

2

GENERAL NOTES

- 1. SPECIAL LOCATIONS SHALL BE AS NOTED ON SHEET 1 OF PREVIOUS.
- 2. MAKE VARIATION DUE TO PRODUCT LIMITATIONS WILL BE ACCEPTED.

KEYED NOTES

- 1. SURFACE BY SFR CONTRACTOR
- 2. FINISH TO EXTERIOR WALL
- 3. EXTERIOR WALL FINISH
- 4. 4" SPACED LUGS
- 5. 4" SPACED LUGS
- 6. 4" SPACED LUGS
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- 99. 4" SPACED LUGS
- 100. 4" SPACED LUGS

EXTERIOR FINISHES

- 1. 7/8" SILICO PORTLAND CEMENT PLASTER
- 2. 60# METAL LATH - PROVIDE CONTROL JOINTS AS REQUIRED
- 3. 1/2" GYPSUM BOARD
- 4. 1/2" GYPSUM BOARD
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- 75. 1/2" GYPSUM BOARD
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- 96. 1/2" GYPSUM BOARD
- 97. 1/2" GYPSUM BOARD
- 98. 1/2" GYPSUM BOARD
- 99. 1/2" GYPSUM BOARD
- 100. 1/2" GYPSUM BOARD

224 SOUTH JOY STREET
CORONA, CA 92729-1958
P. O. BOX 1958
CORONA, CA 92729-1958
DIRECT (951) 280-8833
FAX (951) 280-8832

PRELIMINARY ELEVATIONS
THERMAL SERVICE STATION, LP
NMC HWY 88 & 86TH AVE
COUNTY OF RIVERSIDE, CA



DATE	JOB NO.
09-01-12	2707
SCALE	DRAWN BY
1/8" = 1'-0"	CT
CUP CASE NO.03823	

A2-2
SHEET NO.



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42166

Project Case Type (s) and Number(s): Change of Zone No. 7710; Conditional Use Permit No. 3623

Lead Agency Name: County of Riverside Planning Department

Address: 77588 El Duna Court, Ste. H, Palm Desert, CA 92211

Contact Person: Jay Olivas, Project Planner

Telephone Number: (760) 863-7050

Applicant's Name: Ino Cruz (for Thermal Service Station, LP)

Applicant's Address: 224 South Joy Street, Corona, CA 92879

Engineer's Name: Absolute Design Methods, Inc.

Engineer's Address: P.O. Box 1958, Corona, CA 92878

I. PROJECT INFORMATION

A. Project Description: Change of Zone No. 7710 proposes to modify the Light Agriculture – 5 Acre Minimum (A-1-5) zone to the Scenic Highway Commercial (C-P-S) zone on an existing 14 acre lot. Conditional Use Permit No. 3623 proposes to construct and operate an automobile and truck travel center on a 14 acre site to include 13,600 square foot convenience store up to 28 feet in height with 24-hour retail sale of gasoline and diesel fuel, food/beverages, and concurrent sale of beer and wine for off-premises consumption with Type 20 ABC License (No PN&C required). Additionally, the proposed automobile and truck travel center includes 1,152 square foot car wash, 5,350 square foot gasoline canopy with eight (8) pumps, 3,570 square foot diesel fuel canopy with six (6) pumps, up to three (3) drive-thru restaurants, and two (2) sit down restaurants totaling approximately 15,905 square feet. The proposed project also includes a signage program. Total on-site parking consists of 203 vehicle spaces and 19 truck spaces. The development is proposed to be constructed in three (3) phases with separate area to remain undeveloped. Off-site access is proposed along Buchanan Street via State Highway 86 and 66th Avenue (State Highway 195). The project site is currently designated as Commercial Tourist (CT) in the General Plan and the uses proposed are consistent with this land use designation. The Buchanan Channel, an irrigation canal, is located on the west side of Buchanan Street. The project site encompasses approximately 14.0 acres on one parcel. The proposed project site is undeveloped and is located in a predominantly undeveloped desert area with some areas formally used for agriculture. Regional-scale roadways in the vicinity of the project site include Avenue 66 (State Highway 195; east-west) and State Highway 86 (north-south).

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

C. Total Project Area: 14.0 Gross Acres

Residential Acres: 0	Lots: 0	Units: 0	Projected No. of Residents: 0
Commercial Acres: 14.0	Lots: 1	Sq. Ft. of Bldg. Area: 39,577	Est. No. of Employees: 229
Industrial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Other:			

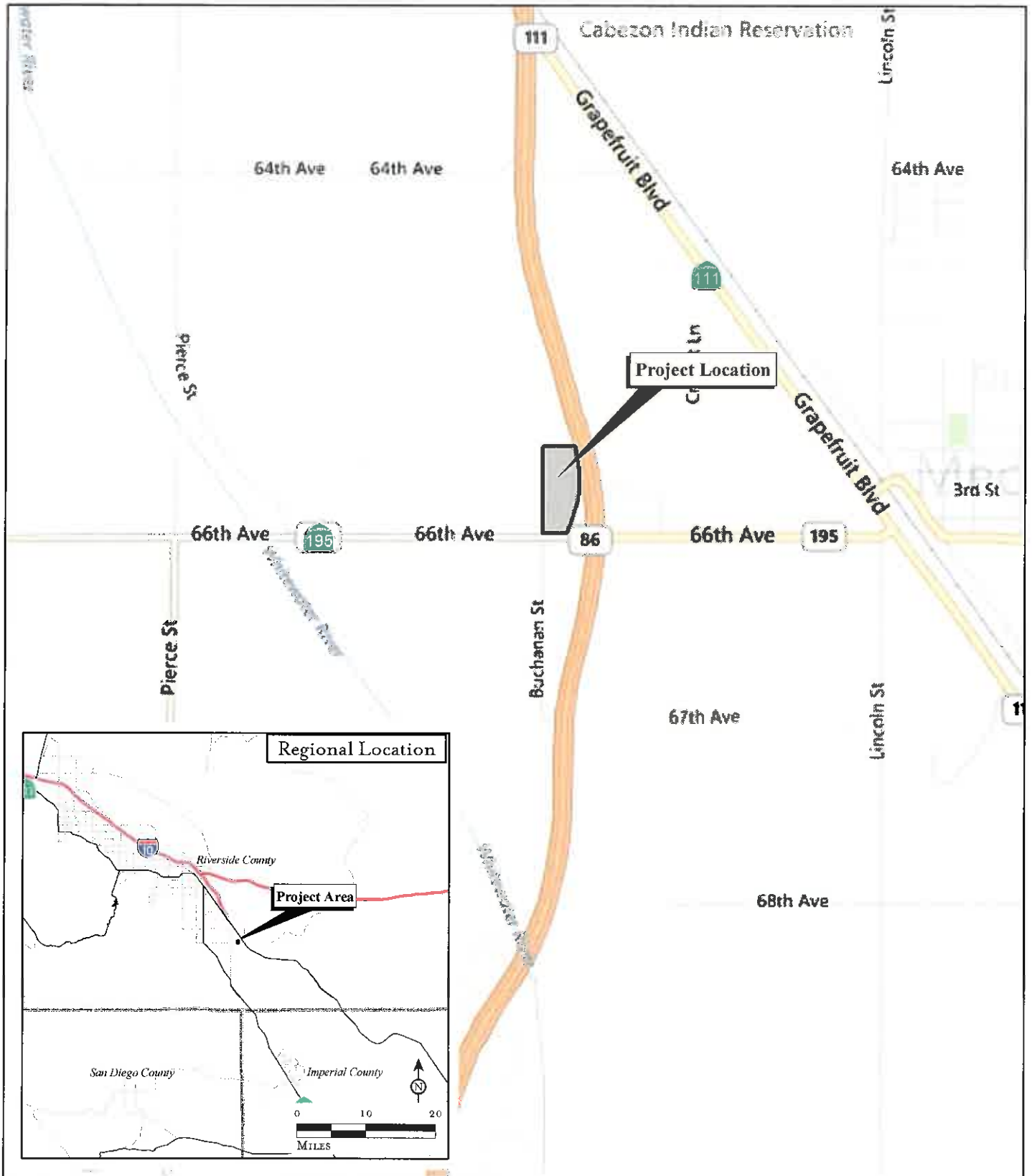
D. Assessor's Parcel No(s): 727-100-024

E. Street References: Northerly of Avenue 66 (State Highway 195), southerly of Avenue 65, easterly of Buchanan Street, and westerly of State Highway 86.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 7 South, Range 9 East, Section 7

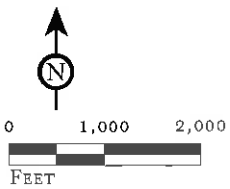
Brief description of the existing environmental setting of the project site and its surroundings:

The project site contains no existing structures or improvements. The sites elevation is approximately 180-190 feet below mean sea level, and the relatively level terrain exhibits a slight incline to the northwest. The ground surface appears to have been plowed or disked in the past, but has a substantial regrowth that is especially dense in the western and southwestern portions of the project area. The vegetation includes saltbush, cattle brush, rabbit brush, salt cedars, arrow weeds, palm trees, mesquite, and small desert shrubs and grasses. Soils are predominantly a fine, brownish-grey sandy loam with evidence of freshwater shells, typical of the Coachella Valley desert floor. A row of wooden power poles is located along the southern boundary of the project site. Currently an unpaved roadway is located along the westerly perimeter of the project site, adjacent to the County's Buchanan Channel (irrigation channel). The project site is bordered to the north by an agricultural property, which at one time was a palm tree nursery, followed by a manure farming operation. Uses to the east consist of State Highway 86 and the Mecca Travel Center (east side of State Highway 86). The Mecca Travel Center consists of a gas station/truck stop, fast-food restaurant uses, and a commercial use (Western Union office). Land uses to the south of the project site include State Highway 195 (Avenue 66) with undeveloped vacant land south of State Highway 195. Agricultural land is located to the west beyond Buchanan Channel. The project site is located within the Coachella Valley Multiple Species Conservation Plan (CVMSHCP) limits; however, it is not located within or adjacent to a designated Conservation Area. Refer to Figure 1 for the regional and project location. Refer to Figure 2 for the site plan.



LSA

FIGURE 1



*Thermal Travel Center
Initial Study/Mitigated Negative Declaration*

Regional and Project Location

SOURCE: Bing Road Map, 2010

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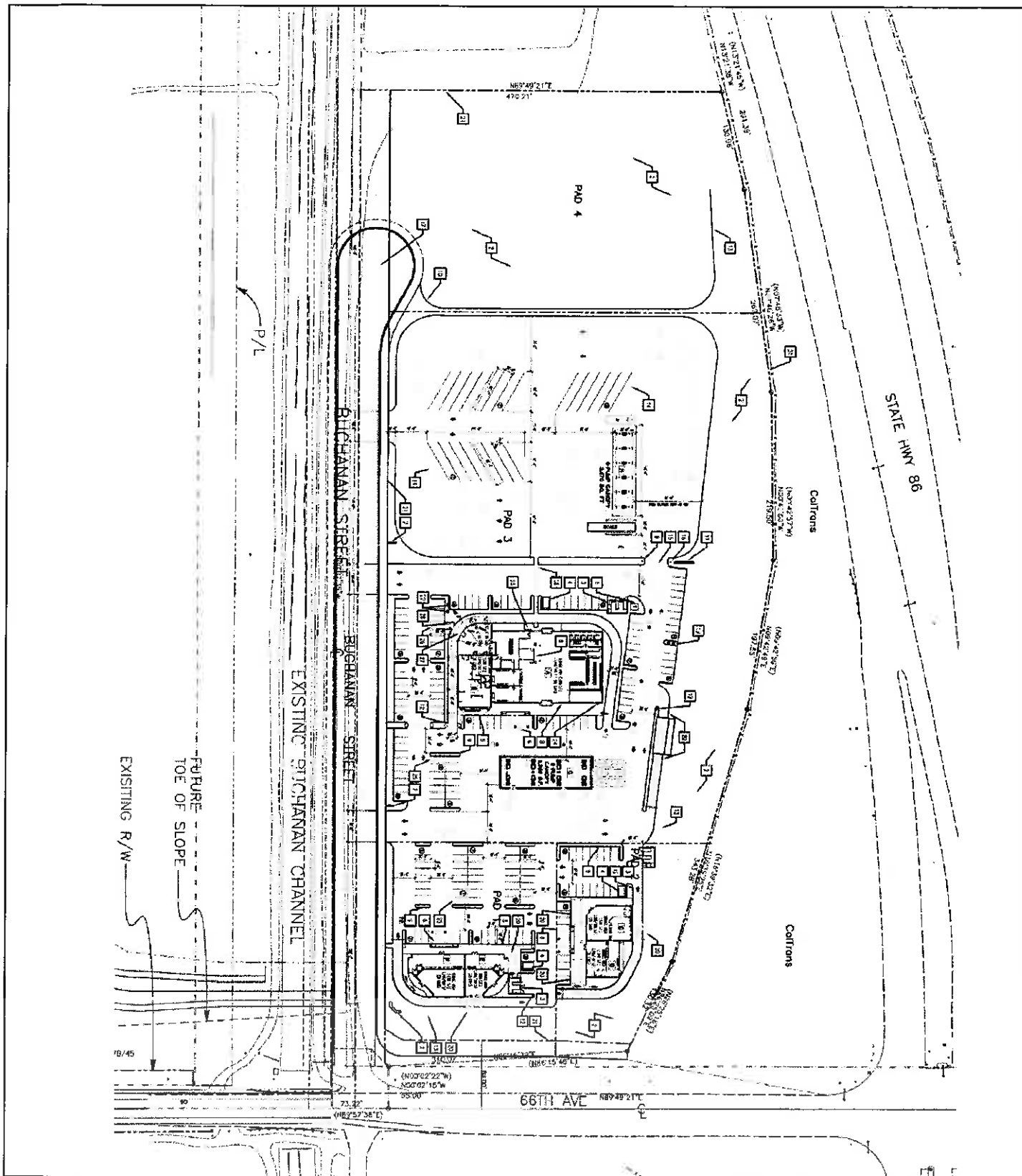
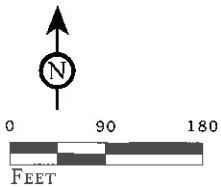


FIGURE 2

LSA



*Thermal Travel Center
Initial Study/Mitigated Negative Declaration*

Site Plan

SOURCE: Absolute Design Methods, 7-30-12.

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I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is located within the Commercial Tourist land use designation. The proposed project is in conformance with the Land Use Element of the General Plan.
2. **Circulation:** The project has adequate circulation to the site along Avenue 66 and includes improvements to Buchanan Street with curbs, gutters, and sidewalks and other local intersections as conditions of approval. Therefore, it is consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within Areas of Flooding Sensitivity (FEMA Zone D). Proposed retention basins mitigate flood impacts from the incremental increased runoff. The proposed project has allowed for sufficient provision of emergency response services to the tenants 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. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project is not subject to Housing Element Policies as no housing is proposed under this project.
7. **Air Quality:** The proposed project will not conflict with any applicable Air Quality element policies.

B. **General Plan Area Plan(s):** Eastern Coachella Valley

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

D. **Land Use Designation(s):** Commercial Tourist (0.20-0.35 FAR)

E. **Overlay(s), if any:** Not Applicable

F. **Policy Area(s), if any:** Not Applicable

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site and surrounding area are all part of the Eastern Coachella Valley Area Plan. Adjacent Foundation Components consist of Community Development, Rural, and Agriculture. Land use designations to the north and south of the site consist of Commercial Tourist. Land use designations to the west of the project site consist of Agriculture. Commercial Retail designations are located to the east across State Highway 86. Lands to the northeast and

southeast across State Highway 86 are designated Rural Residential. No Area Plans are located adjacent to the site.

H. Adopted Specific Plan Information

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

I. Existing Zoning: Light Agriculture (A-1-5)

J. Proposed Zoning, if any: Scenic Highway Commercial (C-P-S)

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Agriculture (A-1-5, A-1-10) to the north, south, and west while areas to the east are designated Agriculture (A-1-5) to the east across State Highway 86. A parcel at the junction of State Highway 86 and State Highway 195 (northeast quadrant) is zoned Scenic Highway Commercial (C-P-S).

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 checked="" type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Other: Paleontological Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

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

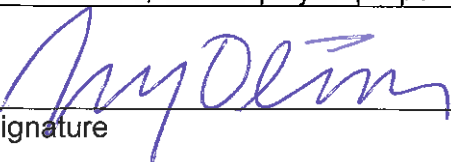
- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative

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

April 28, 2014
Date

Jay Olivas, Project Planner
Printed Name

For Juan C. Perez, Interim Planning
Director

IV. 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"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

- a) The project site is located along Avenue 66 (State Highway 195) and Buchanan Street and is adjacent and west of State Highway 86. None of these highways or roadways are designated as a scenic highway corridor nor are any of these highways or roadways eligible for designation as a scenic highway corridor. The nearest officially designated State Scenic Highway is State Route 74 (SR-74) located approximately 18 miles west of the project site east of the San Jacinto and Santa Rosa Mountains. State Route 111 (SR-111) is identified as an Eligible State Scenic Highway and is located approximately 0.8 mile east of the project site. While eligible scenic highways are located in the vicinity of the project site, development of the project site with the proposed uses would not affect views or scenery that are afforded from this highway. Therefore, there would be no impact.
- b) Development of the proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. The project incorporates a variety of colors, textures, and attractive architectural features. The project would not result in the development of an aesthetically offensive site open to public view as the project would include a landscape plot plan indicated by Condition of Approval (COA) 80.Planning.28, screening of mechanical equipment (COA 90.Planning.13), trash enclosures (COA 90.Planning.20), project signage (COA 10.Planning.48) and placement of utilities underground (COA 90.Planning.15). The project also incorporates the County's Mecca Design Guidelines¹ including design features such as

¹ Mecca Design Guidelines, Riverside County Planning Department, adopted July 21, 2009.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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varied rooflines. Because the proposed project would not cause significant impact to designated scenic resources, impacts associated with this issue are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) Riverside County Ordinance 655 restricts the permitted use of certain light fixtures emitting light into the night sky that may have a detrimental effect on astronomical observation and research. This ordinance establishes two zones: Zone A is the area within a 15-mile radius of Palomar Observatory; Zone B is the area that extends from the outer limit of Zone A to 45 miles from Palomar Observatory. The project site is located approximately 46.8 miles from Mt. Palomar Observatory and is not located within Zone B established by Ordinance No. 655. The proposed project does not have the potential to interfere with activities of the Observatory. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Description

Findings of Fact:

a) Development of the project site would create a new source of light with a new occupancy as a travel center; however, any new source of light is not anticipated to reach a significant level due to the size and scope of the project. Construction is not anticipated to occur at night; therefore, no construction lighting at night is required. There are no residential properties located adjacent to the project site. The project is required to adhere to Section 8.80.050 of the County's Municipal Code which establishes standards for outdoor lighting. Therefore, any existing or new lighting is conditioned to be hooded thereby reducing any lighting impacts to less than significant (Condition of Approval [COA] 10.Planning.3). Furthermore, the project site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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plan is designed with landscaped setbacks in accordance with the County Development Code which would further reduce light interference to adjacent properties. Glare that may reflect off of reflective materials are not expected to adversely affect daytime views in the area. Impacts are less than significant.

- b) Surrounding adjacent land uses include roadways and vacant land. There is an existing travel center located east of State Highway 86. There are no residential uses in the project vicinity. The amount of light that will be created is consistent with existing levels that exist in the project area (specifically at the existing travel center east of State Highway 86) and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, California Department of Conservation Farmland Mapping and Monitoring Program, and Project Application Materials

Findings of Fact:

- a-b) Important farmland maps are compiled by the California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP), pursuant to the provisions of Section 65570 of the California Government Code. These maps utilize data from the United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) soil survey, and current land use information using eight mapping categories and represent an inventory of agricultural resources within the State. The maps depict currently urbanized lands and a qualitative sequence of agricultural designations. Maps and statistics are produced biannually using a process that integrates aerial photo interpretation, field

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mapping, a computerized mapping system, and public review. Mapping of County farmland categories is conducted every two years.

Based on the FMMP, the project site is mapped as Farmland of Local Importance. Therefore, the proposed project will not result in the conversion of land designated as Prime, Unique, or Statewide Important Farmland. Because the proposed project will not result in the conversion of land designated as Prime, Unique, or Statewide Important Farmland, no impact will result from implementation of the proposed project.

While the project site is zoned for agricultural use (A-1-5), there is no Williamson Act contract in effect. The proposed project would not affect land under an existing Williamson Act contract. Therefore, there would be no impact.

- c-d) The project site is currently zoned for agricultural use (A-1-5) as well as the land adjacent to the project site (A-1-10). However, there is no existing active agricultural activity currently occurring on the project site nor is there existing active agricultural activity occurring on adjacent sites. Furthermore, the existing zoning designation does allow for the development of other uses on the project site, including but not limited to, public parks and golf courses, mining operations, churches, temples libraries, etc. Ordinance No. 625 (“Right-to-Farm”) provides a nuisance defense for certain agricultural activities, operations, and facilities. The Ordinance defines “agricultural activity, operation, or facility, or appurtenances thereof” as including, but not limited to,

“the cultivation and tillage of the soil, dairying, the production, cultivation, growing, and harvesting of any agricultural commodity, including timber, viticulture, 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.”

Development of the project site would not result in the loss of an existing agricultural activity as no agricultural activity is currently occurring on the project site. As previously noted, there is no existing active agricultural activity occurring on adjacent sites. Based on the definition of what constitutes “agricultural activity, operation, or facility, or appurtenances thereof,” as defined in Ordinance No. 625, no lands within 300 feet of the project site are involved in agricultural activity, operation, or contain agricultural facilities; therefore, implementation of the proposed project would not conflict with the provisions stipulated in Riverside County Ordinance No. 625. Impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project				
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) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2, Traffic Study for the Thermal Project (July 3, 2013: Appendix E), Air Quality Impact Analysis (September 2009: Appendix F), CalEEMod Model Output (July 18, 2013: Appendix A)

Findings of Fact:

- a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan (Salton Sea Air Basin) to ensure compliance with state and federal air quality standards. The current regional air quality management plan is the 2012 *Final AQMP* adopted by the SCAQMD on December 7, 2012. The 2012 *Final AQMP* proposes attainment demonstration of the Federal PM_{2.5} standards through a more focused control of SO_x, directly-emitted PM_{2.5}, and NO_x supplemented with ROG by 2015. The 8-hour ozone control strategy builds upon the PM_{2.5} strategy, augmented with additional NO_x and ROG reductions to meet the standard by 2024 assuming a bump-up² is obtained.

Coachella Valley and SCAQMD have a demonstrated history of adopting and implementing PM₁₀ dust controls (e.g., 1990 Coachella Valley PM₁₀ State Implementation Plan [CVSIP], 1994 Best Available Control Measures [BACM] SIP, SCAQMD Rules 403 and 403.1, local dust-control ordinances [Riverside County Ordinance No. 742], clean streets management program) to ensure healthful air for local residents and tourists. These efforts are summarized in the 1996 Coachella Valley PM₁₀ Redesignation Request and Maintenance Plan (1996 CV Plan). EPA approved the Coachella Valley's local dust-control ordinances and SCAQMD's fugitive-dust rules, effective January 8, 1999. The attainment date for serious nonattainment areas to achieve the PM₁₀ NAAQS was 2001. After years of demonstrating attainment of the PM₁₀ standards, PM₁₀ levels in 1999–2001 did not demonstrate attainment of the annual average PM₁₀ NAAQS. For reference, Coachella Valley has attained the 24-hour PM₁₀ standard since 1993. The CVSIP was revised in June 2002 and forwarded to CARB and U.S. EPA for approval. U.S. EPA approved the 2002 CVSIP on April 18, 2003. At the time of adoption, the AQMD committed to revising the 2002 CVSIP with the latest approved mobile-source emissions estimates, planning assumptions, and fugitive-dust source emissions estimates when they became available. The 2003 CVSIP updates those elements of the 2002 CVSIP; the control strategies and control measure commitments have not been revised and remain the same as in the 2002 CVSIP. The 2003 CVSIP contains updated emissions inventories, emissions budgets, and attainment modeling. It requests that U.S. EPA replace the approved transportation conformity budgets in the 2002 CVSIP with those in the 2003 CVSIP. U.S. EPA approved these budgets on March 25, 2004, with an effective date of April 9, 2004.

The project would be consistent with the PM₁₀ dust controls described in the documents identified above through adherence to Riverside County Ordinance No. 742. The purpose of this ordinance is to establish minimum requirements for construction and demolition activities

² A "bump-up" is a voluntary reclassification of a nonattainment area to a higher classification allowing for an extension of an attainment deadline.

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and other specified sources in order to reduce man-made fugitive dust and the corresponding PM₁₀ emissions. This requires that the project applicant submit a PM₁₀ Mitigation Plan identifying all reasonably available fugitive dust control measures and shall implement all identified dust control measures during grading and construction of the project site. This requirement is a condition of approval (COA 60.PLANNING.8 and COA 60.PLANNING.17).

To assess the environmental impacts as a result of new development accurately, environmental pollution and population growth are projected by the SCAQMD in the AQMP for future scenarios. The AQMP projections are based, in part, on the growth forecasts and General Plans from cities and counties located in the Basin. As the Growth Management Chapter of the SCAG's Regional Comprehensive Plan and Guide (RCPG) forms the basis of the land use and transportation control portions of the AQMP, projects that are consistent with the projections of employment and population forecasts identified in the Growth Management Chapter are considered consistent with the AQMP growth projections. However, if feasible mitigation measures are implemented and shown to reduce the impact level from significant to less than significant, a project may be deemed consistent with the AQMP. The AQMP uses the assumptions and projections of local planning agencies to determine control strategies for regional compliance status. Since the AQMP is based on the local General Plan, projects that are deemed consistent with the General Plan are found to be consistent with the AQMP.

Although the proposed project was not included in the land use/emissions assumptions contained within the 2012 Final AQMP as the project requires a change of zone from A-1-5 to C-P-S, one of the main air pollution control strategies contained in the AQMP and the SCAG Regional Comprehensive Plan (RCP) Guidelines is the reduction of vehicle miles traveled (VMT) and the creation of more jobs-producing land uses to create a better jobs-to-housing balance and to reduce commute times and vehicles miles traveled. The proposed project is consistent with this goal, by creating job opportunities in an area in need of them along existing transportation corridors.

Another similar measurement tool in determining consistency with the AQMP is to determine how a project accommodates the expected increase in population or employment. Generally, if a project is planned in a way that results in the minimization of VMT both within the project and the community in which it is located, and consequently the minimization of air pollutant emissions, that aspect of the project is consistent with the AQMP. The proposed project site is located in a relatively rural area along Avenue 66 (State Highway 195), which accommodates public transit service (at State Highway 86 and Avenue 66). Based on this information, the proposed project would not impair implementation of the AQMP, and would, therefore, have a less than significant impact on implementation of the AQMP.

The proposed project does not include a residential component; therefore, no significant population growth would result from the development and occupation of the proposed on-site uses than what was accounted for in the development of the 2012 AQMP. Additionally, and as set forth above, the development of commercial uses will create jobs in the local economy. The new employment opportunities resulting from development of the proposed commercial uses will improve the County's current jobs-to-housing ratio by providing jobs to local residents. While the place of residence of the persons accepting employment provided by the proposed uses is uncertain, due to the County's projected jobs/housing ratio, it is reasonable that a large percentage of these jobs would be filled by persons already living within the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project area; therefore, employment projections would remain consistent with regional (SCAG) growth projections and, therefore, consistent with the 2012 AQMP.

Emissions projections used to establish SCAQMD attainment objectives reflect adopted regional and local land use plans. As described in greater detail below, no significant short-term or long-term air quality emissions would occur. Therefore, no significant inconsistency with the AQMP would occur.

- b) The following analysis is based upon the results of output files of the California Emissions Estimator Model (CalEEMod) software utilized to estimate project-related air quality emissions. Traffic data was obtained from the revised Traffic Study (July 3, 2013) prepared for the proposed project. Although an Air Quality Impact Analysis (September, 2009) has been previously prepared for the project, new calculations were required due to a reduction of average daily trips estimated for the project and incorporated into the revised Traffic Study (July 3, 2013). The reduction in average daily trips estimated for the project was warranted due to the absence of a representative pass-by trip reduction and diverted linked trip reduction for the intended use of the site that was unaccounted for in the 2009 study. Therefore the CalEEMod output files supersede the estimated construction and operational emissions identified in the 2009 Air Quality Impact Analysis and this analysis is based upon the output files for the CalEEMod software (July 18, 2013) which incorporates the reduction in average daily trips. Minor air quality impacts would occur during construction and operation of the proposed project as described below.

Short-Term Impacts

Grading and other construction activities would result in combustion emissions from heavy-duty construction vehicles, haul trucks, and vehicles transporting the construction crew. Exhaust emissions during these construction activities will vary daily as construction activity levels change. The grading phase of construction represents the most intense construction period in which daily emissions would be at their greatest level based on the potential amount of equipment and duration of use. The other construction phases would not result in any greater construction emissions due to less equipment being used and shorter construction duration. It is assumed that construction would begin no earlier than January 2014, and construction would last approximately six to eight months. Short-term construction emissions associated with the proposed project were calculated with the CalEEMod emissions model. Model outputs are provided in Appendix A.

Currently, the Basin is designated as a nonattainment area for ozone, PM₁₀, and PM_{2.5}. Project construction will be required to comply with regional fugitive dust reduction practices (SCAQMD Rule 403) that assist in reducing short-term air pollutant emissions. The purpose of SCAQMD Rule 403 is to reduce the amount of particulate matter in the atmosphere resulting from man-made fugitive dust sources. Among the requirements under this rule, fugitive dust must be controlled so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. This is achieved by requiring actions to prevent, reduce, or mitigate dust emissions. Adherence to Rule 403 is a standard requirement for any construction activity occurring within the Basin. Adherence to Rule 403 can reduce fugitive dust emissions by 50 percent or more. Furthermore, the project is required to adhere to Riverside County Ordinance No. 742 as a condition of approval (COA 60.PLANNING.8 and COA 60.PLANNING.17) which requires the project applicant to submit a PM₁₀ Mitigation Plan identifying all reasonably available fugitive dust control measures and

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shall implement all identified dust control measures during grading and construction of the project site. Table A identifies peak day construction emissions for the most intense construction phase.

Table A: Short-Term Construction Emissions

Phase	Pollutant Emissions, lbs/day					
	CO	ROGs	NO _x	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation	44	9.5	75	0.07	11	7.5
Grading	52	11	91	0.1	7.9	5.5
Building Construction	24	4.8	33	0.04	2.2	2.0
Architectural Coating	2.0	21	2.8	0.00	0.26	0.24
Paving	22	6.6	32	0.03	3.0	2.8
<i>Peak Daily Emissions</i>	52	26	91	0.1	11	7.5
SCAQMD Thresholds	550	75	100	150	150	55
Localized Significance Thresholds	31,115	N/A	875	N/A	248	128
Exceed SCAQMD Thresholds?	No	No	No	No	No	No
Exceed LST Thresholds?	No	N/A	No	N/A	No	No

Source: LSA Associates, Inc., July 2013.

CO = carbon monoxide

CO₂ = carbon dioxide

lbs/day = pounds per day

LST = localized significance threshold

NO_x = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size

ROGs = reactive organic gases

SCAQMD = South Coast Air Quality Management District

SO_x = sulfur oxides

As summarized in Table A, construction emissions would not exceed regional air quality thresholds. Adherence to SCAQMD Rule 403 is required of all development within the Basin. With adherence to Riverside County Ordinance No. 742 as a condition of approval (COA 60.PLANNING.8 and COA 60.PLANNING.17), impacts would remain less than significant.

Long-Term Impacts

Long-term air pollutant emission impacts result from stationary sources and mobile sources involving any project-related changes. The stationary source emissions (area and energy) would come from natural gas consumption for on-site buildings and electricity for the lighting in the buildings. Mobile source emissions would come from vehicular tail pipe exhaust from traffic generated by the proposed project. Long-term operational emissions associated with the proposed project were calculated with the CalEEMod emissions model. Model outputs are provided in Appendix A. As summarized in Table B, all criteria pollutants generated by the proposed project would be less than the applicable SCAQMD daily emission thresholds. Therefore, project-related long-term air quality impacts would not be significant.

Table B: Long-Term Operational Emissions

Category	Pollutant Emissions, lbs/day					
	CO	ROGs	NO _x	SO ₂	PM ₁₀	PM _{2.5}
Area Source	0	0.5	0	0	0	0
Energy Source	1.0	0.13	1.2	0.01	0.09	0.09
Mobile Source	69	10	48	0.12	13	1.8

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table B: Long-Term Operational Emissions

Category	Pollutant Emissions, lbs/day					
	CO	ROGs	NO _x	SO ₂	PM ₁₀	PM _{2.5}
<i>Total Project Emissions</i>	70	11	49	0.13	13	1.9
SCAQMD Thresholds	550	55	55	150	150	55
Localized Significance Thresholds	31,115	N/A	875	N/A	60	31
Exceed SCAQMD Thresholds?	No	No	No	No	No	No
Exceed LST Thresholds?	No	N/A	No	N/A	No	No

Source: LSA Associates, Inc., July 2013.

CO = carbon monoxide

CO₂ = carbon dioxide

lbs/day = pounds per day

LST = localized significance threshold

NO_x = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size

ROGs = reactive organic gases

SCAQMD = South Coast Air Quality

Management District

SO_x = sulfur oxides

- c) The Basin is in nonattainment for PM₁₀, PM_{2.5}, and ozone at the present time. The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to any applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected. The previous analysis in Checklist Response 6 a) indicates the traffic and related air quality impacts of the proposed project land uses would not hinder implementation of the existing AQMP. In evaluating the cumulative effects of the project, Section 21100(e) of CEQA states that "previously approved land use documents including, but not limited to, general plans, specific plans, and local coastal plans, may be used in cumulative impact analysis." In addressing cumulative effects for air quality, the AQMP utilizes approved general plans and, therefore, the General Plan is the most appropriate document to use to evaluate cumulative impacts of the project. This is because the AQMP evaluated air quality for the entire Basin using a future development scenario based on population projections and set forth a comprehensive program that would lead the region, including the project, into compliance with all federal and state air quality standards. Since the project is in compliance with the AQMP and both short-term and long-term emissions are below all applicable SCAQMD established regional and localized thresholds of significance, as outlined in Checklist Response 6 b) above, the project's cumulative impact to air quality is considered less than significant.
- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than the population at large. Sensitive receptors (and the facilities that house them) proximate 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. There are no sensitive receptors within one mile of the project site. Surrounding land uses include agricultural uses and vacant land, which are not considered sensitive receptors; the project is not expected to generate substantial point-source emissions as demonstrated in Tables A and B above. The project will not include major transportation facilities. 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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e) During construction, vehicle and equipment exhaust would create odors. These odors would be short-term (i.e., temporary) and not likely to be noticeable beyond the project limits. The painting of buildings or the installation of asphalt surfaces may create odors. SCAQMD Rule 1113 outlines standards for paint applications, while Rule 1108 identifies standards regarding the application of asphalt. Adherence to the standards identified in these SCAQMD Rules would reduce temporary odor impacts to a less than significant level.

Land uses generally associated with long-term objectionable odors include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, and fiberglass molding facilities. The proposed project does not include uses that would generate long-term objectionable odors.

As previously noted, there are no sensitive receptors located within one mile of the project site. The project will not create objectionable odors affecting a substantial number of people. Therefore, impacts are less than significant.

While no mitigation measures are required, the project is required to adhere to Riverside County Ordinance No. 742 as a condition of approval (COA 60.PLANNING.8 and COA 60.PLANNING.17) which requires the project applicant to submit a PM₁₀ Mitigation Plan identifying all reasonably available fugitive dust control measures and shall implement all identified dust control measures during grading and construction of the project site.

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

Source: GIS database, CV-MSHCP, General Biological Resources Assessment (Appendix G: August 6, 2009), Environmental Programs Division (EPD) review

Findings of Fact:

a-g) The proposed project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP). A review by the Environmental Programs Division (EPD) of the Planning Department was done to assure consistency with the CV-MSHCP. No inconsistencies were reported. The land is previously disturbed with former agricultural uses. The project site does not conflict with the provisions of an adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, there is no impact.

The project site is not known to contain special-status plant communities and has an overall low potential for special-status species to utilize or reside within areas proposed for development on the site. No special-status plant or animal species were detected on the site during the on-site field surveys. Construction activities are not expected to directly impact federal- or state-listed threatened or endangered species, jeopardize the continued existence of listed species (or special status species), or directly impact designated critical habitat. Implementation of the proposed project would not have a substantial adverse effect on any federal or state endangered or threatened species and impacts are less than significant.

While the project site has been previously disturbed, there is the potential for the burrowing owl to occur on the project site. The burrowing owl is one of 27 focal species covered by the CV-MSHCP as it is a California Species of Special Concern, and Federal Species of Concern protected under the Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711) and Section 3503 of California Fish and Game Code.

The project would be required to adhere to the Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711) and Section 3503 of California Fish and Game Code. To ensure compliance with the MBTA, and to avoid potential impacts to other nesting birds the proposed project site shall be cleared of vegetation outside the general bird nesting season (February 1 through August 31). If vegetation cannot be removed outside the bird nesting season, a pre-construction nesting bird survey by a qualified biologist is required prior to vegetation removal. Should nesting birds be found, an exclusionary buffer shall be established by a qualified biologist. The buffer may be up to 500 feet in diameter depending on the species of nesting bird found. This buffer shall be clearly marked in the field by construction personnel under guidance of the biologist, and construction or clearing shall not be conducted within this zone

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until the biologist determines that the young have fledged or the nest is no longer active. This requirement is consistent with Condition of Approval (60.EPD.1 – Nesting Bird Survey). Adherence to COA 60.EPD.1 – Nesting Bird Survey would ensure a less than significant impact.

The project site does not support any riparian habitat or sensitive natural community. Therefore, there is no impact. The project site does not include any waterways or wetlands and would not affect any federally protected natural features defined by Section 404 of the Clean Water Act. No impact would occur.

No biological resources protected by policy or ordinance is located on the project site. The proposed project would not conflict with any policies or ordinances protecting biological resources. No impact would occur.

The project would be conditioned to provide payment of CVMSHCP fees in accordance with Riverside County Ordinance No. 875 (COA 10.Planning.36).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials; Phase I Archaeological Assessment (August 2009: Appendix B)

Findings of Fact:

a-b) The site is currently vacant with no structures on-site. The project does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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	<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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interred outside of formal cemeteries?

d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials; Phase I Archaeological Assessment (August 2009: Appendix B)

Findings of Fact:

- a) Site disturbance has already occurred with the existing site due to its former agricultural use. The project site does not contain any known archaeological site. It is possible that previously unknown buried archaeological deposits could be discovered during grading and excavation work associated with construction. Prehistoric materials can include flaked-stone tools (e.g. projectile points, knives, choppers) or obsidian, chert, basalt, or quartzite tool making debris; bone tools; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, faunal bones, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Prehistoric archaeological sites often contain human remains. Historical materials can include wood, stone, concrete, or adobe footings, walls and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, metal, and other refuse. If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. The procedures listed below are a condition of approval (COA 10.Planning.39).

All ground disturbing activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the Project Archaeologist, the Native American Tribal Representative (or other appropriate ethnic/cultural group representative), and the County Planning Director to discuss the significance of the find.

At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American Tribal Representative (or other appropriate ethnic/cultural group representative) and the Project 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. Depending on the nature of the artifacts, the handling will differ. However, it is understood that all artifacts with the exception of human remains and related grave goods or sacred objects belong to the property owner. All artifacts discovered at the development site shall be inventoried and analyzed by the professional archaeologist. All items found in association with Native American human remains will be considered grave goods or sacred in origin and subject to special handling. The remainder of the Native American artifact assemblage will be prepared in a manner for curation, and the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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archaeological consultant will deliver the materials to an accredited curation facility approved by the County of Riverside within a reasonable amount of time.

Adherence to COA 10.Planning.39 would reduce impacts to previously undiscovered archaeological resources to a less than significant level.

- b) The proposed project is not expected to impact archaeological resources. If, however, during any building improvements or ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find.

As a condition of approval, in the event of the discovery of archaeological resources on the project site, the project applicant must retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for monitoring and mitigation services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and any required tribal or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial rough and mass grading ground disturbing activities and excavation of each portion of the project site including, but not limited to, clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, and structure demolition. The Project Archaeologist shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required tribal or special interest monitors. If after an initial period of monitoring no cultural deposits have been found and it is probable that there are no subsurface cultural deposits are likely to be found, monitoring may be stopped with the concurrence of the County Archaeologist. Tribal monitoring would also end if archaeological monitoring were stopped.

The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources. The Project Archaeologist shall consult with the County, developer/permit holder, and any required tribal or special interest group monitor throughout the process. The developer/permit holder shall submit a copy of the fully executed contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

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

Adherence to COA 10.Planning.39 and COA 60.Planning.19 would ensure a less than significant impact.

- c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made

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the necessary finding as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be of Native American origin, the Native American Heritage Commission (NAHC) shall be contacted within the period specified by the law. Subsequently, the NAHC shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning Director. Adherence to the regulations identified above would ensure that impacts are less than significant. The requirements identified above are consistent with COA 10.Planning.38.

- d) The project will not restrict existing religious or sacred uses within the potential impact area. No religious or sacred uses are known to exist in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

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

Source: GIS database, County Geologist review, Paleontological Resources Assessment Report, August 31, 2009 (Appendix H).

Findings of Fact:

- a) According to the County's GIS database, this site has been mapped as having a high potential for paleontological resources. Due to a high potential for paleontological resources to occur on-site, a Paleontological Resources Impact Mitigation Plan is required. Impacts would be less than significant with mitigation incorporated.

Mitigation:

PAL-1: The project applicant shall retain a qualified paleontologist approved by the County of Riverside (Project Paleontologist) to create and implement a project-specific plan (Paleontological Resources Impact Mitigation Plan) for monitoring site grading/earthmoving activities (COA 60.Planning.18).

The Project Paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render monitoring and mitigation requirements as appropriate. These requirements shall be documented by the Project Paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This

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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 standard and Society of Vertebrate Paleontology standards, are as follows:
- The Project Paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.
- Paleontological monitoring of earthmoving activities shall be conducted on an as-needed basis by the Project 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 Project Paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.
- If the Project Paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the Project Paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.
- If fossil remains are encountered by earthmoving activities when the Project Paleontologist is not on-site, these activities shall be diverted around the fossil site and the Project Paleontologist shall be called to the site immediately to recover the remains.
- If fossil remains are found, fossiliferous rock shall be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.
- Any recovered fossil remains shall be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains shall then be curated (assigned and labeled with museum repository [The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated] 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, and 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 databases) at the museum repository by a laboratory technician. The remains shall 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- o A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the County Geologist for review and approval prior to building final inspection.

All reports shall be signed by the Project Paleontologist and all other professionals responsible for the report's content (e.g., Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly to the office of the County Geologist along with a copy of the Mitigation Monitoring and Reporting Program 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.

These mitigation measures are consistent with COA 60.Planning.18.

Monitoring: Monitoring provided by Riverside County Geologist and Riverside County Paleontologist.

GEOLOGY AND SOILS Would the project

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review, Geotechnical Engineering Investigation Addendum and Response to Comments (Salem Engineering, 2013: Appendix C); County Geologic Report No. 2313

Findings of Fact:

- a) According to Riverside County Land Information System (RCLIS; GIS database), the proposed project is not located within a fault zone. Based on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing/trending toward the subject site that would expose people or structures to potential substantial adverse risks. As described in the project's Geotechnical Engineering Investigation Addendum and Response to Comments (Salem Engineering, 2013) the nearest active fault is the San Andreas Fault Zone located approximately seven miles east of the project site. The project site is located within Seismic Zone 4 as defined by the Uniform Building Code (UBC). The extent of ground shaking associated with an earthquake is dependent upon the size of the earthquake and the geologic material of the underlying area. All future construction and development within the project site would be required to comply with applicable provisions of the most recent adopted version of the UBC (including all related mechanical, electrical, and plumbing codes), California Building Code (CBC), and the County's building requirements. These codes and regulations detail

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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specific measures including seismic design parameters to minimize the risk of loss, injury, or death resulting from strong ground shaking. Therefore, impacts are considered less than significant.

- b) As previously described, the site is not located within one-half mile of an earthquake fault zone. The nearest fault is located approximately seven miles east of the project site. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review, Geotechnical Engineering Investigation Addendum and Response to Comments (Salem Engineering, 2013: Appendix C); County Geologic Report No. 2313 (GEO 2213)

Findings of Fact:

- a) According to the Riverside County General Plan, the potential for liquefaction is high at this site. As described in the project's Geotechnical Engineering Investigation Addendum and Response to Comments (Salem Engineering, 2013) a liquefaction analysis was conducted to determine appropriate foundation design. The site is subject to liquefaction induced settlement which is estimated at 1.14 inches. Dry sand settlement potential is estimated to be 0.85 inches. The analysis concluded that the potential for structural damage can be minimized by several methods including 1) the removal/replacement of highly compressible and/or liquefiable soils; 2) using a 4-foot thick geogrid-reinforced earth foundation layer; 3) using drilled caissons with a structural slab and grade beam; 4) using stone columns or geo-piers; or 5) using a driven pre-stressed, pre-cast concrete pile foundation system. The recommended design option is to install a geogrid-reinforced earth foundation layer. Additionally, GEO 2213 reviewed by the County Geologist recommends the upper 2 to 4 inches of the soils containing asphaltic concrete, vegetation, roots and other objectionable organic matter be removed from at least five feet outside the building perimeter, the building areas should be over excavated to a depth of five feet below existing surface or three feet below bottom of footings, and the resulting excavation should be backfilled with a layered system of Engineered Fill and geogrid reinforcing material (COA 10.Planning 41). Implementation of mitigation identified below would ensure a less than significant impact.

Mitigation:

- GEO-1** The project applicant shall demonstrate to the County that the siting, design and construction of all structures and facilities within the project limits are in accordance with the regulations established in the California Building Code (COA 10.Planning.41), as well as the recommendations identified in the project geotechnical investigation and the soils and foundation evaluations prepared for the project site (COA 60.BSGrade.4).

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Monitoring: Monitoring provided by Riverside County Geologist and Riverside County Building and Safety Department.

13. Ground-shaking Zone
 Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review, Geotechnical Engineering Investigation Addendum and Response to Comments (Salem Engineering, 2013: Appendix C); County Geologic Report No. 2313

Findings of Fact:

- a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. All future construction and development within the project site would be required to comply with applicable provisions of the most recent adopted version of the UBC (including all related mechanical, electrical, and plumbing codes), CBC, and applicable County building requirements. These codes and regulations detail specific measures including seismic design parameters to minimize the risk of loss, injury, or death resulting from strong ground shaking. Adherence to applicable codes and regulations would ensure impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are 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: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Geologist review; County Geologic Report No. 2313

Findings of Fact:

- a) The project site is not located near any area of potential landslide as it is not within an area of identified steep slopes or susceptible to landslide hazards; therefore, landslides are not a geotechnical constraint for the site. Since the project site is not within the areas that are susceptible to seismically induced landslides, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15. Ground Subsidence

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, County Geologist review; County Geologic Report No. 2313

Findings of Fact:

a) Subsidence is the sudden sinking or gradual downward settling of the earth's surface with little or no horizontal movement. Subsidence is caused by a variety of activities, which includes, but is not limited to, withdrawal of groundwater, pumping of oil and gas from underground, the collapse of underground mines, liquefaction, and hydrocompaction. According to the County GIS database, the site is located in an area susceptible to subsidence. Implementation of mitigation identified below would ensure a less than significant impact.

Mitigation:

GEO-1 Prior to the issuance of building permits, the project applicant shall demonstrate to the County that the siting, design and construction of all structures and facilities within the project limits are in accordance with the regulations established in the California Building Code, as well as the recommendations identified in the project geotechnical investigation and the soils and foundation evaluations prepared for the project site.

This mitigation measure is consistent with COA 60.BSGrade.4

Monitoring: Monitoring provided by Riverside County Geologist

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: Project Application Materials, County Geologist review; County Geologic Report No. 2313

a) Tsunamis are caused by displacement of ocean floor due to seismic activity that causes high waves. Tsunami hazard is not present in the County due to the elevation and distance from the ocean. Mudflow typically consists of a mixture of soil, rock, and/or water or air. The potential for debris flow occurs particularly in canyon bottoms, stream channels, and areas near the outlets of canyons or channels. Since the project site is not located near a canyon bottom or stream channels, no impacts associated with this issue are anticipated to occur. Oscillation in the surface of an enclosed body of water, such as a lake causes seiches. This oscillation is induced by earthquakes and can affect harbors, bays, lakes, rivers, and canals. While the project site is located approximately 4.1 miles northwest of the Salton Sea, the project site is generally flat with no nearby mountainous areas in the immediate vicinity. The project site is also at a higher elevation than the Salton Sea. No significant impacts resulting from tsunamis, seiches, or mudflows are anticipated to occur on the project site.

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

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, Building and Safety – Grading Review; County Geologic Report No. 2313

Findings of Fact:

- a) The project site is relatively flat and future grading proposed for the project will retain the flat nature of the project site. The proposed project will not substantially alter ground surface relief features. Therefore, there is no impact.
- b) Based on the project’s grading plan and site plan, no slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed nor are there slopes that would be higher than 10 feet. Therefore, there is no impact.
- c) The project site is currently vacant and was formerly used for agricultural purposes. No subsurface disposal system is located on the project site. A comment letter provided by the Coachella Valley Water District (CVWD) indicates that the site is underlain by existing U.S. Bureau of Reclamation facilities, agricultural drainage lines, and other private facilities. Coordination with the CVWD would be required to avoid any impacts to these subsurface facilities. Implementation of mitigation measures identified below would reduce impacts to a less than significant level.

Mitigation:

GEO-2: Prior to the issuance of grading permits, the project applicant shall coordinate with the Coachella Valley Water District and identify subsurface facilities that will need to be avoided and/or relocated. The necessary measures to avoid and/or relocate subsurface facilities on the project shall be included in the project’s grading plans and approved by the County of Riverside and Coachella Valley Water District.

This mitigation measure is consistent with COA 60.BSGrade.6, 60.BSGrade.17, and 60.Trans.4.

Monitoring: Monitoring provided by Riverside County Geologist and Riverside County Building and Safety Department.

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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: General Plan Figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review; County Geologic Report No. 2313

- a) Based on information contained within the Soil Survey of the Coachella Valley Area, California (USDA, 1928) the project site is underlain with Indio Series soils. Indio Series soils consist of very deep, well or moderately well drained soils formed in alluvium derived from mixed rock sources. The erosion hazards associated with Indio Series soils are none to slight. Development of the site would require the movement of on-site soils. Prior to the issuance of grading permits, the project proponent would be required to prepare and submit detailed grading plans for the project site. These plans must be prepared in conformance with applicable standards of the County's grading requirements.

Development of the site would involve more than one acre; therefore, the proposed project is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit. A Storm Water Pollution Prevention Plan (SWPPP) would also be required to address erosion and discharge impacts associated with the proposed on-site grading. A SWPPP is a written document that describes the construction operator's activities to comply with the requirements in the NPDES permit. Required elements of an SWPPP include (1) site description addressing the elements and characteristics specific to the project site; (2) descriptions of BMPs for erosion and sediment controls; (3) BMPs for construction waste handling and disposal; (4) implementation of approved local plans; and (5) proposed post-construction controls, including a description of local post-construction erosion and sediment control requirements. The SWPPP is intended to facilitate a process whereby the operator evaluates potential pollutant sources at the site and selects and implements BMPs designed to prevent or control the discharge of pollutants in stormwater runoff. These requirements are consistent with COA 10.BS GRADE.6.

The soils present on site have at most a slight erosion hazard potential, and the proposed project would be required to adhere to the County's grading requirements, obtain an NPDES permit, and prepare an SWPPP. Therefore, impacts associated with soil erosion hazards are less than significant.

- b) Expansive soils generally have a substantial amount of clay particles, which can give up water (shrink) or absorb water (swell). The change in the volume exerts stress on buildings and other loads placed on these soils. The extent or range of the shrink/swell is influenced by the amount and kind of clay present in the soil. The occurrence of these soils is often associated with geologic units having marginal stability. Expansive soils can be widely dispersed and they can occur in hillside areas as well as low-lying alluvial basins. Implementation of mitigation identified below would ensure 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 area is serviced by the CVWD which provides wastewater collection services in the general area. While no sewer connections are available in the immediate vicinity of the project site, the project would require the installation of off-site wastewater facilities to connect to CVWD sewer facilities. Therefore, no septic systems or alternative wastewater disposal systems are proposed as part of the project and no impact would occur.

Mitigation:

GEO-1 Prior to the issuance of building permits, the project applicant shall demonstrate to the County that the siting, design and construction of all structures and facilities within the project limits are in accordance with the regulations established in the California Building Code, as well as the recommendations identified in the project geotechnical investigation and the soils and foundation evaluations prepared for the project site.

This mitigation measure is consistent with COA 60.BSGrade.4

Monitoring: Monitoring provided by Riverside County Geologist and Riverside County Building and Safety Department.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, Project Application Materials; County Geologic Report No. 2313

Findings of Fact:

a-b) Soils on the project site consist of Indio Series soils. The erosion hazards associated with Indio Series soils are none to slight. Development of the site would require the movement of on-site soils. The site will be partly paved, partly landscaped, and built-upon. Prior to the issuance of grading permits, the project proponent would be required to prepare and submit detailed grading plans for the project site. These plans must be prepared in conformance with applicable standards of the County's grading requirements.

Development of the site would involve more than one acre; therefore, the proposed project is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit. A Storm Water Pollution Prevention Plan (SWPPP) would also be required to address erosion and discharge impacts associated with the proposed onsite grading. These requirements are consistent with COA 10.BSGrade.1.

The majority of the soils present on site have at most a slight erosion hazard potential, the proposed project would be required to adhere to the County's grading requirements, obtain an NPDES permit, and prepare an SWPPP. Therefore, impacts associated with soil erosion hazards are less than significant. The project will not have

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The project site lies within a high wind erosion susceptibility area. Construction of the proposed project would require the movement of on-site soils. The project would be required to implement dust and sand control measures in accordance with Riverside County Ordinance No. 484 and all applicable SCAQMD rules and regulations regulating wind erosion and fugitive dust (i.e., blowsand). Riverside County Ordinance No. 484 prohibits the wind erosion of substantial quantities of sandy soils in substantial quantities on a site to be blown onto a public road or roads or other public or private property. Necessary preventative/protection measures must be implemented and include, but are not limited to, wind-breaks, walls, fences, planting and maintaining vegetation, covering the land, applying water or other materials, or other effective method or combination of methods of holding the soil in place. Applicable SCAQMD rules include Rule 401 (Visible Emissions), Rule 402 (Nuisance), and Rule 403 (Fugitive Dust) and Rule 403.1 (Supplemental Fugitive Dust Control Requirements for Coachella Valley Sources). The rules enforced by SCAQMD are consistent with the provisions specifying the control of wind erosion as detailed in Riverside County Ordinance No. 484. These requirements are consistent with COAs 10.BSGrade.8, 10.Planning.22, 60.BSGrade.16, 60.Planning.8, and 80.Planning.4. Adherence to the SCAQMD rules identified above is a standard requirement for any construction activity occurring within the Basin. Adherence to Rule 403 can reduce fugitive dust emissions by 50 percent or more. Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project application materials, Air Quality Impact Analysis (September 2009: Appendix F)

Findings of Fact:

As part of the Air Quality Impact Analysis prepared in September 2009, a global climate change (GCC) and greenhouse gas emissions (GHG) analysis was prepared for the project. While the discussion of potential project-related air quality impacts above were based on the revisions made to the estimated average daily traffic in 2013, the analysis prepared in 2009 considers the previously higher number of average daily traffic expected at the time that study was prepared and yields a more conservative analysis due to an increased average daily traffic assumption. Therefore, the following discussion of greenhouse gas emissions are based on the 2009 Air Quality Impact Assessment and likely overstates project-related GHG impacts.

- a) Greenhouse gas emissions would be associated with the construction phase of the project through the use of heavy equipment and vehicle trips. There currently are no adopted thresholds for greenhouse gas emissions. Emissions of greenhouse gases during construction would be temporary. The total emissions during construction were estimated at 183 tons of carbon dioxide (CO₂). While construction of the project will lead to life-cycle emissions, environmental impacts of the production and disposal of materials are not generally analyzed in order to avoid speculation and to maintain a reasonable analytical approach towards assessing environmental impacts. For example, criteria pollutant emissions associated with off-site cement or drywall manufacture for a project are not considered; electricity demand associated with manufacture of appliances is not incorporated into the utilities section; and protected species impacts of timber harvesting of wood used to construct the project are not included in the biological resources discussion. These impacts are not evaluated because to do so would require highly speculative forecasting, which lead agencies are poorly situated to conduct and are not required to conduct under CEQA (Cal. Pub. Res. Code §§ 15144, 15145).

Greenhouse gas emissions associated with the project were estimated separately for increases in emissions due to area sources and vehicle use. Emissions associated with project operation include emissions from area sources such as landscaping and energy use. Operational emissions also include CO₂ from project-related traffic. Project-related operational CO₂ emissions were estimated at 19 tons of CO₂ per year from area sources and 9,475 tons per year from vehicles, for total operational emissions of 9,494 tons of CO₂ per year. It should be noted that vehicular GHG emissions are regulated through State and federal requirements for motor vehicle emissions rather than by individual projects. The project would comply with any State-mandated requirements aimed at the reduction of GHG emissions as well as any state or local requirements to reduce GHG emissions. This includes meeting the State 2010 Title 24 standards for energy efficiency.

Therefore, it is reasonable to assume that the project would not generate greenhouse gases in amounts that would have a significant impact on the environment. Furthermore, as described below, the project is consistent with the current greenhouse gas reduction strategies. Therefore, the impact is considered less than significant.

- b) As the GHG emissions reduction goals in AB 32 are scoped to manage total statewide GHG emissions of approximately 496.95 Million Metric Tons (MMT) of CO₂e/year, the total GHG emissions of the proposed project are not likely to result in GHG emission levels that would substantially conflict with implementation of the GHG reduction goals under AB 32 or other

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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State regulations. The Climate Action Team and the ARB have developed several reports to achieve the Governor's GHG targets that rely on voluntary actions of California businesses, local governments and community groups, and State incentive and regulatory programs. These include the Climate Action Team's 2006 "Report to Governor Schwarzenegger and the Legislature," ARB's 2007 "Expanded List of Early Action Measures to Reduce Greenhouse Gas Emissions in California," and ARB's "Climate Change Proposed Scoping Plan: a Framework for Change."

These reports identify strategies to reduce California's emissions to the levels proposed in Executive Order (EO) S-3-05 and AB 32 that are applicable to the proposed project. The Proposed Scoping Plan is the most recent document, and the strategies included in the Scoping Plan that apply to the proposed project are described in Table C, which also summarizes the extent to which the project would comply with the strategies to help California reach the emission reduction targets. The strategies listed in Table C are either part of the project design or requirements under local or State regulations or ordinances. With implementation of these strategies/measures, the project's contribution to cumulative GHG emissions would be reduced.

Table C: Project Compliance with Greenhouse Gas Emission Reduction Strategies

Strategy	Project Compliance
Mandatory Code	
<p>California Green Building Code (CALGreen). The CALGreen Code prescribes a wide array of measures that would directly and indirectly result in reduction of GHG emissions from the Business-as-Usual Scenario (California Building Code). The mandatory measures that are applicable to the project include site selection, energy efficiency, water efficiency, materials conservation and resource efficiency, and environmental quality measures.</p>	<p>Compliant. The proposed project would be required to adhere to the mandatory measures as required by the CALGreen Code.</p>
Energy Efficiency Measures	
<p>Energy Efficiency. Maximize energy efficiency building and appliance standards, and pursue additional efficiency efforts including new technologies, and new policy and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California (including both investor-owned and publicly owned utilities).</p> <p>Renewables Portfolio Standard. Achieve a 33 percent renewable energy mix statewide.</p> <p>Green Building Strategy. Expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings.</p>	<p>Compliant. The proposed project would comply with the updated Title 24 standards, including the new 2013 California Building Code of Title 24, for building construction.</p>
Water Conservation and Efficiency Measures	
<p>Water Use Efficiency. Continue efficiency programs and use cleaner energy sources to move and treat water. Approximately 19 percent of all electricity, 30 percent of all natural gas, and 88 million gallons of diesel are used to convey, treat, distribute and use water and wastewater. Increasing the efficiency of water transport and reducing water use would reduce GHG emissions.</p>	<p>Compliant. The proposed project would be required to adhere to the mandatory measures as required by the CALGreen Code.</p>
Solid Waste Reduction Measures	

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table C: Project Compliance with Greenhouse Gas Emission Reduction Strategies

Strategy	Project Compliance
<p>Increase Waste Diversion, Composting, and Commercial Recycling, and Move Toward Zero Waste. Increase waste diversion from landfills beyond the 50 percent mandate to provide for additional recovery of recyclable materials. Composting and commercial recycling could have substantial GHG reduction benefits. In the long term, zero-waste policies that would require manufacturers to design products to be fully recyclable may be necessary.</p>	<p>Compliant. The proposed project is conditioned to provide a recyclable collection area within the project site plan at a minimum of 50% of the total area required for trash/recycling enclosures. The provision of a recyclables collection area would encourage an increase in waste diversion and additional recovery of recyclable materials.</p>
Transportation and Motor Vehicle Measures	
<p>Vehicle Climate Change Standards. AB 1493 (Pavley) required the State to develop and adopt regulations that achieve the maximum feasible and cost-effective reduction of GHG emissions from passenger vehicles and light-duty trucks. Regulations were adopted by the ARB in September 2004.</p> <p>Light-Duty Vehicle Efficiency Measures. Implement additional measures that could reduce light-duty GHG emissions. For example, measures to ensure that tires are properly inflated can both reduce GHG emissions and improve fuel efficiency.</p> <p>Adopt Heavy- and Medium-Duty Fuel and Engine Efficiency Measures. Regulations to require retrofits to improve the fuel efficiency of heavy-duty trucks that could include devices that reduce aerodynamic drag and rolling resistance. This measure could also include hybridization of and increased engine efficiency of vehicles.</p> <p>Low Carbon Fuel Standard. ARB identified this measure as a Discrete Early Action Measure. This measure would reduce the carbon intensity of California's transportation fuels by at least 10 percent by 2020.</p>	<p>Compliant. The proposed project does not involve the manufacture of vehicles. However, vehicles that are purchased and used within the project site would comply with any vehicle and fuel standards that the ARB adopted at the time of manufacture.</p>
<p>Regional Transportation-Related Greenhouse Gas Targets. Develop regional GHG emissions reduction targets for passenger vehicles. Local governments will play a significant role in the regional planning process to reach passenger vehicle GHG emissions reduction targets. Local governments have the ability to directly influence both the siting and design of new residential and commercial developments in a way that reduces GHGs associated with vehicle travel.</p>	<p>Compliant. The proposed project would implement and encourage non-vehicular modes of transportation, including bicycle racks. Additionally, the project would be able to be serviced by existing alternative transportation (bus) routes.</p>
<p>Measures to Reduce High Global Warming Potential Gases. ARB has identified Discrete Early Action measures to reduce GHG emissions from the refrigerants used in car air conditioners, semiconductor manufacturing, and consumer products. ARB has also identified potential reduction opportunities for future commercial and industrial refrigeration, changing the refrigerants used in auto air-conditioning systems, and ensuring that existing car air-conditioning systems do not leak.</p>	<p>Compliant. New products used or serviced on the project site would comply with future ARB rules and regulations.</p>

Source: LSA Associates, Inc. (June 2013).
 AB = Assembly Bill
 ARB = California Air Resources Board
 GHG = greenhouse gas

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project is consistent with the goals in the SCAG Regional Transportation Plan/Sustainable Communities Strategy of combining transportation and land use elements in order to achieve emissions reduction targets. The proposed project includes a land use growth pattern that accommodates the region's future employment needs. Therefore, the proposed project would not conflict with applicable plans policies or ordinances related to greenhouse gas emissions and impact are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Project Application Materials, Phase 1 Environmental Site Assessment APN 727-100-024-3 (February 2007: Appendix D)

Findings of Fact:

- a) The proposed project envisions the construction of a travel center/truck stop to include auto/truck fueling, auto/truck wash, 24-hour retail sale of gasoline, food, beverages, beer/wine (Type 20 – Off Sale), and grocery items. Three fast food drive-thru restaurants and two sit down restaurant are also proposed. Potentially hazardous materials such as petroleum products, pesticides, fertilizer, and other household hazardous products such as solvents and cleaning products may be stored and sold in conjunction with on-site retail sales. Additionally, the gas station would entail the storage, dispensing, and use of gasoline and other petroleum products, automobile batteries, lubricants, and other automotive fluids.

Exposure to hazardous materials during the construction and operation of the proposed on-site uses could result from (1) the improper handling or use of hazardous substances; (2) transportation accident; or (3) inadvertent release resulting from an unforeseen event (e.g.,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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fire, flood, or earthquake). The severity of any such exposure is dependent upon the type, amount, and characteristic of the hazardous material involved; the timing, location, and nature of the event; and the sensitivity of the individual or environment affected.

During construction, the project would utilize construction equipment requiring diesel or other petroleum-based fuel. However, equipment fuel is not expected to be stored on-site and construction activities would not involve the use or storage of gases, paints, solvents, or other hazardous materials or generation.

The transport and delivery of fuel to gasoline stations is regulated by the Federal Department of Transportation. In the County, the Riverside County Community Health Agency, Department of Environmental Health is the local agency that has been certified by the California Environmental Protection Agency (CalEPA) to implement and ensure compliance with six State environmental and emergency programs. These programs include: Hazardous Materials Business Plan/Emergency Response Plan, Hazardous Waste/Tiered Permitting, Underground Storage Tanks, Aboveground Storage Tanks, California Accidental Release Program, and the Uniform Fire Code Hazardous Materials Management Plan and Hazardous Material Inventory Statements. The Riverside County Community Health Agency, Department of Environmental Health, as the local agency charged with implementing these programs, will provide permitting, inspections, and enforcement with the required regulations (COA's 90.En Health.1,2,3, and 4). Hazardous wastes produced on-site are subject to requirements associated with accumulation time limits, proper storage locations and containers, and proper labeling. Additionally, for removal of hazardous waste from the site, hazardous waste generators are required to use a certified hazardous waste transportation company, which must ship hazardous waste to a permitted facility for treatment, storage, recycling, or disposal.

As with any commercial operation, any on-site activity involving hazardous substances must adhere to applicable local, State, and Federal safety standards, ordinances, or regulations. Businesses engaged in the use, sale, storage, or transport of hazardous substances are monitored by various local (e.g., Riverside County Fire Department) and State (e.g., Department of Toxic Substance Control) entities. Compliance with applicable regulations will ensure impacts associated with the use, transport, storage, and sale of hazardous materials will be less than significant.

- b) Due to the on-site presence of hazardous materials associated with commercial retail sales and fuel sales as described above, the potential for an accidental release of hazardous materials into the environment is present at the proposed project site. Due to the size of containers such products would be sold in, any hazardous material spill associated with the household hazardous products sold in the retail store such as solvents, cleaning products, fertilizer, or related substances is likely to be small and easily contained. Because of the volume of materials involved in the transport and dispensing of petroleum products, any hazardous material release at the proposed gas station could be larger than that at any of the proposed retail uses. As earlier stated, any hazardous materials on-site will be handled in accordance with all applicable State and Federal laws, including containment, reporting, and remediation requirements in the event of a spill or accidental release. The handling of hazardous materials in accordance with all applicable local, State, and Federal standards, ordinances, and regulations will reduce the impacts associated with environmental and health hazards related to an accidental release of hazardous materials to a less than significant level.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project is required to be reviewed by the County's emergency services departments (e.g., fire department, sheriff's department, etc.) for adherence to County requirements as they relate to emergency response and site access. The developers of the proposed project will be required to design, construct, and maintain structures, roadways, and facilities to comply with applicable local, regional, and/or State requirements related to emergency access and evacuation plans. Construction activities which may temporarily restrict vehicular traffic will be required (upon consultation and in coordination with the County and emergency service providers) to implement adequate and appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures. Adherence to applicable emergency access/evacuation measures will ensure that emergency access is maintained and that no impairment of emergency response or evacuation plans occurs. Impacts related to this issue are, therefore, less than significant.
- d) There are no existing or proposed schools within one quarter mile of the project site. The nearest school to the proposed project site is Saul Martinez Elementary School located approximately 1.9 miles to the east. Therefore, no impact related to the emission or handling of hazardous substances within one quarter mile of a school will occur.
- e) 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

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

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

- a) The nearest airport to the project site is Jacqueline Cochran Regional Airport located approximately 5 miles northeast. The project site is not located within an Airport Influence Area and the project will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) As previously noted, the project site is not located within the vicinity of a private airport and will not require review by the Airport Land Use Commission. Therefore, there is no impact.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The project site is not located in a high fire area. No risk of wildfire is expected to occur at the project site. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Preliminary Drainage Report for CUP 3623 dated September 2009, Revised Drainage Report for CUP 3623 dated November 2009, Drainage Report for Thermal Service Station, LP dated July 2012, Revised Drainage Study for Thermal Service Station, LP dated February 2013, Coachella Valley Water District letters dated September 5, 2012 and October 17, 2011.

Findings of Fact:

a-b) The grading and construction phases of the project site would require temporary disturbance of surface soils and removal of vegetative cover which could potentially result in erosion and sedimentation on site. Erosion and sedimentation are major visible water quality impacts attributable to construction activities. Any stockpiles and excavated areas on the project site would be susceptible to high rates of erosion from wind and rain and, if not managed properly, could result in increased sedimentation in local drainage ways.

Short-term stormwater pollutant discharges from the project site would be mitigated through compliance with the applicable NPDES permitting process, resulting in a less than significant impact. Permittees must verify compliance with permit requirements by monitoring their effluent, maintaining records, and filing periodic reports. An NPDES permit would generally specify an acceptable level of a pollutant or pollutant parameter in a discharge (for example, a certain level of bacteria). The permittee may choose which technologies to use to achieve that level.

Development of the project site is in excess of one acre; therefore, the proposed project is required to obtain coverage under an NPDES General Construction permit. The implementation of NPDES permits ensures that a state's mandatory standards for clean water and the federal minimums are met. Coverage with the permit would prevent sedimentation and soil erosion through implementation of a SWPPP and periodic inspections by RWQCB staff. As previously identified, a SWPPP is a written document that describes the construction operator's activities to comply with the requirements in the NPDES permit. Required elements of a SWPPP include (1) site description addressing the elements and characteristics specific to the project site; (2) descriptions of BMPs for erosion and sediment controls; (3) BMPs for construction waste handling and disposal; (4) implementation of approved local plans; and (5) proposed post-construction controls, including a description of local post-construction erosion and sediment control requirements. The SWPPP is intended to facilitate a process whereby the operator evaluates potential pollutant sources at the site and selects and implements

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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BMPs designed to prevent or control the discharge of pollutants in stormwater runoff. These requirements are consistent with COA 10.BSGrade.6.

During the construction period, the proposed project would use a series of BMPs to reduce erosion and sedimentation. These measures may include the use of gravel bags, silt fences, hay bales, check dams, hydroseed, and soil binders. The construction contractor would be required to operate and maintain these controls throughout the duration of onsite construction activities. In addition, the construction contractor would be required to maintain an inspection log and have the log on site to be reviewed by the County and representatives of the RWQCB.

- c) Water service would be provided by the Coachella Valley Water District (CVWD). The proposed project would not interfere with groundwater recharge as the project site is not identified as a groundwater recharge area by the County. Development of the project site would increase the amount of impervious surfaces that could facilitate percolation on site as the site is currently vacant and undeveloped. The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, there is less than significant impact.
- d) Development of the project site would result in an increase in the amount of impervious surfaces in the form of roadways, parking lots, and buildings. Conditions resulting from this change could include increased runoff volumes and velocity; reduced infiltration; increased flow frequency, duration, and peak; shorter time to reach peak flow; and degradation in water quality. The project site currently has a low runoff coefficient, meaning that runoff during storms represents a relatively small portion of the total rainfall. The majority of the precipitation, particularly in smaller storms, infiltrates into the subsurface. The development of the project site with impervious surfaces (such as roadways, parking lots, and buildings) would result in a condition in which nearly all rainfall becomes runoff. Because the development of the proposed project would introduce a greater percentage of impervious surfaces, the post-development flow volumes that would be generated on site are anticipated to be substantially higher than the pre-development flows.

Projects in this area are required to retain 100-percent of the incremental increase of the runoff generated during a 100-year storm event. The project proposes one basin for retention of storm water. As detailed in the project's drainage report (January 2013), the proposed retention basin would be sized at approximately 355 feet long, and 141 feet wide, with a depth of 1.25 feet and is designed to hold a volume of approximately 1.44 acre-feet or approximately 62,708 cubic feet of storm water. As determined in the project's drainage report, the incremental increase of the runoff generated during a 100-year storm event is 34,793 cubic feet of storm water. The proposed retention basin is adequately sized to retain 100-percent of the incremental increase of the runoff and would require review and approval by the Riverside County Transportation Department prior to site development. Approvals of drainage features/improvements are made through the plan check process. As part of this process, all project-related drainage features would be required to meet County standards. The installation of project-related storm drain systems would occur on-site would be designed, installed, and maintained per the County of Riverside standards. As a means to ensure that the proposed retention basin maintains its functionality and effectiveness, the project applicant shall

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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maintain and clean the basin a minimum of twice per year and this requirement shall be shown on the title sheet of improvement plans for the project. These requirements are consistent with COA 10.TRANS. The project provides for adequate drainage facilities and/or appropriate easements. Therefore, the impact is considered less than significant.

- e) The project site is located within Zone D as mapped on Federal Flood Insurance Rate Maps (FIRMs) in effect at this time by the Federal Emergency Management Agency (FEMA). Zone D is defined as areas with possible but undetermined flood hazards as no flood hazard analysis has been conducted. No residential component is proposed as part of the project. Figure S-9 of the County General Plan shows that the project site and immediate vicinity are not within a 100-year or 500-year floodplain. The proposed project will not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, no impact would occur.
- f) As previously identified, the project site is not within an area identified as within the 100-year or 500-year flood zone. Development of the project site would not result in the placement of structures within a flood zone. No impact would occur.
- g) The proposed project is not anticipated to substantially degrade water quality with implementation of the project-specific Water Quality Management Plan (COA's 10.Trans.17, 60.Trans.11, 80.Trans.21, and 90.Trans.29). The proposed project would incorporate water quality design features such as structural BMPs (e.g., vegetated swales and clarifiers) and non-structural BMPs (e.g., educational programs) that would meet County water quality requirements. The proposed project would not otherwise substantially degrade water quality with implementation of mitigation measures identified below. Impacts are less than significant.
- h) The site has existing drainage infrastructure. Therefore, the proposed project does not include the construction of new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). Therefore, there is no impact.

Mitigation:

HYD-1 Prior to the first issuance of a grading permit by the County, the project proponent shall file a Notice of Intent (NOI) with the Colorado River Regional Water Quality Control Board to be covered under the State National Pollutant Discharge Elimination System (NPDES) General Construction Permit for discharge of stormwater associated with demolition and construction activities (COA 60.BSGrade.1).

HYD-2 Prior to the first issuance of a grading permit by the County, the project applicant shall submit to and receive approval from the County of Riverside a Storm Water Pollution Prevention Plan (SWPPP) (COA 60.BSGrade.1). The SWPPP shall include a surface water control plan and erosion control plan citing specific measures to control onsite and off-site erosion during the entire grading and construction period (60.BSGrade.1). In addition, the SWPPP shall emphasize structural and nonstructural best management practices (BMPs) to control sediment and non-visible discharges from the site. Some of the BMPs to be implemented may include (but shall not be limited to) the following:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Sediment discharges from the site may be controlled by the following: sandbags, silt fences, straw wattles and temporary debris basins (if deemed necessary), and other discharge control devices. The construction and condition of the BMPs would be periodically inspected during construction, and repairs would be made when necessary as required by the SWPPP.
- All materials that have the potential to contribute non-visible pollutants to stormwater must not be placed in drainage ways and must be contained, elevated, and placed in temporary storage containment areas.
- All loose piles of soil, silt, clay, sand, debris, and other earthen material shall be protected in a reasonable manner to eliminate any discharge from the site. Stockpiles would be surrounded by silt fences and covered with plastic tarps.
- The SWPPP would include inspection forms for routine monitoring of the site during the construction phase to ensure NPDES compliance.
- Additional BMPs and erosion control measures would be documented in the SWPPP and utilized if necessary.
- The SWPPP would be kept on site for the entire duration of project construction and will also be available to the local RWQCB for inspection at any time.

In the event that it is not feasible to implement the above BMPs, the County of Riverside shall make a determination that other BMPs would provide equivalent or superior treatment either on site or off site.

HYD-3

The Construction Contractor shall be responsible for performing and documenting the application of BMPs identified in the SWPPP. Weekly inspections shall be performed on sediment control measures called for in the SWPPP. Monthly reports shall be maintained by the Contractor and available for County inspection. In addition, the Contractor would also be required to maintain an inspection log and have the log on site available for review by the County of Riverside and the representatives of the Regional Water Quality Control Board.

Monitoring: Monitoring will be provided by Riverside County Transportation Department, Riverside County Department of Building and Safety, and the Coachella Valley Water District.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," GIS database; Preliminary Drainage Report for CUP 3623 dated September 2009, Revised Drainage Report for CUP 3623 dated November 2009, Drainage Report for Thermal Service Station, LP dated July 2012, Revised Drainage Study for Thermal Service Station, LP dated February 2013, Coachella Valley Water District letters dated September 5, 2012 and October 17, 2011.

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern for the area. The project will not alter the course of a stream or river as it will be discharging directly into man-made flood control facilities. The project would be required to comply with the applicable NPDES permitting process and would also include the implementation of a SWPPP. These requirements are included as conditions of approval (COA 10.BS Grade.6). As previously identified, projects in this area are required to retain 100-percent of the incremental increase of the runoff generated during a 100-year storm event. The project proposes one basin for retention of storm water. The proposed retention basin would be sized at approximately 355 feet long, and 141 feet wide, with a depth of 1.25 feet and is designed to hold a volume of approximately 1.44 acre-feet or approximately 62,708 cubic feet of storm water. As determined in the project's drainage report, the incremental increase of the runoff generated during a 100-year storm event is 34,793 cubic feet of storm water. The proposed retention basin is adequately sized to retain 100-percent of the incremental increase of the runoff and would require review and approval by the Riverside County Transportation Department prior to site development. Therefore, impacts are considered less than significant.
- b) It is not anticipated that offsite flows will be substantially affected by implementation of the proposed project due to existing and proposed drainage improvements. As previously identified, development of the project site would result in an increase in the amount of impervious surfaces in the form of roadways, parking lots, and buildings. Conditions resulting from this change could include increased runoff volumes and velocity; reduced infiltration; increased flow frequency, duration, and peak; shorter time to reach peak flow; and degradation in water quality. Because the development of the proposed project would introduce a greater percentage of impervious surfaces, the post-development flow volumes that would be generated on site are anticipated to be substantially higher than the pre-development flows.

Projects in this area are required to retain 100-percent of the incremental increase of the runoff generated during a 100-year storm event. As depicted on the site plan, the project proposes one basin for retention of storm water in the northern portion of the project site north of the proposed truck/trailer parking area. Approvals of drainage features/improvements are made through the plan check process. As part of this process, all project-related drainage features would be required to meet County standards. The installation of project-related storm drain

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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systems would occur on-site and would be designed, installed, and maintained per the County of Riverside standards. The proposed retention basin is adequately sized to retain 100-percent of the incremental increase of the runoff and would require review and approval by the Riverside County Transportation Department prior to site development. The project provides for adequate drainage facilities and/or appropriate easements. Therefore, the impact is considered less than significant.

- c) The proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam due to existing drainage improvements. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Therefore, impacts are considered less than significant.
- d) The proposed project is not expected to change the amount of surface water in any body of water. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING	Would the project			
27. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Project Application Materials, County of Riverside General Plan

Findings of Fact:

- a) The project would result in an alteration of the present land use of the area since the subject land is currently vacant and implementation of the proposed project would result in the development of a new travel center/truck stop to include fueling facilities, auto and truck washes, and commercial retail uses. However, the project is consistent with the existing underlying land use designation as the land is designated as Commercial Tourist (CT) in the County's General Plan. Impacts would be less than significant. No placement of incompatible land uses would occur. See also discussion under Sections I and II, herein, as it relates to project land use, zoning, and general plan consistency.
- b) The project is not located within any City's Sphere of Influence (SOI). The project was presented to the Mecca Community Council in January 2013 for informational purposes. Implementation of the proposed project is not expected to affect any land uses in other jurisdictions. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
28. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-b) The project proposes a Change of Zone from Light Agriculture (A-1-5) to Scenic Highway Commercial (C-P-S) and the project would be consistent with the site's proposed zone. No active agricultural activity is currently occurring on the project site. The project is surrounded by properties which are zoned Agriculture (A-1-5; A-1-10) and Scenic Highway Commercial (C-P-S); however, no active agricultural activity currently exists on adjacent properties surrounding the project site. Therefore, implementation of the proposed project would not result in the placement of incompatible uses proximate to each other. Impacts are less than significant.

c-d) Please refer Checklist Response 27 a) above. Impacts are less than significant.

e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community as no residential uses are located in the vicinity of the project site. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resource				
a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

- a) The project area has not been used for mining and no known mineral resources are known to occur within the project site. The County General Plan identifies the project site as an area unstudied for mineral resources. Because no mining activities are currently occurring and no known mineral resources have been identified on the project site, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, impacts are less than significant.
- b) As noted above, the project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, impacts are less than significant.
- c) There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.
- d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

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

a) As previously identified, the nearest airport to the project site is Jacqueline Cochran Regional Airport located approximately 5 miles northeast. The project site is not located within an Airport Influence Area and the project will not result in an inconsistency with an Airport Master Plan. The project site is not located within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. No impacts would occur.

b) The project is not located within the vicinity of a private airport and would not expose people residing on the project site or area to excessive noise levels. No impacts would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The proposed project is not located in the immediate vicinity of any railroads. The nearest railroad to the project site is an existing Southern Pacific Railroad located approximately 1.0 mile to the east. At this distance, railroad noise from this location is not expected to affect the proposed project site. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials, General Plan Noise Element; Department of Environmental Health, Office of Industrial Hygiene's transmittal dated September 20, 2012

Findings of Fact: The General Plan establishes 70 decibels as the upper limit of "normally acceptable" noise levels for commercial land uses. The proposed project is located adjacent to State Highway 86. State Highway 86 is a four-lane highway and the 70 decibel noise contour projected for a four-lane Major Highway in the County's General Plan is located approximately 91 feet from the center of the right-of-way. The project site plan depicts structures on the site with the nearest structure located approximately 350 feet away. At this distance, the structures proposed for the project site would not be exposed to highway noise levels exceeding the normally acceptable noise level of 70 decibels. Also, the Department of Environmental Health's, Office of Industrial Hygiene's transmittal dated September 20, 2012 indicates no noise study shall be required based on submitted diagrams, surrounding zoning, and distance to sensitive receivers. 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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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Riverside County General Plan EIR; Project Application Materials; Department of Environmental Health, Office of Industrial Hygiene’s transmittal dated September 20, 2012

Findings of Fact:

- a) Potential permanent noise impacts associated with the operations of the proposed project are a result of project-generated vehicular traffic on the project vicinity roadways and from potential roadway noise impacts onto the proposed uses. Some particular uses could also result in a permanent increase in ambient noise levels such as a mining use, or an intense industrial use (e.g., sheet metal fabrication, etc.); however, the proposed project does not include the development of high noise-generating uses.

Increased traffic noise levels expected to occur from traffic generated by the proposed project would not result in noise levels substantially increasing above the existing ambient noise condition of the project area. The anticipated number of increased trips associated with the addition of development proposed for the project site is 2,759 trips. It takes a doubling of traffic

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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volumes to result in a perceptible noise increase (3 decibels). As noted in the County's General Plan Environmental Impact Report (EIR), the average daily trips along State Highway 86 in Coachella just north of the project site is estimated at 35,200 trips. The level of traffic increase in the project vicinity (2,759 trips) would not result in perceptible change in the existing noise environment. As such, impacts are considered less than significant and no mitigation is required.

- b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. As described in County Noise Ordinance No. 847, construction noise is exempted from the provisions of the ordinance so long as construction does not occur within one-quarter mile of an inhabited dwelling. There are no residences located within one mile of the project site. Further, construction noise impacts are temporary in nature and would cease upon completion of construction. Also, the Department of Environmental Health, Office of Industrial Hygiene's transmittal dated September 20, 2012 indicates no noise study shall be required based on submitted diagrams, surrounding zoning, and distance to sensitive receivers. Therefore, the project would be consistent with the County Noise Ordinance No. 847, and impacts are considered less than significant.
- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Noise Ordinance No. 847), or applicable standards of other agencies. County Noise Ordinance No. 847 identifies sound level standards based on land use designations. These sound level standards identify noise levels so as not to disturb adjacent occupied properties. For commercial uses, the established sound level standard between the hours of 7:00 a.m. and 10:00 p.m. is 65 maximum decibels (instantaneous) and the standard between the hours of 10:00 p.m. and 7:00 a.m. is 55 maximum decibels (instantaneous). There are no occupied properties adjacent to the project site. There is an existing commercial development (travel center) west of State Highway 86; however, noise from the proposed project site would not be discernible over the noise emitted from State Highway 86. Therefore, impacts are expected to be less than significant.
- d) Vibration refers to groundborne noise and perceptible motion. Groundborne vibration is almost exclusively a concern inside buildings and is rarely perceived as a problem outdoors, where the motion may be discernable, but without the effects associated with the shaking of a building, there is less adverse reaction. The construction of the proposed project would not require the use of equipment such as jackhammers and pile drivers, which are known to generate substantial construction vibration levels. The primary sources of vibration during construction would be from a large bulldozer.

Groundborne vibration during construction activity would be temporary and cease upon completion of construction. For these reasons, temporary impacts from project-related groundborne vibration during construction would be less than significant.

Other sources of groundborne vibration include large trucks traveling on unmaintained roadways or from steel-wheeled trains. Generally, roadways in the project vicinity are well-maintained and large trucks travelling in the project vicinity would not occur frequently. Additionally the proposed project is not located adjacent to railroad tracks with steel-wheeled trains. Impacts are considered less than significant.

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

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element; Riverside County General Plan EIR

Findings of Fact:

- a) As previously identified, the proposed project site is currently vacant land and contains no structures on-site. As no displacement of an existing residential use would occur within the project limits, development of the proposed project would not displace existing housing. No impact related to this issue would occur.
- b) The project proposes the development of a travel center/truck stop to include auto/truck fueling, auto/truck wash, 24-hour retail sale of gasoline, food, beverages, beer/wine (Type 20 – Off Sale), and grocery items. Three fast food drive-thru restaurants and two sit down restaurant are also proposed. Development of uses associated with a travel center/truck stop as described above would not create a demand for additional housing due to the nature of the project. Utilizing the employment generation factor identified in the County's General Plan EIR of one employee for every 500 net square feet of commercial tourist land area, the proposed project is anticipated to generate 229 jobs. This level of employment generation is expected to be filled by local residents already residing in the region. Therefore, implementation of the project is not expected to create a demand for additional housing and impacts would be less than significant.
- c) Please refer to Checklist Response 35 a). No impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The project is not located within or near a County Redevelopment Project Area. No impact would occur.
- e) As previously identified, the project is anticipated to generate employment for up to 229 persons. No residential uses are proposed as part of the project. This level of employment generation is expected to be filled by local residents already residing in the region and no significant population increase is expected to occur. The project is not expected to cumulatively exceed local and regional population projections. Less than significant impacts would occur.
- f) Refer to Checklist Response 35 b). The project would not induce substantial population growth in the area. While the project is expected to generate up to 229 employment positions, these positions are anticipated to be filled by residents already residing in the local region. Less than significant impacts would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

In the event of a fire on the project site, fire services would be provided by the Riverside County Fire Department. The nearest station to the project site that would provide services to the project site is the Mecca Station, located at 91350 Avenue 66 in Mecca, approximately 1.3 mile to the east. There is another fire station nearby in Thermal at 86911 Avenue 58 approximately 5.0 miles to the northwest. The proposed project site is located in a semi-developed area with existing similar uses to the east and residential uses to the east across State Highway 111. The project site is already within the service area of the Riverside County Fire Department. Additionally, the project is required to comply with Riverside County's Development Impact Fee as established by Riverside County Ordinance No. 659.6. The development of the proposed uses at the project site would not substantially increase fire response demand to levels requiring the provision of additional or expanded facilities. A less than significant impact would occur.

The project provides adequate fire access along Avenue 66 and would be conditioned to include fire protection improvements such as minimum required fire flow of 3,000 gallons per minute (GPM) for a three-hour duration at 20 pounds per square inch (PSI) residual operating pressure, installation of super fire hydrants on-site, tank permits, water certification, water system plans, provision of fire lanes, installation of a complete fire sprinkler system, installation of a fire alarm system, installation of portable fire extinguishers, and a hood duct extinguishing system over cooking equipment (COA's

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10.Fire.1; 10.Fire.2, 10.Fire.3; 10.Fire.4; 80.Fire.2, 80.Fire.3; 90.Fire.1; 90.Fire.2; 90.Fire.3; 90.Fire.4; and 90.Fire.5).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan Safety Element; Riverside County Sheriff's Department transmittal dated October 19, 2011

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. The nearest station to the project site that would provide services to the project site is the Thermal Sheriff's Station, located at 86625 Airport Boulevard in Thermal, approximately 6.0 miles to the northwest. The proposed project site is located in a semi-developed area with existing similar uses to the east and residential uses to the east across State Highway 111. The project site is already within the service area of the Riverside County Sheriff's Department. Additionally, the project is required to comply with Riverside County's Development Impact Fee as established by Riverside County Ordinance No. 659.6. The development of the proposed uses at the project site would not substantially increase police response demand to levels requiring the provision of additional or expanded facilities. Additionally, the County Sheriff's transmittal letter of October 19, 2011 recommends security measures such as exterior lighting, surveillance, and an alarm system (COA 10.Planning.45). Less than significant impacts would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: GIS database

Findings of Fact:

The Coachella Valley Unified School District provides public education services in the project area. The project is not expected to impact school facilities or require the construction of new school facilities as the project would not result in a substantial increase in population. As previously identified, the project is anticipated to generate employment for up to 229 persons. No residential uses are proposed as part of the project. This level of employment generation is expected to be filled by local residents already residing in the region and no significant population increase is expected to occur. The applicant of this project would be conditioned to pay the school impact fees as set by state law. Fees are required to be paid prior to issuance of any future building permits. Therefore, with payment of school fees impacts would be less than significant.

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

Monitoring: No monitoring measures are required.

39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

As previously identified, the project is anticipated to generate employment for up to 229 persons. No residential uses are proposed as part of the project. This level of employment generation is expected to be filled by local residents already residing in the region and no significant population increase is expected to occur. The proposed project will not create an incremental demand for library services. The project will not require the provision of new or altered library facilities. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

As previously identified, the project is anticipated to generate employment for up to 229 persons. No residential uses are proposed as part of the project. This level of employment generation is expected to be filled by local residents already residing in the region and no significant population increase is expected to occur. The proposed project will not create an incremental demand for health services. The project will not require the provision of new or altered healthcare facilities. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The proposed project does not involve the construction or expansion of recreational facilities. As previously identified, the project is anticipated to generate employment for up to 229 persons. No residential uses are proposed as part of the project. This level of employment generation is expected to be filled by local residents already residing in the region and no significant population increase is expected to occur. The proposed project will not create an incremental demand for recreational services. The project will not require the provision of new or altered recreational facilities. Therefore, impacts are less than significant.
- b) Please refer to Checklist Response 41 a) above. Impacts are less than significant.
- c) The project site is located within the Mecca Community Service Area (CSA). CSAs are an alternative method of providing governmental services by the County within unincorporated areas to provide extended services such as sheriff protection, fire protection, local park maintenance services, water and sewer services, ambulance services, streetlight energy services, landscape services and street sweeping. Specifically, the Mecca CSA focuses on the provision of streetlight services. The project would be required to pay fees to maintain services identified for the Mecca CSA. The project is not subject to Quimby fees as no residential use is proposed. Thus, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The General Plan conceptually identifies both a Class I Bike Path and a Class III Bike Path along Avenue 66 (Class I) and along State Highway 86 (Class III). While conceptual bikes paths are identified in the project vicinity, there are no trails identified on adjacent roadways. As such, no impact to recreational trails would occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

g) Cause an effect upon circulation during the project's construction?

h) Result in inadequate emergency access or access to nearby uses?

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

Source: Riverside County General Plan, Traffic Study for the Thermal Project (July 3, 2013: Appendix E), Riverside County Ordinance 348, California Department of Transportation (Caltrans) District 8 transmittal dated November 3, 2011, SunLine Transit Agency transmittal dated October 31, 2011.

Findings of Fact:

- a) The project's traffic study assumed that the project would be developed in three phases. Phase I (completed in year 2014) consists of the development of a 1,080 square foot fast food restaurant (without drive-thru), a gas station with 16 standard fueling stations and 6 truck fueling stations, and a 5,665 square foot convenience store and car wash. Phase II (completed in year 2016) consists of a 984 square foot fast food restaurant (with drive-thru) and a 1,300 square foot fast food restaurant (without drive-thru). Phase III (completed in year

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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2020) consists of a 1,040 square foot fast food restaurant (with drive-thru) and a 1,530 square foot fast food restaurant (without drive-thru). Build-Out of the project (Phases 1 through 3) would generate a total of 6,828 average daily trips (ADT) with 597 trips occurring during the a.m. peak hour and 562 trips occurring during the p.m. peak hour. A pass-by reduction of 15 percent was applied to the ADT as well as a 48-52 percent reduction for diverted link trips to account for existing trips (non-project related) on the existing roadways. The traffic study prepared for the proposed project concluded the project would generate a net total of 2,759 average daily trips (ADT).

The Traffic Study utilizes the Level of Service (LOS) standards to measure potential impacts of the proposed project. LOS is a professional industry standard by which the operating conditions of a given intersection or roadway segment are measured. LOS is defined on a scale of A to F, where LOS A represents the best operating conditions and LOS F represents the worst operating conditions. The County of Riverside has established a minimum LOS C on all county-maintained roads and conventional highways. As an exception, LOS D may be allowed in Community Development areas, only at intersections of any combination of Secondary Highways, Major Highways, Arterials, Urban Arterials, Expressways, conventional state highways or freeway ramp intersections. LOS E may be allowed in designated community centers to the extent that it would support transit-oriented development and walkable communities. Please refer to the Traffic Study provided in Appendix E for a detailed description of the methodology employed to conduct the traffic analysis and evaluate potential impacts. For the purposes of this analysis, an LOS value of E or F at an intersection will be used to characterize a significant traffic impact under CEQA.

The Traffic Study prepared for the proposed project analyzes six (6) local intersections and are identified below in Table C. The Traffic Study considers the following scenarios in the analysis of project-related traffic impacts:

- Existing (2013) Conditions;
- Opening Year (2014) Conditions;
- Opening Year (2014) Conditions Plus Project;
- Phases I and II (2016) Conditions;
- Phases I and II (2016) Conditions Plus Project;
- Build-Out Phases I, II, and III (2020) Conditions;
- Build-Out Phases I, II, and III (2020) Conditions Plus Project;

Cumulative project conditions (i.e., ambient growth plus traffic associated with approved and pending project in the vicinity of the proposed project) were also analyzed for each of the scenarios summarized above, with the exception of the Existing (2013) Conditions scenario. The Traffic Study considers the following scenarios in the analysis of project-related traffic impacts:

- Opening Year (2014) Plus Cumulative Plus Project Conditions;
- Phases I and II (2016) Plus Cumulative Plus Project Conditions; and,
- Build-Out Phases I, II, and III (2020) Plus Cumulative Plus Project Conditions.

Please refer to the Traffic Study provided in Appendix E for a detailed description of the analysis scenarios.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Avenue 66 forms the southern boundary of the project site, and runs through the project area in an east-west direction. It is a state highway (State Route 195 [SR-195]) and carries the bulk of non-freeway traffic east-west through this area while State Highway 86 (SH-86), located adjacent to the east of the project site, carries the bulk of freeway traffic through the area in a north-south direction. Buchanan Street forms the project's western boundary. There are three driveways proposed along Buchanan Street that would provide access to the project site as well as a single access point off of Avenue 66.

Table C shows the existing year (2013) and opening year (2014) both without and with the proposed project. As shown in Table C, in the existing condition (2013), all study area intersections are operating at satisfactory LOS (LOS D or above). Similarly, in the opening year (2014) condition without project and with the project, all study area intersections are operating at satisfactory LOS (LOS D or above). Therefore, no impacts during the project's opening year 2014 scenario would occur.

Table D shows the existing year (2013) and Phases I and II (2016) both without and with the proposed project. As shown in Table D, in the existing condition (2013), all study area intersections are operating at satisfactory LOS (LOS D or above). Similarly, in the Phases I and II (2016) condition without project and with the project, all study area intersections are operating at satisfactory LOS (LOS D or above). Therefore, no impacts during the project's Phase I and II 2016 scenario would occur.

Table E shows the existing year (2013) and Project Build-Out Phases I, II, and III (2020) both without and with the proposed project. As shown in Table E, in the existing condition (2013), all study area intersections are operating at satisfactory LOS (LOS D or above). Similarly, in the Project Build-Out Phases I, II, and III (2020) condition without project, all study area intersections are operating at satisfactory LOS (LOS D or above). However, in the Project Build-Out Phases I, II, and III (2020) condition with the project, the Avenue 66/Buchanan Street study area intersection would operate at deficient LOS (LOS F). This is a significant impact and mitigation is required. With mitigation identified below, the intersection of Avenue 66/Buchanan Street would operate at LOS C in the a.m. peak hour and LOS B in the p.m. peak hour and the impact would be reduced to a less than significant level.

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Table C: Existing 2013, Opening Year 2014, and Opening Year 2014 Plus Project LOS Summary

Intersection	Control	Existing 2013			Opening 2014			Opening 2014 Plus Project					
		AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour				
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS				
1. Avenue 66 (SR-195)/West Pierce Street Intersection Eastbound Westbound Northbound Southbound	AWSC	8.2	A	8.8	A	8.2	A	8.9	A	8.3	A	8.0	A
		8.2	A	8.1	A	7.9	A	8.5	A	8.0	A	7.4	A
		8.5	A	9.5	A	8.6	A	9.5	A	8.7	A	9.3	A
		7.8	A	8.1	A	7.7	A	8.2	A	7.8	A	7.9	A
		7.9	A	8.2	A	7.9	A	8.3	A	7.9	A	7.9	A
2. Avenue 66 (SR-195)/East Pierce Street Southbound	OWSC	9.8	A	9.5	A	10.0	B	9.4	A	9.9	A	9.6	A
		0.0	A	9.3	A	0.0	A	9.4	A	0.0	A	9.4	A
3. Avenue 66 (SR-195)/Buchanan Street Northbound Southbound	OWSC	--	--	--	--	--	--	--	--	21.1	C	17.8	C
		6.6	A	7.2	A	8.8	A	7.3	A	11.1	B	10.0	A
4. Avenue 66 (SR-195)/SH-86 Intersection	Signal	10.8	B	11.6	B	10.2	B	11.2	B	10.3	B	11.5	B
		13.0	B	16.2	C	11.8	B	15.3	C	8.7	A	15.3	C
5. Avenue 66 (SR-195)/Lincoln Street Northbound	OWSC	13.0	B	16.2	C	11.8	B	15.3	C	8.7	A	15.3	C
		13.0	B	16.2	C	11.8	B	15.3	C	8.7	A	15.3	C
6. Avenue 66 (SR-195)/SH-111-Grapefruit Boulevard Eastbound	OWSC	13.0	B	16.2	C	11.8	B	15.3	C	8.7	A	15.3	C
		13.0	B	16.2	C	11.8	B	15.3	C	8.7	A	15.3	C

Source: Table 10, Darnell and Associates
Bold = exceeds Level of Service (LOS) standard
 AWSC = all-way stop control

-- = V/C is undefined at two-way stop controls
 OWSC = one-way stop control

Potentially Significant Impact

Less than Significant with Mitigation Incorporated

Less Than Significant Impact

No Impact

Table D: Existing 2013, Phases I and II 2016, and Phases I and II 2016 Plus Project LOS Summary

Intersection	Control	Existing 2013						Phases I and II 2016						Phases I and II 2016 Plus Project							
		AM Peak Hour		PM Peak Hour		LOS		AM Peak Hour		PM Peak Hour		LOS		AM Peak Hour		PM Peak Hour		LOS			
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS		
1. Avenue 66 (SR-195)/West Pierce Street Intersection Eastbound Westbound Northbound Southbound	AWSC	8.2	A	8.8	A	8.3	A	9.0	A	8.4	A	9.1	A	8.4	A	9.1	A	8.4	A		
		8.2	A	8.1	A	7.9	A	8.6	A	8.0	A	8.7	A	8.0	A	8.7	A	8.0	A		
		8.5	A	9.5	A	8.7	A	9.6	A	8.9	A	9.8	A	8.9	A	9.8	A	8.9	A	9.8	A
		7.8	A	8.1	A	7.8	A	8.3	A	7.9	A	8.4	A	7.9	A	8.4	A	7.9	A	8.4	A
2. Avenue 66 (SR-195)/East Pierce Street Southbound	OWSC	9.8	A	9.5	A	10.1	B	9.5	A	10.3	B	9.6	A	10.3	B	9.6	A	10.3	B		
		9.8	A	9.5	A	10.1	B	9.5	A	10.3	B	9.6	A	10.3	B	9.6	A	10.3	B		
3. Avenue 66 (SR-195)/Buchanan Street Northbound Southbound	OWSC	0.0	A	9.3	A	0.0	A	9.4	A	0.0	A	9.3	A	0.0	A	9.3	A	0.0	A		
		--	--	--	--	--	--	--	--	--	--	--	--	--	--	26.3	D	19.0	C		
4. Avenue 66 (SR-195)/SH-86 Intersection	Signal	6.6	A	7.2	A	8.2	A	8.3	A	12.6	B	13.1	B	12.6	B	13.1	B	12.6	B		
5. Avenue 66 (SR-195)/Lincoln Street Northbound	OWSC	10.8	B	11.6	B	10.3	B	11.6	B	10.4	B	11.8	B	10.4	B	11.8	B	10.4	B		
		13.0	B	16.2	C	12.1	B	16.1	C	12.7	A	16.5	C	12.7	A	16.5	C	12.7	A		
6. Avenue 66 (SR-195)/SH-111-Grapefruit Boulevard Eastbound	OWSC	13.0	B	16.2	C	12.1	B	16.1	C	12.7	A	16.5	C	12.7	A	16.5	C	12.7	A		

Source: Table 11, Darnell and Associates
Bold = exceeds Level of Service (LOS) standard
 AWSC = all-way stop control

-- = V/C is undefined at two-way stop controls
 OWSC = one-way stop control

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

Table E: Existing 2013, Phases I, II, III 2020, and Phases I, II, III 2020 Plus Project LOS Summary

Intersection	Control	Existing 2013						Phases I,II, III 2020						Phases I, II, III 2020 Plus Project					
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour			
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS		
1. Avenue 66 (SR-195)/West Pierce Street Intersection Eastbound Westbound Northbound Southbound	AWSC	8.2	A	8.8	A	8.4	A	9.3	A	8.6	A	9.4	A	8.6	A	9.4	A		
		8.2	A	8.1	A	8.1	A	8.8	A	8.2	A	9.0	A	8.2	A	9.0	A		
		8.5	A	9.5	A	8.9	A	10.0	A	9.1	A	10.2	A	9.1	A	10.2	A		
		7.8	A	8.1	A	7.9	A	8.5	A	8.0	A	8.6	A	8.0	A	8.6	A		
		7.9	A	8.2	A	8.0	A	8.4	A	8.4	A	8.5	A	8.0	A	8.5	A		
2. Avenue 66 (SR-195)/East Pierce Street Southbound	OWSC	9.8	A	9.5	A	10.3	B	9.7	A	10.5	B	25.1	D	10.5	B	25.1	D		
		0.0	A	9.3	A	0.0	A	9.5	A	0.0	A	0.0	A	0.0	A	0.0	A		
3. Avenue 66 (SR-195)/Buchanan Street Northbound Southbound	OWSC	--	--	--	--	--	--	--	--	55.2	F	25.1	D	55.2	F	25.1	D		
		6.6	A	7.2	A	9.1	A	9.2	A	15.4	B	15.8	B	15.4	B	15.8	B		
4. Avenue 66 (SR-195)/SH-86 Intersection	Signal	6.6	A	7.2	A	9.1	A	9.2	A	15.4	B	15.8	B	15.4	B	15.8	B		
5. Avenue 66 (SR-195)/Lincoln Street Northbound	OWSC	10.8	B	11.6	B	10.5	B	12.0	B	10.7	B	12.2	B	10.7	B	12.2	B		
		13.0	B	16.2	C	12.7	B	18.1	C	13.1	B	18.9	C	13.1	B	18.9	C		
6. Avenue 66 (SR-195)/SH-111-Grapefruit Boulevard Eastbound	OWSC	13.0	B	16.2	C	12.7	B	18.1	C	13.1	B	18.9	C	13.1	B	18.9	C		

Source: Table 12, Darnell and Associates
Bold = exceeds Level of Service (LOS) standard
 AWSC = all-way stop control

-- = V/C is undefined at two-way stop controls
 OWSC = one-way stop control

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table F shows the existing year (2013) and opening year (2014) with traffic associated with cumulative projects and the proposed project. As shown in Table F, in the existing condition (2013), all study area intersections are operating at satisfactory LOS (LOS D or above). Similarly, in the opening year (2014) condition with cumulative projects and with the project, all study area intersections are operating at satisfactory LOS (LOS D or above). Therefore, no impacts during the project's opening year 2014 cumulative scenario would occur.

Table G shows the existing year (2013) and Phases I and II (2016) with traffic associated with cumulative projects and the proposed project. As shown in Table G, in the existing condition (2013), all study area intersections are operating at satisfactory LOS (LOS D or above). However, in the Phases I and II (2016) condition with cumulative projects and with the project, all study area intersections are operating at satisfactory LOS (LOS D or above) with the exception of Avenue 66/SH-111-Grapefruit Boulevard (LOS E) during the PM peak hour. This is a significant impact and mitigation is required. With mitigation identified below, the intersection of Avenue 66/ SH-111-Grapefruit Boulevard would operate at a satisfactory LOS (LOS B) and the impact would be reduced to a less than significant level.

Table H shows the existing year (2013) and Project Build-Out Phases I, II, and III (2020) with traffic associated with cumulative projects and the proposed project. As shown in Table H, in the existing condition (2013), all study area intersections are operating at satisfactory LOS (LOS D or above). However, in the Project Build-Out Phases I, II, and III (2020) condition with cumulative projects and with the project, all study area intersections are operating at satisfactory LOS (LOS D or above) with the exception of Avenue 66/Buchanan Street (LOS F) during the AM and PM peak hour and Avenue 66/SH-111-Grapefruit Boulevard (LOS E) during the PM peak hour. This is a significant impact and mitigation is required. With mitigation identified below, the intersections of Avenue 66/Buchanan Street and Avenue 66/SH-111-Grapefruit Boulevard would operate at a satisfactory LOS (LOS C or above for Avenue 66/Buchanan Street and for Avenue 66/SH-111-Grapefruit Boulevard during both the AM and PM peak hours) and the impact would be reduced to a less than significant level.

The County determines the timing of necessary roadway improvements and ensures that construction and needed improvements occurs prior to or concurrent with the time at which the identified roadway segment or intersection level of service is forecast to fail to achieve at performance levels established by the County. In this way, improvements are typically constructed before the LOS degrades beyond the County's performance standards to ensure the significant impacts are avoided. As a result of its continual monitoring of the local circulation system, the County ensures that roadway improvements are constructed prior to the time the level of service deteriorates below the County's established performance criteria.

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes the project site. The intent of the RBBB is to mitigate cumulative traffic impacts. The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure. The project would be responsible for contributing its fair share toward the funding of the future improvements via payment of the County's Development Impact Fees and other fees (e.g., Coachella Valley Association of Governments [CVAG] Transportation Uniform Mitigation Fees [TUMF], and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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South Valley Parkway RBBB fees) used to fund roadway and roadway-related improvements, resulting in a less than significant cumulative impact. These requirements are conditions of approval (COA 10.Trans.7, COA 80.Trans.3, COA 80.Trans.14).

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

Table F: Existing 2013 and Opening Year 2014 Plus Cumulative Plus Project LOS Summary

Intersection	Control	Existing 2013				Opening 2014 Plus Cumulative Plus Project			
		AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
1. Avenue 66 (SR-195)/West Pierce Street	AWSC	8.2	A	8.8	A	9.5	A	8.7	A
Intersection									
Eastbound		8.2	A	8.1	A	9.0	A	8.3	A
Westbound		8.5	A	9.5	A	10.3	A	9.2	A
Northbound		7.8	A	8.1	A	8.4	A	8.2	A
Southbound	7.9	A	8.2	A	8.5	A	8.1	A	
2. Avenue 66 (SR-195)/East Pierce Street	OWSC	9.8	A	9.5	A	10.6	B	10.6	B
Southbound									
3. Avenue 66 (SR-195)/Buchanan Street	OWSC	0.0	A	9.3	A	21.0	C	18.7	C
Northbound									
Southbound		--	--	--	--	0.0	A	13.8	C
4. Avenue 66 (SR-195)/SH-86	Signal	6.6	A	7.2	A	11.4	B	10.7	B
Intersection									
5. Avenue 66 (SR-195)/Lincoln Street	OWSC	10.8	B	11.6	B	10.8	B	12.7	B
Northbound									
6. Avenue 66 (SR-195)/SH-111-Grapefruit Boulevard	OWSC	13.0	B	16.2	C	16.5	C	31.6	D
Eastbound									

Source: Table 14, Darnell and Associates
Bold = exceeds Level of Service (LOS) standard
 AWSC = all-way stop control

-- = V/C is undefined at two-way stop controls
 OWSC = one-way stop control

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

Table G: Existing 2013 and Phases I and II 2016 Plus Cumulative Plus Project LOS Summary

Intersection	Control	Existing 2013						Phases I and II 2016 Plus Cumulative Plus Project					
		AM Peak Hour			PM Peak Hour			AM Peak Hour			PM Peak Hour		
		Delay	LOS		Delay	LOS		Delay	LOS		Delay	LOS	
1. Avenue 66 (SR-195)/West Pierce Street	AWSC	8.2	A		8.8		8.7	A		9.9		A	
Intersection													
Eastbound		8.2	A		8.1		8.3	A		9.4		A	
Westbound		8.5	A		9.5		9.2	A		10.8		B	
Northbound		7.8	A		8.1		8.1	A		8.8		A	
Southbound	7.9	A		8.2		8.1	A		8.6		A		
2. Avenue 66 (SR-195)/East Pierce Street	OWSC	9.8	A		9.5		10.7	B		10.7		B	
Southbound													
3. Avenue 66 (SR-195)/Buchanan Street	OWSC	0.0	A		9.3		0.0	A		9.6		A	
Northbound													
Southbound		--	--		--		32.1	D		18.6		C	
4. Avenue 66 (SR-195)/SH-86	Signal	6.6	A		7.2		12.4	B		12.4		B	
Intersection													
5. Avenue 66 (SR-195)/Lincoln Street	OWSC	10.8	B		11.6		21.1	C		13.0		B	
Northbound													
6. Avenue 66 (SR-195)/SH-111-Grapefruit Boulevard	OWSC	13.0	B		16.2		17.1	C		35.9		E	
Eastbound													

Source: Table 15, Darnell and Associates
Bold = exceeds Level of Service (LOS) standard
 AWSC = all-way stop control

-- = V/C is undefined at two-way stop controls
 OWSC = one-way stop control

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

Table H: Existing 2013 and Phases I, II, III 2020 Plus Cumulative Plus Project LOS Summary

Intersection	Control	Existing 2013						Phases I, II, III 2020 Plus Cumulative Plus Project					
		AM Peak Hour		PM Peak Hour		LOS		AM Peak Hour		PM Peak Hour		LOS	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
1. Avenue 66 (SR-195)/West Pierce Street	AWSC	8.2	A	8.8	A	8.9	A	10.3	A				B
Intersection													
Eastbound		8.2	A	8.1	A	8.4	A	9.7	A				A
Westbound		8.5	A	9.5	A	9.5	A	11.4	A				B
Northbound		7.8	A	8.1	A	8.2	A	9.1	A				A
Southbound	7.9	A	8.2	A	8.2	A	8.8	A				A	
2. Avenue 66 (SR-195)/East Pierce Street	OWSC	9.8	A	9.5	A	11.0	B	10.9	B				B
Southbound													
3. Avenue 66 (SR-195)/Buchanan Street	OWSC	0.0	A	9.3	A	60.4	F	36.9	F				E
Northbound													
Southbound		--	--	--	--	76.6	F	42.9	F				E
4. Avenue 66 (SR-195)/SH-86	Signal	6.6	A	7.2	A	13.6	B	15.2	B				B
Intersection													
5. Avenue 66 (SR-195)/Lincoln Street	OWSC	10.8	B	11.6	B	11.2	B	13.5	B				B
Northbound													
6. Avenue 66 (SR-195)/SH-111-Grapefruit Boulevard	OWSC	13.0	B	16.2	C	18.5	C	47.6	C				E
Eastbound													

Source: Table 16, Darnell and Associates
Bold = exceeds Level of Service (LOS) standard
 AWSC = all-way stop control

-- = V/C is undefined at two-way stop controls
 OWSC = one-way stop control

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The Congestion Management Program utilizes a level of service standard of LOS E. The project intersection impact analyses discussed above as part of the discussion contained under Threshold a) is based on the more restrictive LOS D level of service standards from the local jurisdiction in which the intersection is located. Thus, the analysis presented above meets and exceeds the CMP level of service standard for intersection analyses resulting in a less than significant impact and no additional mitigation is required.
- c & d) The nearest airport to the project site is Jacqueline Cochran Regional Airport located approximately 5 miles northeast. The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Additionally, the nearest railroad to the project site is an existing Southern Pacific Railroad located approximately 1.0 mile to the east. The project would not affect rail traffic at this location. Additionally, there are no bodies of water immediately adjacent to the project site and no impacts to waterborne traffic would occur with implementation of the project. Therefore, there is no impact.
- e) The proposed project will not substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) nor would the project introduce incompatible uses such as farm equipment on roadways. All project-related improvements would be required to adhere to the County of Riverside roadway standards. Therefore, there is no impact.
- f) Potential impacts to road maintenance from project-related traffic would be offset by existing fee mechanisms established and required by the Riverside County Transportation Department. Therefore, impacts regarding the need for new or additional road maintenance are considered to be less than significant.
- g) It should be noted that project construction will occur for some time and during this time there may be diversions or delay of traffic along Avenue 66 and, as a result, a potential for traffic to divert onto Avenue 64. This potential impact would be mitigated by implementation of a plan to control traffic during temporary construction periods and is identified below.
- h) During project construction and roadway improvements, a detour or alternate route will be available for emergency access. Upon completion of project construction, there will be no impediment to emergency access and access to nearby uses. The project site would be developed in accordance with County ordinances, standard conditions of approval, and permits related to emergency access. Furthermore, mitigation has been identified to require the preparation and implementation of a traffic control plan during construction. Therefore, impacts are considered to be less than significant.
- i) SunLine Transit currently operates two bus routes along Avenue 66 in the project area; Routes 91 and 95. Implementation of the proposed project would not result in permanent modifications to Avenue 66 adjacent to the project site, although a new project access point will be created along Avenue 66. Landscaping and other improvements will be made to the project site, but these improvements will not have any long-term negative effect upon existing roadway usage by bicycles, buses, or other alternative transportation vehicles. The project will also provide bicycle racks as shown on the project's site plan. During construction hours, lane closures that could possibly include bike access and sidewalks may

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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occur. Typically, any closure of a sidewalk or a bike lane associated with the construction of the project would occur during the stated hours of construction and only for the portion of the project being constructed for that particular day. Therefore, a less than significant impact associated with this issue would occur.

Mitigation:

TRA-1 Prior to the issuance of a building permit or any use allowed by the Conditional Use Permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit shall be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino (COA 80.Trans.2)

TRA-2 The developer shall fully construct traffic improvements at the following location, or as approved by the County Transportation Department.:

- Avenue 66/Buchanan Street – install an all-way stop control and construct a westbound right-turn lane on 66th Avenue.

The resulting geometrics of this intersection shall be as follows:

Northbound: One shared left-turn/through/right-turn lane – stop controlled;

Southbound: One left-turn lane, one shared through/right-turn lane – stop controlled;

Eastbound: One shared left-turn/through/right-turn lane; and,

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

All listed improvements are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications shall be provided. Any off-site widening required to provide the listed geometrics shall be the responsibility of the landowner/developer (COA 80.Trans.17)

TRA-3 The project is required to comply with Riverside County's Development Impact Fee as established by Riverside County Ordinance No. 659.6 (COA 90.Planning.34) and Transportation Uniform Mitigation Fee Ordinance No. 673 (COA 80.Trans.3) to further address traffic impacts created by the project.

Monitoring: Monitoring will be provided by Riverside County Transportation Department.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact: The General Plan conceptually identifies both a Class I Bike Path and a Class III Bike Path along Avenue 66 (Class I) and along State Highway 86 (Class III). As previously noted, during construction hours, lane closures that could possibly include bike access and sidewalks may occur. Typically, any closure of a sidewalk or a bike lane associated with the construction of the project would occur during the stated hours of construction and only for the portion of the project being constructed for that particular day. Therefore, a less than significant impact associated with this issue would occur.

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

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review, Coachella Valley Water District letters dated September 5, 2012 and October 17, 2011.

Findings of Fact:

- a) As part of the project design, the project will install an on-site water well, water pump, and water tank and necessary water pipes to provide the project with its domestic water demand in accordance with CVWD and En Health Department (COA 10.En Health.1). The location of these facilities will be located on the project site in the northeastern portion and would not result in the construction of new water treatment facilities or expansion of existing facilities that may cause significant environmental effects. Impacts would be less than significant.
- b) Based on review by Health Department and water district, it is anticipated that the project will have sufficient water supplies available for existing and future development. As detailed above, the project will install an on-site water well, water pump, and water tank and necessary water pipes to provide the project with its domestic water demand. No new or expanded entitlements would be required for the project. Impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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Source: Department of Environmental Health Review; Coachella Valley Water District letters dated September 5, 2012 and October 17, 2011.

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

a-b) Wastewater treatment services will be provided by CVWD and notice of availability of these services has been received (COA 10.En Health.1). No septic systems are proposed with implementation of the project. CVWD operates six wastewater treatment facilities and expansions and improvements are ongoing to meet the region's demands. The project will connect to an existing sewer line underlying Avenue 66. The project will not require the construction of new wastewater facilities or expansion of existing facilities to meet wastewater demand. The extension of the existing sewer line underlying Avenue 66 would occur within the existing roadway and no significant environmental effects are expected to occur with this planned extension. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management Department letter dated June 2, 2009, CalRecycle Solid Waste Information System database

Findings of Fact:

a) The project will not generate a substantial amount of construction demolition waste as no structures exist on the project site. Solid waste services will be provided by the Riverside County Waste Management Department. Solid waste generated by the proposed project is likely to be disposed of at the Mecca II landfill located at Box Canyon Road and Garfield Street in Mecca east of the project site. A secondary disposal site is the Oasis Sanitary landfill located at 84505 84th Avenue in Oasis located south of the project site. The Mecca II landfill's total capacity is approximately 372,480 cubic yards of which 34,786 cubic yards of disposal capacity remains. The Oasis Sanitary landfill's total capacity is approximately 1,097,152 cubic yards of which 149,597 cubic yards of disposal capacity remains. Based on a solid waste generation rate of 10.53 pounds per employee per day, the proposed project is anticipated to generate approximately 2,411.37 pounds per day (1.2 tons per day) or 880,150.05 pounds per year (440 tons per year). The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities as capacity exists at the receiving landfills. The project shall be required to submit Waste Recycling Plan (COA's 80.Planning.33 and 90.Planning.46) to the Riverside County Waste Management Department. Impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Federal, State, and local statutes and regulations regarding solid waste generation, transport, and disposal are intended to assure adequate landfill capacity through mandatory reductions in solid waste quantities (e.g., through recycling and composting of green waste) and the safe and efficient transport of solid waste. The project would comply will all regulatory requirements regarding solid wastes and adherence to regulatory requirements would ensure a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

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

Source: Riverside County General Plan

Findings of Fact:

- a) Electricity services would be provided to the project site by Imperial Irrigation District. Since electrical service is present in the project vicinity, the provision of electrical services to the project site would not result in significant environmental effects and is considered to be less than significant.
- b) Natural gas services would be provided to the project site by Southern California Gas Company. Since natural gas service is present in the project vicinity, the provision of natural gas services to the project site would not result in significant environmental effects and is considered to be less than significant.
- c) Communications systems would be provided to the project site by Verizon. Since communications service is present in the project vicinity, the provision of communication services to the project site would not result in significant environmental effects and is considered to be less than significant.
- d) Please refer to Checklist Response 25 d). The project provides for adequate drainage facilities and/or appropriate easements. Therefore, the impact is considered less than significant.
- e) Please refer to Checklist Response 41 c). The project site is located within the Mecca Community Service Area (CSA). Specifically, the Mecca CSA focuses on the provision of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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streetlight services. The project would be required to pay fees to maintain services identified for the Mecca CSA. Installation of street lights would be conducted simultaneously with proposed roadway improvements. Therefore, the impact is considered less than significant.

f) Please refer to Checklist Response 43 f). Potential impacts to road maintenance from project-related traffic would be offset by existing fee mechanisms established and required by the Riverside County Transportation Department. Therefore, impacts regarding the need for new or additional road maintenance are considered to be less than significant.

g) No other governmental facilities are required for the proposed project. As such, no impacts would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source: Riverside County General Plan

Findings of Fact:

a-b) The proposed project will not project conflict with any adopted energy conservation plans as no adopted plan is in place. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact: As detailed in the preceding responses, 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Conditions of approval have been identified to reduce impacts to a less than significant level.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

- Earlier Analyses Used, if any: SCAQMD CEQA Air Quality Handbook
- GP: Riverside County General Plan
- RCLIS: Riverside County Land Information System

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
77588 El Duna Court, Ste. H
Palm Desert, CA 92211

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

VIII. APPENDICES

- Appendix A California Emissions Estimator Model Output Files, LSA Associates, Inc.; July 18, 2013.
- Appendix B Phase I Archaeological Assessment, CRM Tech; August 28, 2009.
- Appendix C County Geologic Report GEO2313: Geotechnical Engineering Investigation, Addendum and Response to Comments Regarding Geologic Hazards, Geotechnical Engineering Investigation, Liquefaction Analysis Model Output; Salem Engineering Group, Inc., November 2007 and March 2013.
- Appendix D Phase I Environmental Site Assessment of the APN 727-100-024-3 (South Parcel) Mecca, California, Technical Advisory Group, Inc.; February 27, 2007.
- Appendix E Traffic Study for the Thermal Project, Darnell and Associates, Inc.; revised July 3, 2013.
- Appendix F Air Quality Impact Analysis, Thermal Service Station, A.J. Koltavary/Civil & Environmental Engineers; September 2009.
- Appendix G General Biological Resources Assessment, Thermal Service Station Project, Ecological Consultants, August 6, 2009.
- Appendix H Paleontological Resources Assessment Report, Thermal Service Station, CRM Tech, August 31, 2009.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for an automobile and truck travel center to include 13,600 square foot convenience store up to 28 feet in height with 24 hour retail sale of gasoline and diesel fuel, food/beverages, and concurrent sale of beer and wine for off-premises consumption with Type 20 ABC License (No PC&N required). The proposed automobile and truck travel center includes 1,152 square foot car wash, 5,350 square foot gasoline canopy with eight (8) pumps and 3,570 square foot diesel fuel canopy with six (6) pumps, and up to three (3) drive-thru restaurants and two (2) sit down restaurants totaling approximately 15,905 square feet. The proposed project includes signage. Total on-site parking consists of 203 vehicle spaces and 19 truck spaces. The development is proposed to be constructed in three (3) phases. Off-site access is along Buchanan Street via State Highway 86 and 66th Avenue (State Highway 195).

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

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.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3623 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A (Site Plans) (Sheets 1-7), Amended No. 2, Exhibit B (Elevations), Exhibit C (Floor Plan), Exhibit L, Exhibit M (Color Elevations), and Exhibit S (Signage Program).

10. EVERY. 4 USE - MITIGATION MEASURES RECOMMND

The applicant shall comply with each and every mitigation measure and satisfy the monitoring requirements set forth in Environmental Assessment No. 42166.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

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

05/01/14
17:32

Riverside County LMS
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT

RECOMMND

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS

RECOMMND

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or

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10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND

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

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 12 USE - DRAINAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

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

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK RECOMMND

Prior to the construction or placement of any buildings, structures, or equipment, the applicant shall submit building plans, structural calculations and all applicable information and documents to the building department for review, approval and building permit issuance.

All building department plan submittal and fee requirements will apply. All current adopted California Building Codes and Riverside County Ordinances in effect at the time of building permit plan submittal and payment will apply.

All buildings and on site areas shall comply with all

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK (cont.)

RECOMMND

accessibility requirements. This shall include but be limited to a continuous paved accessible path of travel connecting to the:

1. Public R.O.W.
2. All accessible parkingspaces and loading/unloading areas
3. Areas of public accomodation.
4. All Buildings.
5. Sanitary facilities.

Building plan submittals shall include all mitigation measures and information applicable to compliance with chapter 5 (Nonresidential Mandatory measures) of the 2010 California Green Code. This will include:

1. Planning & design (5.1)
2. Energy Efficiency (5.2)
3. Water efficiency & Conservation (5.3)
4. Material Conservation & Resource Efficiency (5.4)
5. Environmental Quality (5.5)

E HEALTH DEPARTMENT

10.E HEALTH. 1 CVWD WATER AND SEWER SERVICE

RECOMMND

Conditional Use Permit#3623 is proposing Coachella Valley Water District (CVWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with CVWD as well as all other applicable agencies.

Any existing septic system(s) must be properly removed or abandoned under permit with the Department of Environmental Health (DEH).

10.E HEALTH. 2 INDUSTRIAL HYGIENE-COMMENTS

RECOMMND

Based on the County of Riverside, Industrial Hygiene Program's review of the information provided at time of planning case submittal (diagrams, surrounding zoning, distance of sensitive receivers and existing medical building) a noise study is not required. However, the project shall comply with the following:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise

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10. GENERAL CONDITIONS

10.E HEALTH. 2 INDUSTRIAL HYGIENE-COMMENTS (cont.) RECOMMND

levels 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute lew, between 7:00 a.m. and 10:00 p.m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official. For any further questions, please contact Industrial Hygiene at (951) 955-8980.

For any questions, please contact Industrial Hygiene at (951) 955-8980.

FIRE DEPARTMENT

10.FIRE. 1 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 3000 GPM for a 3 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2001 CBC and Building(s) having a fire sprinkler system.

10.FIRE. 2 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located at less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 3 USE-#19-ON/OFF LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located not less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

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10. GENERAL CONDITIONS

10.FIRE. 4 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 5 USE-#30A-WATER NOT FEASIBLE RECOMMND

Please be advised the proposed project may not be feasible since there are no existing water mains or if there are existing mains they will not meet the required fire flow.

10.FIRE. 6 USE*-ELECTRIC CHARGING STATION RECOMMND

The electric vehicle charging station shall be adequately seperated from all liquid and gas form fuel dispensers. Please verify all distances, per NFPA 70 and the California Fire Code.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW (cont.) RECOMMND

condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 4 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT A.

10.PLANNING. 5 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 15 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the California Alcohol Beverage Control Board (ABC), or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 17 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

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10. GENERAL CONDITIONS

10.PLANNING. 18

USE - NOISE MONITORING REPORTS

RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 19

USE - AGRICULTURE CODES

RECOMMND

This property is located within the Coachella Valley and all landscape planting shall comply with the requirements of the State Agriculture Code and the directives of the Riverside County Agricultural Commissioner. All landscaping plans submitted to the Planning Department shall included the following notation: "Warning: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plan material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's office. All plant material must be free from Red Scale (Aonidiella aurantii.)"

10.PLANNING. 22

USE - PREVENT DUST & BLOWSAND

RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

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10. GENERAL CONDITIONS

10.PLANNING. 24 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit;
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 25 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 27 USE - BEER & WINE RESTRICTIONS RECOMMND

The following development standards shall apply to the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption:

- a. Only beer and wine may be sold.
- b. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.
- c. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.
- d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.
- e. No beer, wine or other alcoholic beverage advertising shall be located on gasoline islands; and, no lighted advertising for beer, wine or other alcoholic beverages

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10. GENERAL CONDITIONS

10.PLANNING. 27 USE - BEER & WINE RESTRICTIONS (cont.) RECOMMND

shall be located on the exterior of buildings or within window areas.

f. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

g. No sale of alcoholic beverages shall be made from a drive-in window.

h. All alcoholic beverage displays and storage areas, and all electrical coolers containing alcoholic beverages shall be locked between the hours of 2:00 a.m. and 6:00 a.m. in order to prevent public access to alcoholic beverages during those hours.

10.PLANNING. 28 USE - NPDES COMPLIANCE RECOMMND

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.

10.PLANNING. 34 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 36 USE - ORD 875 CVMSHCP FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 875, to assist in providing revenue to acquire and preserve open space and habitat, a local development mitigation fee shall be paid for each development project or portion of an expanded development project to be constructed in the Coachella Valley and surrounding mountains. The amount of the fee for commercial or industrial development shall be calculated on the basis of "project area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

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10. GENERAL CONDITIONS

10.PLANNING. 37 USE - MAINTAIN FLOOD FACILITY RECOMMND

The permit holder 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.

10.PLANNING. 38 USE - IF HUMAN REMAINS FOUND RECOMMND

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

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

10.PLANNING. 39 USE - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of

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10. GENERAL CONDITIONS

10.PLANNING. 39

USE - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

significance due to it sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and fter consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 40

USE - LC LANDSCAPE REQUIREMENT

RECOMMND

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.

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10. GENERAL CONDITIONS

10.PLANNING. 40 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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.

10.PLANNING. 41 USE - GEO02313 RECOMMND

County Geologic Report (GEO) No. 2313, submitted for this project (CUP03623) was prepared by Salem Engineering Group, Inc. and is entitled: "Geotechnical Engineering Investigation, Proposed Commercial Development, NEC Buchanan Street and 66th Avenue, Thermal, California", dated November 30, 2007. In addition, Salem submitted the following report for this project:

"Addendum and Response to Comments Regarding Geologic Hazards, Geotechnical Engineering Investigation, Proposed Commercial Development, NEC Buchanan Street and 66th Avenue, Thermal, California", dated March 14, 2013.

This document is herein incorporated as a part of GEO02313.

GEO02313 concluded:

- 1.Active faulting does not exist on the subject site.
- 2.The site is subject to liquefaction induced settlement which is estimated at 1.14 inches, primarily centered on the soil layer at a depth of 25 feet bgs.
- 3.Dry sand settlement potential is estimated to be 0.85 inches.
- 4.Landslide/slope instability/rock fall issues pose a very low risk.
- 5.Tsunamis and inundation are not considered significant

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10. GENERAL CONDITIONS

10.PLANNING. 41 USE - GEO02313 (cont.)

RECOMMND

hazards.

6.The site is not located sufficiently near any large bodies of water that could adversely affect the site in the event of earthquake-induced seiches.

GEO02313 recommended:

1.The upper 2 to 4 inches of the soils containing asphaltic concrete, vegetation, roots and other objectionable organic matter encountered at the time of grading should be stripped and removed from the building and pavement areas and at least 5 feet outside the building perimeter.

2.The building areas should be over-excavated to a depth of 5 feet below existing surface or 3 feet below bottom of footings, whichever is greater.

3.The resulting excavation should be backfilled with a layered system of Engineered Fill and geogrid reinforcing material.

GEO No. 2313 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 2313 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters 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.

10.PLANNING. 42 USE - SITE MAINTENANCE

RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

10.PLANNING. 43 USE - LIMIT ON OUTSIDE DISPLAY

RECOMMND

No approval is given for the use of 200 or more square feet of area for outside display or storage of materials or merchandise.

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10. GENERAL CONDITIONS

10.PLANNING. 44 USE - NO VEHICLE PARKING AREA RECOMMND

No truck, trailer, or other vehicle parking and/or storage shall be allowed within the area marked 'Pad 4" to west of the travel center at any time. Fencing and other barriers to vehicle parking and/or storage in this area shall at all times be maintained in a manner to prevent access to this area. Should vehicles enter this area, such vehicles shall be promptly removed and the area restored to prevent the emission of dust and blowsand.

10.PLANNING. 45 USE - SHERIFF LETTER RECOMMND

The permit holder shall remain in compliance with the safety and security requirements of the Riverside County Sheriff Department's letter dated October 19, 2011, a copy of which is on file with the Riverside County Planning Department.

10.PLANNING. 47 USE - PHASES ALLOWED RECOMMND

Construction of this project may be done in phases as shown on APPROVED EXHIBIT A. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

10.PLANNING. 48 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to a 200 square foot freestanding sign (10x20) with maximum height of 35 feet, separate 100 square foot pricing and directory identification sign, plus wall and fuel canopy signage, as depicted on approved Exhibit S. Any additional signage or modifications to signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 49 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

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10. GENERAL CONDITIONS

10.PLANNING. 50 USE - NO OFF-ROAD USES ALLOWED RECOMMND

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.

10.PLANNING. 51 USE - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 52 USE - ABC20 OFF SALE BEER/WINE RECOMMND

OFF SALE BEER & WINE - (Package Store) Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises.

10.PLANNING. 53 USE - PAD 4 LIMITATIONS RECOMMND

The area labeled "Pad 4" on the APPROVED EXHIBIT A shall be maintained in a pre- graded condition, and shall not be used for vehicle or truck parking or material storage or display or similiar uses.

10.PLANNING. 54 USE - NO TRUCK WASH RECOMMND

No approval is given for a truck wash or detailing service within this condtional use permit.

TRANS DEPARTMENT

10.TRANS. 5 USE - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with rdinance 460 and Riverside County Road Improvement tandards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted

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10. GENERAL CONDITIONS

10.TRANS. 5 USE - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 6 USE - ASSESS/BENEFIT DIST 1 RECOMMND

Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

10.TRANS. 7 USE - SOUTH VALLEY PARKWAY RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

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10. GENERAL CONDITIONS

10.TRANS. 8 USE - ENCROACHMENT PERMIT RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

10.TRANS. 9 USE - DRAINAGE 1 RECOMMND

The proponent 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.

10.TRANS. 10 USE - FLOOD HAZARD REPORT RECOMMND

This is a proposal to construct a Service Station, Travel Center and Fast Food Restaurant on 10 acres (APN 727-100-024). This project lies within the Mecca area on the north side of 66th and just east of Buchanan Street and west of State Highway 86.

For new developments in this area, they are required to retain the incremental increase of the runoff for a 100-year event. The proponent shall provide mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. The retention of the incremental increase of the 100 year storm shall be required as part of the drainage improvements for this project.

Since this proposal is a commercial/industrial development with restaurants and the retail sale of gasoline on the site, a preliminary project specific WQMP is required. The County has reviewed the revised Water Quality Management Plan (WQMP) received on March 17, 2013. The developer is proposing an infiltration basin along the northern boundary to mitigate for water quality as well as HCOC. The infiltration rate of 0.7 in/hr used to design the basin is incorrect, the engineer should either get a percolation rate from geotechnical engineer or use the recommended rate of 0.27 in/hr for the final WQMP at the plan check stage. It appears from the exhibit the basin is large enough to

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10. GENERAL CONDITIONS

10.TRANS. 10 USE - FLOOD HAZARD REPORT (cont.) RECOMMND

accommodate increase water quality volume and therefore we have no objection to the proposal.

10.TRANS. 11 USE - FLOOD HAZARD REPORT 2 RECOMMND

This project is located in an area designated Zone D on Federal Flood Insurance Rate Maps which are in effect at this time by the Federal Emergency Management Agency.

10.TRANS. 12 USE - DRAINAGE EASEMENT RECOMMND

Coachella Valley Water District will need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations and other facilities. The project proponent may be required to install these facilities and provide land and/or easement on which some of these facilities will be located. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

10.TRANS. 13 USE - RETENTION BASIN RECOMMND

For retention basin sizing and calculations refer to letter dated February 28, 2013 (Supersedes letter dated February 2, 2010) from Alan French to Majeed Farshad in GENERAL CONDITIONS 10.TRANS USE-RETENTION BASIN.

10.TRANS. 14 USE - OWNER MAINT NOTICE RECOMMND

A viable maintenance mechanism acceptable to the County should be provided for the basin. The owner will maintain and clean the basin a minimum two times per year. This maintenance wording shall be shown on the title sheet of improvement plans and ECS.

10.TRANS. 15 USE - TS/CONDITIONS RECOMMND

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.

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10. GENERAL CONDITIONS

10.TRANS. 15 USE - TS/CONDITIONS (cont.)

RECOMMND

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

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

West Pierce Street (NS) at:
66th Avenue (EW)
East Pierce Street (NS) at:
66th Avenue (EW)
Buchanan Street (NS) at:
66th Avenue (EW)
State Highway 86 (NS) at:
66th Avenue (EW)
Lincoln Street (NS) at:
66th Avenue (EW)
Grapefruit Blvd./State Highway 111 (NS) at:
66th Avenue (EW)

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

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

10.TRANS. 17 USE - SUBMIT FINAL WQMP>PRELIM

RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 17

USE - SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

completing the necessary studies. These documents are available on-line at: www.rcflood.org/NPDES under Programs and Services, Stormwater Quality.

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

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

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.TRANS. 18

USE - WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, Transportation Department will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess

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10. GENERAL CONDITIONS

10.TRANS. 18 USE - WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

individual benefiting property owners, or other means approved by Transportation Department. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-CUP RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. The use shall be initiated within three (3) years of the approval date of this permit or this permit shall become null and void.

20.PLANNING. 3 USE - UNDEVELOPED VOID DATE RECOMMND

Notwithstanding any other condition of approval herein, this permit shall become null and void on July 1, 2019, as it applies to any undeveloped portion or any undeveloped phase(s) of this property; "undeveloped" shall mean where no lawful occupancy or structure exists. A notice to the Building and Safety Department concerning this condition shall be placed on this application to take effect on the date specified in this condition.

60. PRIOR TO GRADING PRMT ISSUANCE

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT (cont.) RECOMMND

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

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS RECOMMND

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

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

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

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS RECOMMND

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.

60.BS GRADE. 8 USE - NOTARIZED OFFSITE LTR RECOMMND

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

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 USE - APPROVED WQMP (cont.) RECOMMND

the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 15 USE- BMP CONST NPDES PERMIT RECOMMND

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

60.BS GRADE. 16 USE - PM10 PLAN REQUIRED RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

60.BS GRADE. 17 USE-TRANS& CVWD REVIEW REQ'D RECOMMND

The applicant or developer shall submit copies of the grading plan and hydrologic calculations to the Riverside County Transportation Department (RCTD) and the Coachella Valley Water District (CVWD) for their review and approval. Additional flood plain management fees may be required by CVWD. Prior to the issuance of a grading permit, the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 17 USE-TRANS& CVWD REVIEW REQ'D (cont.) RECOMMND

applicant or developer shall provide, to the Department of Building and Safety Grading Division, a letter from RCTD and CVWD indicating their approval of the plans or a waiver of the review.

60.BS GRADE. 18 USE- PM 10 CLASS REQUIRED RECOMMND

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

EPD DEPARTMENT

60.EPD. 1 -NESTING BIRD SURVEY RECOMMND

A nesting bird survey is required between February 1st and August 31st. No grading permit shall be issued between February 1st and August 31st unless a qualified biologist, currently holding an MOU with the County, conducts a nesting bird survey. The results of the survey shall be submitted directly to EPD for review prior to issuance of any grading permit. If nesting activity is observed, California Department of Fish and Games (CDFG) & USFWS shall be contacted in order to establish proper buffers. Documentation of the installation of buffers and consultation with CDFG shall be provided to EPD prior to any grading activities. This condition only applies if a grading permit is sought between February 1st and August 31st. No nesting bird survey shall be required outside of the nesting season. If you have any questions about this condition please contact EPD directly at 951-955-6892

PLANNING DEPARTMENT

60.PLANNING. 8 USE - BLOWSAND & DUST CONTROL RECOMMND

The permittee shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to:

a) The use of irrigation during any construction activities;

b) planting of cover crop or vegetation upon previously

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 USE - BLOWSAND & DUST CONTROL (cont.) RECOMMND

graded but undeveloped portions of the site; and

c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

60.PLANNING. 10 USE - CVWD CLEARANCE RECOMMND

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letters dated September 5, 2012 and October 17, 2011, which are on file with the Riverside County Planning Department.

60.PLANNING. 11 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3623, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 16 USE - REQD APPLICATIONS (1) RECOMMND

No grading permits shall be issued until Change of Zone No. 7710 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 designations and/or zones ultimately applied to the property.

60.PLANNING. 17 USE - PM10 MITIGATION PLAN RECOMMND

Notwithstanding any provision of Riverside County Ordinance No. 742 (Control of Fugitive Dust & PM10) to the contrary, this project shall comply with the requirements of Ordinance No. 742, including, but not necessarily limited to, the submission of a PM10 Mitigation Plan containing all reasonably available fugitive dust control measures, and, thereafter, the permit holder shall comply with all provisions of the approved PM10 Mitigation Plan during

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 USE - PM10 MITIGATION PLAN (cont.)

RECOMMND

grading, earth movement operations and construction of the project as determined by the Director of the Department of Building and Safety.

The permit holder shall submit a copy of the approved PM10 Mitigation Plan to the Planning Department and the submitted copy shall include a cover letter containing a written certification from a state licensed professional that the control measures of the plan are included in the grading and building plans submitted to the Department of Building and Safety pursuant to obtaining a grading permit.

60.PLANNING. 18 USE - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. Hence:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and 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 standard and Society of Vertebrate Paleontology standards, are as follows:

A. The project paleontologist shall participate in a pre-construction project meeting with development staff and construction operations to ensure an understanding of any mitigation measures required during construction, as applicable.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

B.Paleontological monitoring of earthmoving activities will be conducted on an as-needed basis by the project 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 project paleontologist or his/her assign will have the authority to reduce monitoring once he/she determines the probability of encountering fossils has dropped below an acceptable level.

C.If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary.

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

E.If fossil remains are found, fossiliferous rock will be recovered from the fossil site and processed to allow for the recovery of smaller fossil remains. Test samples may be recovered from other sampling sites in the rock unit if appropriate.

F.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,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

G.A qualified paleontologist shall prepare a report of findings made during all site grading activity with an appended itemized list of fossil specimens recovered during grading (if any). This report shall be submitted to the County Geologist for review and approval prior to building final inspection as described elsewhere in this conditions set.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist, Professional Engineer, etc.), as appropriate. Two wet-signed original copies of the report shall be submitted directly 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.

60.PLANNING. 19 USE - CULTURAL RESOURCES PROFE RECOMMND

As a result of archaeological investigation PD-A-4598 and information submitted by the Torres-Martinez Band of Desert Cahuilla dated 8-7-09, archaeological monitoring shall be required for this proposed project.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and any required tribal or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial rough and mass grading ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 USE - CULTURAL RESOURCES PROFE (cont.)

RECOMMND

trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required tribal or special interest monitors. If after an initial period of monitoring no cultural deposits have been found and it is probable that there are no subsurface cultural deposits are likely to be found, monitoring may be stopped with the concurrence of the County Archaeologist. Tribal monitoring would also end if archaeological monitoring were stopped.

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

NOTE:

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

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

60.PLANNING. 20 USE- TRIBAL MONITORING

RECOMMND

As a result of information submitted by the Torres-Martinez Band of Desert Cahuilla, dated 8-7-09, tribal observation of the archaeological monitoring shall be required.

Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement with, and retain, a monitor(s) designated by the Torres-Martinez Band of Desert Cahuilla Indians. This group shall be designated as the Tribal Monitor for this project. The agreement shall address the treatment and ultimate disposition of Native American cultural resources which may include repatriation and/or curation in a

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20 USE- TRIBAL MONITORING (cont.)

RECOMMND

Riverside County approved curation facility.

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

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

NOTE:

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

2)Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves to facilitate tribal consultation and advisory purposes for tribal interests only.

3)The tribal monitoring agreement shall not modify any approved condition of approval or mitigation measure. Tribal monitoring shall not interfere in any way with the implementation of required mitigation measures for this project.

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

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20 USE- TRIBAL MONITORING (cont.) (cont.) RECOMMND

submitted to the Riverside County Planning Department in order to allow the Project Archaeologist to examine any finds for evaluation and reporting purposes. Should curation be preferred, the developer/permit holder is responsible for all costs.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

60.TRANS. 2 USE - SOUTH VALLEY PARKWAY RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

60.TRANS. 3 USE - DRAINAGE SUBMIT PLANS 1 RECOMMND

The project proponent shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The project proponent shall submit plans

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 USE - DRAINAGE SUBMIT PLANS 1 (cont.) RECOMMND

for grading, landscaping, and irrigation systems, any other necessary documentation along with supporting hydrologic and hydraulic calculations to Riverside County Transportation for review and approval. The project proponent shall pay all fees as required by Riverside County Transportation Department.

60.TRANS. 4 USE - DRAINAGE SUBMIT PLANS 2 RECOMMND

Per letter dated June 1, 2009, the project proponent shall submit plans for grading, landscaping, and irrigation systems to Coachella Valley Water District for review and approval. This review is for ensuring efficient water management.

60.TRANS. 5 USE - EASEMENT FOR DRAINAGE RECOMMND

The project proponent will prepare record easements for drainage purposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

60.TRANS. 6 USE - TYPICAL SITE GRADING RECOMMND

All on-site grading shall be done to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

60.TRANS. 7 USE - CAPITAL PROJ. COORD. RECOMMND

The project shall coordinate its design with the County's grade separation project of 66th Avenue and SH-86S (B6-0473). Please contact (951) 955-6800 to coordinate with the County's design.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 8 USE - RETENTION BASIN RECOMMND

For retention basin sizing and calculations refer to letter dated February 28, 2013 (Supersedes letter dated February 2, 2010) from Alan French to Majeed Farshad in GENERAL CONDITIONS 10.TRANS USE-RETENTION BASIN.

60.TRANS. 10 USE -SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of Transportation Department review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to Transportation Department Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive Transportation Department's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Plan Check Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.TRANS. 11 USE - SUBMIT FINAL WQMP RECOMMND

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

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 37 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the San Bernardino County Museum and Los Angeles County

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 37 USE - PALEO MONITORING REPORT (cont.) RECOMMND

Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

70.PLANNING. 38 USE - CULTURAL RESOURCES RPT RECOMMND

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

TRANS DEPARTMENT

70.TRANS. 1 USE - EROSION CONTROL RECOMMND

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions of debris onto downstream properties, public right-of-way, or drainage facilities. Plans showing these measures shall be submitted to Riverside County Transportation Department for review prior to the start of any site grading.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT RECOMMND

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.

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.) RECOMMND

construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

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

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

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

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - FOOD PLANS REQD RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#51-WATER CERTIFICATION RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 3000 GPM fire flow for a 3 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

80.FIRE. 3 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.
Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PLANNING DEPARTMENT

80.PLANNING. 6 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT A.

80.PLANNING. 7 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 27 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3623, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 28 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:
1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 28 USE - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 29 USE - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 29 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

80.PLANNING. 30 USE - COLOR/FINISH SAMPLES RECOMMND

The permittee shall submit three 4" x 4" color and finish samples of building materials for Planning Department approval. Coloration shall be compatible with the colors contained in Exhibit No. M.

80.PLANNING. 31 USE - CVWD CLEARANCE RECOMMND

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letters dated September 5, 2012, and October 17, 2011, copies which are on file with the Riverside County Planning Department.

80.PLANNING. 32 USE - VEHICLE STACKING RECOMMND

Prior to building permit issuance of any fast food restaurant with drive thru, the building site plan shall be verified to contain a minimum of six (6) stacking spaces prior to the menu board (150 feet).

80.PLANNING. 33 USE - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from the Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 33 USE - WASTE MGMT CLEARANCE (cont.) RECOMMND

conditions contained in their letter dated June 2, 2009, summarized as follows: a Waste Recycling Plan shall be submitted to the Riverside County Waste Management Department.

TRANS DEPARTMENT

80.TRANS. 2 USE - CALTRANS ENCRCHMNT PRMT RECOMMND

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

80.TRANS. 3 USE - TUMF RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

80.TRANS. 4 USE - R-O-W DEDICATION RECOMMND

Sufficient public street right-of-way shall be provided along 66th Avenue (SH-195) to establish a 76-foot half-width right-of-way including standard corner cutback.

Sufficient public street right-of-way shall be provided along the westerly property line (Buchanan Street) to establish a 78-foot full-width right-of-way including standard corner cutback.

Right-of-way along State Highway 86 and 66th Avenue shall be dedicated as shown on exhibits for CUP03623, Amended No. 3, dated 8/20/12.

80.TRANS. 6 USE - MAP CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C' of the Countywide Design Guidelines.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 10 USE -ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Streetlights on Buchanan Street.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

80.TRANS. 12 USE - LIGHTING PLAN

RECOMMND

A separate street light plan and/or a separate bridge light plan is required for this project. Street (and/or bridge) 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. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 13 USE -LANDSCAPING/TRAIL COM/IND

RECOMMND

Landscaping (and/or trails) within public road right-of-way shall comply with Transportation Department standards and

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 13 USE -LANDSCAPING/TRAIL COM/IND (cont.) RECOMMND

Ordinance 461 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Buchanan Street and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlund, Transportation Department at (951) 955-6829.

80.TRANS. 14 USE - SOUTH VALLEY PARKWAY RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 15 USE - DRAIN EASMT 1 RECOMMND

Proposed retention basins shall be designed of adequate size to retain 100 percent of the incremental increase of the volume from the 100 year event. The proponent shall obtain approval from the Riverside County Transportation Department regarding the adequacy of the retention basin design. Final design will require the submittal of actual infiltration rate of 2-inches per hour. Final design will require the submittal of actual infiltration rate testing otherwise infiltration will be considered as zero.

80.TRANS. 16 USE - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

None

80.TRANS. 17 USE - TS/GEOMETRICS RECOMMND

The intersection of Buchanan Street (NS) at 66th Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane
- stop controlled
Southbound: one left-turn lane, one shared
through/right-turn lane - stop controlled
Eastbound: one shared left-turn/through/right-turn lane
Westbound: one shared left-turn/through lane, one
right-turn lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

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

80.TRANS. 18 USE - EASEMENT FOR DRAINAGE 2 RECOMMND

The project proponent will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 18 USE - EASEMENT FOR DRAINAGE 2 (cont.) RECOMMND

drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

80.TRANS. 19 USE - RETENTION BASIN RECOMMND

For retention basin sizing and calculation refer to letter dated February 28, 2013 (Supersedes letter dated February 2, 2010) from Alan French to Majeed Farshad in GENERAL CONDITIONS 10.TRANS USE-RETENTION BASIN.

80.TRANS. 20 USE -SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of Transportation Department review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to Transportation Department Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive Transportation Department's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Plan Check Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.TRANS. 21 USE - SUBMIT FINAL WQMP RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 USE - WQMP BMP INSPECTION (cont.) RECOMMND

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

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D RECOMMND

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

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

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

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

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

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

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

1.Sub-grade inspection prior to base placement.

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

a.Inspection of Final Paving

b.Precise Grade Inspection

c.Inspection of completed onsite storm drain facilities

d.Inspection of the WQMP treatment control BMPs

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6

USE - PRECISE GRDG APPROVAL

RECOMMND

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

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

2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

90.E HEALTH. 4 USE - HAZMAT TANKS RECOMMND

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM (cont.) RECOMMND

protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 3 USE-#83-AUTO/MAN FIRE ALARM RECOMMND

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 4 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 5 USE-#36-HOOD DUCTS RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (*

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 5 USE-#36-HOOD DUCTS (cont.) RECOMMND
separate fire alarm plans must be submitted for connection)

PLANNING DEPARTMENT

90.PLANNING. 6 USE - PHASE 1 PARKING PAVING RECOMMND
For Phase 1, a minimum of 123 parking spaces and 19 truck parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 7 USE - ACCESSIBLE PARKING RECOMMND
A minimum of nine (9) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subjected to the Planning Department's approval.

90.PLANNING. 14 USE - INSTALL BIKE RACKS RECOMMND

Bicycle racks for a minimum of six (6) bicycles shall be provided/maintained in convenient locations to facilitate bicycle access to the project area. The bicycle racks shall be shown on project landscaping and improvement plans, and shall be installed in accordance with those plans.

90.PLANNING. 15 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 17 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 20 USE - TRASH ENCLOSURES RECOMMND

Trash enclosures shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 20 USE - TRASH ENCLOSURES (cont.) RECOMMND

the type of material to be deposited in each bin.

90.PLANNING. 27 USE - PHASES MUST BE COMPLETE RECOMMND

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

90.PLANNING. 34 USE - ORD 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3623 has been calculated to be 14.01 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 36 USE - ORD 875 CVMSHCP FEE (2) RECOMMND

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 36 USE - ORD 875 CVMSHCP FEE (2) (cont.) RECOMMND

appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Conditional Use Permit No. 3623 is calculated to be 14.01 net acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 39 USE - LC LNDSCP INSPECT DEPOST RECOMMND

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

90.PLANNING. 40 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 41 USE - WALLS/FENCES REQUIRED

RECOMMND

Prior to the completion of Phase 1, a minimum six (6) foot high combination decorative wrought-iron fence with pilasters 30 feet on-center shall be constructed along the entire easterly and southerly Caltrans ROW dedication line facing State Highway 86 and 66th Avenue (Key Note 13 on APPROVED EXHIBIT A) to prevent access into the State Highway 86 ROW.

Prior to the completion of Phase I, a minimum three (3) foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed along the westerly boundary (Buchanan Street) to partially screen auto and truck parking lots.

Prior to the completion of Phase I, a minimum six (6) foot high chain link fence shall be constructed along the northerly bondary and portion of the westerly bondary to the Buchanan Street cul-de-sac.

The exterior side of all masonry block walls/pilasters shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

90.PLANNING. 42 USE - PHASE 2 PARKING PAVING

RECOMMND

For Phase 2, a minimum of 53 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 43 USE - PHASE 3 PARKING PAVING

RECOMMND

For Phase 3, a minimum of 27 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete decomposed granite to current standards as approved by the Department of Building and Safety.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 46 USE - WASTE MGMT CLEARANCE RECOMMND

A clearance letter from the Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated June 2, 2009, summarized as follows: evidence to demonstrate project compliance with the approved Waste Recycling Plan.

TRANS DEPARTMENT

90.TRANS. 1 USE - IMP PLANS RECOMMND

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

90.TRANS. 2 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with the County's grade separation project of 66th Avenue and SH-86S (B6-0473). Please contact (951) 955-6800 to coordinate with the County's design.

90.TRANS. 4 USE - CALTRANS 1 RECOMMND

The project proponent shall comply with the Caltrans recommendations as outlined in their letter dated November 3, 2011.

90.TRANS. 5 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan.

90.TRANS. 8 USE STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE STREETLIGHT AUTHORIZATION (cont.) RECOMMND

2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 9 USE - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 13 USE -ANNEX L&LMD/OTHER DIST1 RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461. Said annexation should include the following:

(1) Street lights on Buchanan Street.

90.TRANS. 14 USE - IMPROVEMENTS RECOMMND

Buchanan Street is designated as an Industrial Collector Street and shall be improved with 56-foot full-width AC pavement and 6-inch concrete curb and gutter within the 78-foot full-width dedicated right-of-way in accordance with County Standard No. 111. (56'/78')

NOTE: A 6-foot wide concrete sidewalk shall be constructed adjacent to curb line within the 11-foot parkway.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 15 USE - EXISTING MAINTAINED

RECOMMND

66th Avenue along project boundary is a paved County maintained road designated as an Urban Arterial Highway and shall be improved with 8-inch concrete curb and gutter and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 76-foot half-width dedicated right-of-way in accordance with County Standard No. 91, pages 1 & 2. (110'/152')

NOTE: A 5-foot wide concrete sidewalk shall be constructed within the 21' parkway per Standard No. 404.

Above mentioned improvements could be modified as approved by Transportation Department because of proposed grade separation project over existing Highway 86 Expressway.

90.TRANS. 18 USE - UTILITY PLAN

RECOMMND

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.

90.TRANS. 19 USE - UTILITY INSTALL

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 19 USE - UTILITY INSTALL (cont.)

RECOMMND

as proof of completion.

90.TRANS. 23 USE - SOUTH VALLEY PARKWAY

RECOMMND

The County is in the process of establishing a Road and Bridge Benefit District (RBBB) for the South Valley Parkway area, which includes this project site, in order to mitigate cumulative traffic impacts. A "South Valley Parkway Traffic Study and Roadway Phasing Plan", dated April 4, 2007, has been prepared which identifies cumulative impacts and the needed levels of transportation improvements to achieve acceptable Levels of Service.

The South Valley Parkway RBBB is currently in the planning stage, and the County is coordinating the preparation of a nexus study and refinements to the scope of improvements to be funded under the RBBB. These additional studies will provide the basis for establishing the RBBB fee structure.

Prior to the issuance of building permits the project shall be asked to pay the RBBB fee once it has been established and adopted. In the event the RBBB is not formed prior to the time when an implementing project is ready to record a map or obtain a building permit (for non-residential projects), the proponent of the individual project will have the option of paying an estimated RBBB fee or making a roadway improvement as its proportional share of mitigating cumulative impacts or as approved by the Transportation Department.

90.TRANS. 24 USE - DRIVEWAYS

RECOMMND

Driveways shall be designed and constructed in accordance with County Standard No. 207A pages 1 and 2, and shall be located in accordance with Exhibit A, Amended No. 3 for Conditional Use Permit No. 3623.

90.TRANS. 25 USE - DRAINAGE IMPROV COMPLETE

RECOMMND

All drainage improvements including the construction of drainage swales, storm drains, inlet structures, and retention systems are required to be completed prior to occupancy.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 26 USE - EASEMENT FOR DRAINAGE 2 RECOMMND

The project proponent will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

90.TRANS. 27 USE - TS/INSTALLATION RECOMMND

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

None

90.TRANS. 28 USE - BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to Transportation Department'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. Transportation Department MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 29 USE - IMPLEMENT WQMP RECOMMND

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. Transportation Department will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.TRANS. 30 USE -BMP MAINTENANCE & INSPECT RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to Transportation Department for review and approval prior to the issuance of occupancy permits.

90.TRANS. 31 USE - R-O-W DEDICATION RECOMMND

All of the right-of-way dedications including dedication along 66th Avenue and State Highway 86 shall be completed prior to any occupancy as shown on exhibits for CUP03623, Amended No. 3, dated 8/20/12.



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY



Juan C. Perez, P.E., T.E.
Director of Transportation

Transportation Department

MEMORANDUM

To: Majeed Farshad

Date: February 28, 2013

Supersedes letter Dated February 2, 2010

From: Alan French *AF*

RE: Recommended Conditions of Approval for
Conditional Use Permit No. 3623, Thermal Service Station

Transportation Plan Check Riverside has received the following data:

1. Preliminary Drainage Report for CUP 3623 (Dated September 2009)
2. Revised Drainage Report for CUP 3623 (Dated November 2009)
3. Drainage Report for Thermal Service Station, LP (Dated July 2012)
4. Drainage Study for Thermal Service Station, LP (Dated July 2012 rev Feb 2013)

Transportation has completed the review of the above report and has prepared the drainage related conditions for the project. The proponent proposes to collect the incremental difference of the 100 year storm runoff generated from the site and convey it to an onsite basin at the north end of the site. The following are our recommended Conditions of Approval for drainage improvements for this project:

10. GENERAL CONDITIONS

10. TRANS USE – DRAINAGE 1

The proponent 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.

10. TRANS USE – FLOOD HAZARD REPORT

This is a proposal to construct a Service Station, Convenience Store and Fast Food Restaurant on 14 acres (APN 727-100-024). This project lies within the Mecca area on the north side of 66th and just east of Buchanan Street and west of State Highway 86.

For new developments in this area, they are required to retain the incremental increase of the runoff for a 100-year event. The proponent shall provide mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. The retention of the incremental increase of the 100 year storm shall be required as part of the drainage improvements for this project.

10. TRANS USE – FLOOD HAZARD REPORT 2

This project is located in an area designated Zone D on Federal Flood Insurance Rate Maps which are in effect at this time by the Federal Emergency Management Agency.

10. TRANS USE – DRAINAGE EASEMENT

Coachella Valley Water District will need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations and other facilities. The project proponent may be required to install these facilities and provide land and/or easement on which some of these facilities will be located. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

10. TRANS USE – RETENTION BASIN

Per the project drainage report (January 2013), the proponents engineer has calculated the storm water runoff from the 100year event for the existing condition and the proposed condition. The project is designed to convey all the flows from the site to on-site basins on the property via gutters.

Basins are located near the perimeter of the site and accept flows from parking lots, building roofs and along Buchanan. The flow volumes for the site were calculated as follows:

100-year Event	1-hr Duration	3-hr Duration	6-hr Duration	24-hr Duration
Existing Volume –cf	46,940	68,522	79,997	93,936
Developed Volume –cf	49,058	74,877	92,504	128,729
Difference Volume – cf	2,118	6,355	12,507	34,793

Of these durations above the critical volume is 34,793 cf for the 24-hr duration event for the 12 acre subarea for the 100-year storm event.

The proponent is proposing one basin for retention with a volume of 1.44 ac-ft, 62,708 CF. The proposed retention basin is from about 355 feet long and 141 feet wide and a depth of 1.25 feet:

	Depth	Area (sf)	Volume (cf)	Accumulative volume (cf)
Infiltration Basin	1.25	50,055	62,708	62,708

The basin storage capacity is 62,708 cf, which is greater than the 34,793 cf storm volume from the 100 year, 24-hour duration storm event.

Based on the calculations in the report and the proposed facilities, the project proponent will have provided enough storage capacity for the project to retain on-site incremental storm runoff in the 100 year event.

10. TRANS USE – OWNER MAINT NOTICE

A viable maintenance mechanism acceptable to the County should be provided for the basin. The owner will maintain and clean the basin a minimum two times per year. This maintenance wording shall be shown on the title sheet of improvement plans and ECS.

60. PRIOR TO GRADING PRMT ISSUANCE

60. TRANS USE – DRAINAGE SUBMIT PLANS 1

The project proponent shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The project proponent shall submit plans for grading, landscaping, and irrigation systems, any other necessary documentation along with supporting hydrologic and hydraulic calculations to Riverside County Transportation for review and approval. The project proponent shall pay all fees as required by Riverside County Transportation Department.

60. TRANS USE – DRAINAGE SUBMIT PLANS 2

Per letter dated June 1, 2009, the project proponent shall submit plans for grading, landscaping, and irrigation systems to Coachella Valley Water District for review and approval. This review is for ensuring efficient water management.

60. TRANS USE – EASEMENT FOR DRAINAGE

The project proponent will prepare record easements for drainage purposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement – no building, obstructions, or encroachments are allowed."

60. TRANS USE – TYPICAL SITE GRADING

All on-site grading shall be done to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

70. PRIOR TO GRADING FINAL INSPECT

70. TRANS USE – EROSION CONTROL

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions of debris onto downstream properties, public right-of-way, or drainage facilities. Plans showing these measures shall be submitted to Riverside County Transportation Department for review prior to the start of any site grading.

80. TRANS PRIOR TO BLDG PRMT ISSUANCE

80. TRANS USE – DRAIN EASMT1

Proposed retention basins shall be designed of adequate size to retain 100 percent of the incremental increase of the volume from the 100 year event. The proponent shall obtain approval from the Riverside County Transportation Department regarding the adequacy of the retention basin design. Final design will require the submittal of actual infiltration rate of 2-inches per hour. Final design will require the submittal of actual infiltration rate testing otherwise infiltration will be considered as zero.

80. TRANS

USE --EASEMENT FOR DRAINAGE 2

The project proponent will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement – no building, obstructions, or encroachments are allowed."

90. PRIOR TO BLDG FINAL INSPECTION

90. TRANS

USE – DRAINAGE IMPROV COMPLETE

All drainage improvements including the construction of drainage swales, storm drains, inlet structures, and retention systems are required to be completed prior to occupancy.

90. TRANS

USE – EASEMENT FOR DRAINAGE 2

The project proponent will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement – no building, obstructions, or encroachments are allowed."



Established in 1918 as a public agency
Coachella Valley Water District

Directors:

Peter Nelson, President - Div. 4
John P. Powell, Jr., Vice President - Div. 3
Patricia A. Larson - Div. 2
Debi Livesay - Div. 5
Franz W. De Klotz - Div. 1

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

September 5, 2012

Redwine and Sherrill, Attorneys

File: 0163.1

0421.2

070907-3

0721.1



Jay Olivas
Riverside County
Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Dear Mr. Olivas:

Subject: Conditional Use Permit 3623, Amended No. 3

This is in response to your request for comments dated August 23, for the above subject project. Please reference the District's letter dated October 17, 2011 (enclosed).

If you have any questions, please contact Joe Cook, domestic water engineer, extension 2292.

Yours very truly,

Mark L. Johnson
Director of Engineering

Enclosure/1/as

cc: Thermal Service Station, LP (with enclosure)
P.O. Box 1958
Corona, CA 92878

JC:ch\eng\sw\2012\Sept\CUP 34623





Established in 1918 as a public agency

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Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

October 17, 2011

File: 0163.1
0421.1
0721.1
070907-3

Jay Olivas
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

Dear Mr. Olivas:

**Subject: Change of Zone No. 7710, Conditional Use Permit No. 3623,
Tentative Parcel Map 36204, Amended No. 2**

This letter supersedes Coachella Valley Water District's (District's) letter dated June 1, 2009.

This area is protected from regional stormwater flows by a system of channels and dikes, and may be considered safe from regional stormwater flows except in rare instances.

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North Shore. The District, in cooperation with Riverside County and the Torres Martinez Desert Cahuilla Indian Tribe, are in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

This area is designated Zone D on the Federal Flood Insurance Rate Maps which are in effect at this time. Zone D is defined as an area of undetermined but possible risk of flood hazard.

The county shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

Design for retention basins for this area must consider high groundwater levels and clay soils.

This project lies within the Study Area Boundary of the Coachella Valley Water Management Plan (September 2002).

The District will provide domestic water and sanitation service to this area and such service will be subject to the satisfaction of terms and conditions established by the District and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.



The District has recently completed domestic water hydraulic modeling studies for other projects located in the Mecca area. The hydraulic modeling studies show that there is no surplus capacity in the domestic water system for the proposed development's domestic water demand and fire flow requirements without the installation of significant offsite infrastructure improvements.

The District may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by the District's Board of Directors including reductions in or suspensions of service.

There are existing U.S. Bureau of Reclamation (USBR) facilities not shown on the development plans. There may be conflicts with these facilities. We request the appropriate public agency to withhold the approval of a (building permit until arrangements have been made with the District regarding these facilities. The USBR conflicts include but are not limited to lateral 97.0.

This area is underlain with agricultural drainage lines. There are Private facilities not shown on the development plans. There may be conflicts with these facilities. We request the appropriate public agency to withhold the approval of a (building permit until arrangements have been made with the District regarding these facilities. The Private conflicts include but are not limited to TD638.

Portions of this project lie within CVWD fee-owned land acquired via Instrument No. 3279 recorded January 14, 1959, official records of Riverside County, copy enclosed. CVWD requests the appropriate public agency to withhold the issuance of the grading permit for the Buchanan Street expansion until clearances have been completed with CVWD.

Surface and subsurface drainage facilities in the vicinity of this project were designed and constructed for agricultural drainage. The District will consider use of these drainage facilities for urban drainage if (1) the surface and subsurface drainage facilities can physically handle the new urban drainage, (2) the area is incorporated into the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS4 Permit and (3) the project is annexed into a future district(s) for recovery of capital and operation/maintenance costs associated with the new urban drainage system.

The District may need replacement or additional drainage facilities to provide for the orderly expansion of the drainage system. These facilities may include pipelines, channels, pump stations and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the tract map as lots and/or easements to be deeded to the District for such purpose.

Plans for grading, landscaping and irrigation systems shall be submitted to the District for review. This review is for ensuring efficient water management.

The project lies within the Lower Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A District Water Production Metering Agreement is required to ensure District staff regularly read and maintain this water-measuring device.

If you have any questions please call Joe Cook, Domestic Water Engineer, extension 2292.

Yours very truly,



Mark L. Johnson
Director of Engineering

cc: Majeed Farshad
Riverside County Department of Transportation
38-686 El Cerrito Road
Palm Desert, CA 92211

Alan French
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Mike Mistica
County of Riverside, Department of Environmental Health
P.O. Box 1206, Riverside, CA 92502

TD:ch/eng/sw/11/Oct/Change of Zone 7710



September 20, 2012

TO: Jay Olivas, Project Planner

FROM: Steven Hinde, REHS, CIH, Senior Industrial Hygienist

RE: Conditional Use Permit No. 3623, Amended No. 3 (New Travel Center/Truck Stop) to include auto/truck fueling, ca/truck wash, 24 hour retail sale of gasoline, food, beverages, beer/wine and grocery items with three drive-thru restaurants and one sit down restaurants.


A noise study is not required based upon the submitted diagrams, surrounding zoning, and distance to sensitive receivers. However, they still need to follow:

1. Facility-related noise, **as projected to any portion of any surrounding property containing a “sensitive receiver, habitable dwelling, hospital, school, library or nursing home”**, must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level (“leq”), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

Please contact Steven Hinde if you have any questions.



**RIVERSIDE COUNTY SHERIFF'S DEPARTMENT
STANLEY SNIFF, SHERIFF**

TO: County of Riverside Planning Department
FROM: Captain Raymond Gregory 
DATE: October 19, 2011
SUBJECT: Change of Zone No.7710/ Conditional Use Permit No. 3623
Project Planner J. Olivas email: JOLIVAS@rctlma.org

Thank you for the opportunity to comment on the proposed construction of a new travel center/truck stop. Located northerly of Avenue 66, southerly of Avenue 65, easterly of Buchanan Street, westerly of Hwy. 86, in the unincorporated area of Riverside County known as Mecca.

The request made is a Change of Zone from Light Agricultural to Scenic Highway Commercial. The conditional permit proposes to construct and operate a travel center/truck stop to include auto/truck fueling, car/truck wash, 24 hours retail sale of gasoline, food, beverages, beer/wine, and grocery items with three drive-thru restaurants and one sit down restaurant.

The plans I reviewed show a building maximum of 34,000 square feet with a maximum building height of 26 feet, with 267 overall parking spaces.

The recommendations in this report are not intended to override nor supersede any order of the fire department or Fire Marshal. The following issues of concern related to public safety and law enforcement are presented:

1. Current Planned Design:

- A. Exterior Building Security:** The exterior doors of all buildings should be of steel construction and secured with a heavy-duty type lock to provide protection against forced entry. The doors should have a steel plate mounted to the side of the door near the latching bolt to prevent prying and tampering. The exterior entrances to the construction site should be locked when the construction concludes for the day using a Knox-Box system. The Knox-Box system should be installed on all gates used for access to the project to allow police and or fire personnel access to the construction site.

- B. Exterior Lighting Plan:** All exterior lighting fixtures should be mounted to a height that would reduce any tampering or damage. It is recommended that metal halide type lighting is used for the reasons of accurate color rendition and increased visibility. All areas of the site, including the parking lots and perimeter area, should have sufficient lighting to deter trespassers and vandalism during evening hours.
- C. Surveillance System:** We recommend a computer controlled digital surveillance system with cameras covering a close up view of the entryways into the site and the entrances/exits to the parking lot. Additional cameras could be installed during construction to cover all angles to include areas with specific safety concerns, (employee parking, building materials, and trailers). The benefits of a computer controlled system over a VHS Tape system is the digital system can run continually and daily surveillance can be stored indefinitely on a computer disc for future review. The video tapes of a VHS Surveillance System lose their video quality over time and take up more space for storage.
- D. Alarm System:** A security alarm system should be installed with sensors covering all exterior doors/windows of all office and storage buildings and storage containers. In addition to the door/window sensors, interior motion detectors and interior microphones could be installed to monitor potential criminal activity inside the interior of the construction site in the event of alarm activation. The subscriber should provide the servicing alarm vendor with a contact person, and/or responder in the event of alarm activation. Since a security guard is recommended to be on site 24 hours a day, they should be able to contact a manager or have access to keys to all areas of the construction site so deputies are able to check the interior of buildings in the event of alarm activation.
- E. Business Numbering or Monument:** The property address should be prominently displayed and visible from all bordering streets that have entrance/exits areas for the project. The numbers affixed to the building or monument should be of contrasting color from the building façade and illuminated at night. This will assist in emergency responses by the fire department or the Riverside County Sheriff's Department.

2. Construction Site:

- A. Exterior Fence:** Prior to construction of any structure, a material storage area should be established along the perimeter of the property and enclosed by a six (6) foot chain link fence with locking gates to minimize theft of materials and/or equipment. "No Trespassing" signs should be mounted on all four sides of the fencing.
- B. Lighting and Storage:** The developer and/or builder's name, address, and phone number should be conspicuously posted at the construction site. Visibility into the construction site should not be intentionally hampered by equipment or storage of construction materials. Any stored construction material should be stored as near as possible to the center of the site and should be kept at a minimum height to allow view into the site from the roadway. The construction site should be well lit during

hours of darkness to prevent intruders, and all entrances and exits should be clearly marked and locked when not in use.

- C. Equipment, Staffing, and Supervision:** It is recommended that a list of serial and/or license numbers of equipment stored at the location be maintained both at the site and at any off-site main office. The public and non-essential employees should have restricted access to the construction areas. Current emergency contact information for the project and construction supervisor should be kept on file with the Sheriff's Department. A list of construction employee names that are permitted to be on the construction site in the evening hours should be kept with the construction supervisor in the event deputies check the site and locate unauthorized personnel or trespassers at night.

- D. On Site Security:** During construction, we recommend on-site security be provided at all times when construction has ceased. This would assist in alleviating theft from the site and reduce the burden put upon the Sheriff's Department during the construction period. From past experience, construction sites of this size and magnitude are regularly targeted by thieves. On-site security not only provides a deterrent, but also helps as a conduit for reporting suspicious activity in the area.

3. Additional Security Concerns

- A. Security:** Due to the escalated probability of theft related crimes at the site due to its location near a major transportation artery, we recommend on-site security be provided at all times.

- B. Electrical Locks:** Locked electrical locks on the doors to beer and wine coolers during 2:00 AM and 6:00 AM are recommended to deter theft of alcohol during restricted hours.

- C. Surveillance Cameras:** We recommend surveillance cameras near Automated Teller Machines (ATMS) to deter crimes of opportunity such as thefts or robbery.

Should the Planning Department, developer, or construction staff have any questions regarding the above law enforcement and public safety concerns, they may contact Lieutenant Clay Hubbard at (760) 863-8227, between the hours of 8:00 AM and 5:00 PM, Monday through Friday.

(Accounting Use Only)

Check Number: _____ Date: _____

October 31, 2011

Jay Olivas, Project Planner
Riverside County Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501

RE: Change of Zone No. 7710 / Conditional Use Permit No. 3623, Amended No. 2 –
Thermal Service Station

Dear Mr. Olivas:

The SunLine Transit Agency (SunLine) would like to thank you for the opportunity to review and comment on the Change of Zone No. 7710 / Conditional Use Permit No. 3623, Amended No. 2 for the Thermal Service Station to be located on the northwest corner of Avenue 66 at Highway 86, within the Thermal Community of unincorporated Riverside County.

SunLine staff reviewed the change of zone and plot plans and based on our review of existing transit amenities in the vicinity, SunLine does not currently offer direct transit service to the project location. However, the nearest service route is located just east of the project, along Highway 86 and Avenue 66 served by Line 91. Therefore, SunLine is not requesting the addition of any transit amenities such as a bus turnout and/or shelters. We however recommend construction of sidewalks in all areas fronting the project to ensure that future customers are able to readily access service to be provided or existing service in the area.

We appreciate this chance to review developments within the Thousand Palms Community of unincorporated Riverside County. As the Coachella Valley continues to grow and based on further analyses, SunLine will continue to monitor on-going developments and may provide transit service to the proposed project in the future, if warranted. Should you have questions or concerns regarding this letter, please contact me at 760-343-3456, ext. 190.

Sincerely,



Anita M. Petke
Transit Planning Assistant

cc: C. Mikel Oglesby, General Manager
Joseph Forgiarini, Director of Transit Planning

LAND DEVELOPMENT COMMITTEE
3rd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

RECEIVED

SEP 22 2011

DATE: September 19, 2011

TO:

Transportation Dept. – Desert
Environmental Health Dept.
Riv. Co. Public Health Dept- Ind. Hygiene
Riv. Co. Flood Control
Fire Department - Desert
Riv. Co. Dept. of Bldg. & Safety – Grading
Riv. Co. Dept. of Bldg. & Safety – Plan Check
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Department
P.D. Geology/Paleontology Section - D. Jones
Riv. Co. Landscape Programs Dept.
P.D. Archaeology Section - L. Mouriquand
Sunline Transit Agency
Riv. Co. Sheriff's
Riv. Co. Waste
Mecca Community Council

Facilities Department
CVUSD

4th District Supervisor
4th District Planning Commissioner
Coachella Valley Unified School Dist.
Imperial Irrigation Dist.
CALTRANS Dist. #8
RWQCB-Colorado River
South Coast Air Quality Mgmt. Dist.
Coachella Valley Water District

CHANGE OF ZONE NO. 7710 / CONDITIONAL USE PERMIT NO. 3623, AMENDED NO. 2 – EA42166
– Applicant: Ino Cruz – Engineer/Representative: Andrew J. Koltavary - Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Community Plan: Community Development: Commercial Tourist (CD: CT) (0.20 – 0.35 FAR) – Location: Northerly of Avenue 66, southerly of Avenue 65, easterly of Buchanan Street, westerly of Highway 86. – 14.01 Gross Acres – Zoning: Light Agricultural, 5 Acre Minimum (A-1-5) – REQUEST: Change of Zone from Light Agriculture (A-1-5) to Scenic Highway Commercial (C-P-S). The conditional use permit proposes to construct and operate a new travel center/truck stop to include auto/truck fueling, car/truck wash, 24 hour retail sale of gasoline, food, beverages, beer/wine and grocery items with three drive-thru restaurants and one sit down restaurant. Total building square footage is approximately 34,000 square feet with maximum building height of 26 feet and 267 overall parking spaces. Off-site access is along Buchanan Street to the west. - APN: 727-100-024 – Concurrent Cases: PM36204 (to be withdrawn), CFG05520. – Related Case: PAR01093

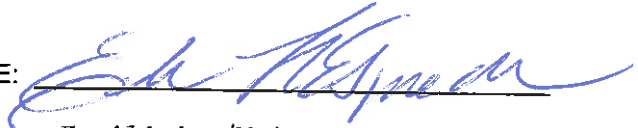
Please review the attached Amended map(s) and/or exhibit(s): EXHIBITS A-1 THROUGH A-4, EXHIBITS G-1 THROUGH G-3, EXHIBIT L, EXHIBITS C-1 THRU C-7, EXHIBITS B-1 THRU B-9, AMENDED #2, for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending October 20, 2011 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 item, please do not hesitate to contact **Jay Olivas, (951) 955-1195**, or e-mail at jolivas@rctlma.org / **MAILSTOP #1070**

COMMENTS: The Coachella Valley Unified School District is authorized by State Legislature to levy a developer fee on commercial/industrial development. The fee has been established at \$0.47 per square foot for all commercial/industrial construction. The fees collected will be used to assist in the housing of students within the Coachella Valley Unified School District. The fee will be required to be paid prior to the issuance of the building permit.

DATE: 10/6/11

SIGNATURE: _____



PLEASE PRINT NAME AND TITLE: Elsa F. Esqueda, Director Facilities/Maintenance

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.

June 2, 2009

Maurice Borrows, Project Planner
Riverside County Planning Department
Desert Office – 38686 El Cerrito Road
Palm Desert, CA 92211

**RE: Conditional Use Permit No. 3623 — Construct in five (5) phases and operate a new travel center/truck stop with multiple buildings and uses, including: a 24-hour 5-pump truck, a 12-pump auto gas station/convenience market with beer and sales, with two (2) restaurant/deli shops, truck scale, one (1) free-standing drive thru restaurant, and one (1) drive thru restaurant/sit-down restaurant.
(Concurrent cases: PM 36204, CZ 7710, EA 42166, CFG 5520)
APN: 727-100-024**

Dear Mr. Borrows:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located north of Avenue 66, south of Avenue 65, east of Buchanan Street, and west of Highway 86, in the Mecca Zoning District. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

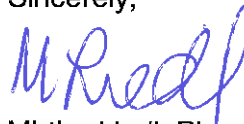
1. **Prior to issuance of a building permit for EACH building**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, 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.
2. **Prior to final building inspection for EACH building**, 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 Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.

3. a) **Prior to issuance of a building permit**, a *Waste Recycling Plan* (WRP) shall be submitted to the Waste Management Department 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. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

b) **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
4. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.
5. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
6. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

Sincerely,



Mirtha Liedl, Planner

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING

464 WEST 4th STREET, 6th FLOOR, MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

*Flex your power!
Be energy efficient!*

November 3, 2011

Mr. Jay Olivas
Riverside County Planning Department
P. O. Box 1409
Riverside, CA 92502-1409

Dear Mr. Olivas:

Conditional Use Permit 3623, Assessor Parcel Number: 727-100-024
08-RIV 86S-PM 11.031

The California Department of Transportation reviewed the Conditional Use Permit (CUP) 3rd Case Transmittal for the Thermal Service Station. The CUP proposes a travel center/truck stop that will include truck fueling stations, truck wash, fast-food restaurants with drive thru, and gas station/mini-mart. It will be located, north of 66th Avenue, east of Buchanan Street and west of and abutting State Route 86S (SR-86S), in the community of Mecca. Access to the site will be along Buchanan Street.

Although this response was not returned prior to the Agenda deadline, we submit these comments for your consideration:

Traffic:

Access to the proposed development will be off of Buchanan Street. The intersection of Buchanan Street and 66th Avenue may be re-aligned due to a proposed new interchange at SR-86S and 66th Avenue. This may require additional right of way.

With project frontage along SR-86S right of way, we believe project development will impact existing highway facilities, particularly with regard to increased traffic, site grading and drainage. For this reason, we ask that traffic and drainage studies be prepared to address specific project impacts and to identify pertinent mitigation measures. The traffic impact analysis should also address truck turning templates for the intersection of SR-86S and 66th Avenue. The format used in this analysis should be consistent with the Caltrans Guide for the Preparation of Traffic Impact Studies. Information regarding this guide is available upon request or is accessible on the Internet at: http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf

Mr. Jay Olivas
November 3, 2011
Page 2

Drainage:

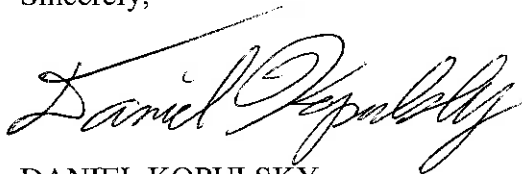
- All existing tributary areas, area drainage patterns and runoff volumes having an impact to adjacent SR 86S drainage facilities must be identified and analyzed in a project hydrology study.
- The project drainage design should include an evaluation of runoff impacts to adjacent State right-of-way. Basin calculations should be included to verify that the basin volume is sufficient to detain necessary runoff flows. Where applicable, compliance with pertinent NPDES/water quality standards will be required.

Permits:

Issuance of a Caltrans Encroachment Permit will be required prior to any construction within the Right of Way and shall be in compliance to all current design standards, applicable policies, and construction practices. Please reference the Encroachment Permits Manual at:
<http://www.dot.ca.gov/hq/traffops/developserv/permits/>

We appreciate the opportunity to offer comments concerning this project. If you have any question regarding developmental review procedures or other issues, please contact me at (909) 383-4557 for assistance.

Sincerely,



DANIEL KOPULSKY
Office Chief
Community Planning/Local Development Review

From: Rebecca Forbes [rebecca_forbes@dot.ca.gov]
Sent: Tuesday, December 11, 2012 11:25 AM
To: Olivas, Jay
Cc: Dan Kopulsky
Subject: Thermal Service station CUP 3623

Hello Jay,
Dan Kopulsky, Manuel Jabson, John Ashlock, and I had a meeting with Ino Cruz about the above project. Ino mentioned you were waiting for an approval letter from us for the updated site plan. I never received the one Ino said was mailed by the County in September. The revised site plans presented at the meeting showed no impact to the State Highway System. Comments from our letter dated November 3, 2011 were addressed during the meeting and we have no other concerns regarding this project. If you have any questions, please contact me or Dan.

Rebecca Forbes
D-8 Division of Planning
Transportation Planner
464 West 4th Street, MS 722
San Bernardino, CA 92401
(909) 388-7139
Fax (909) 383-5936
rebecca_forbes@dot.ca.gov

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California Regional Water Quality Control Board

Colorado River Basin Region



Linda S. Adams
Secretary for
Environmental Protection

73-720 Fred Waring Drive, Suite 100, Palm Desert, California 92260
(760) 346-7491 • Fax (760) 341-6820
<http://www.waterboards.ca.gov/coloradoriver>

Arnold Schwarzenegger
Governor

October 14, 2009

RECEIVED

OCT 19 2009

Jay Olives
County of Riverside Planning Department
38686 El Cerrito Road
Palm Desert, CA 92211

Riverside County
Planning Department
Desert Office

Subject: Conditional Use Permit No. 3623 – EA42166 – Applicant: Ino Cruz

Dear Mr. Olives

Following a preliminary review of this project, Regional Water Board staff has determined that the following checked items may be relevant to this project.

- Waste Discharge Requirements or a National Pollutant Discharge Elimination System Permit is required to discharge treated wastewater and/or sludge.
- A National Pollutant Discharge Elimination System (NPDES) permit for storm water discharges associated with construction activities is required for projects disturbing one or more acres. An NPDES storm water permit is also required for projects that are part of a common plan and disturb one or more acres.
- Waste Discharge Requirements may be required to discharge processed or treated wastewater. Facilities commonly requiring waste discharge requirements include: car and truck washes; sand and gravel washing operations; concentrated animal feeding operations; aquatic animal production facilities; manufacturing facilities; and facilities using reclaimed wastewater for landscaping.
- Waste Discharge Requirements may be required for new subdivisions, grouped or community septic tank/seepage pit or leach field systems, particularly in vulnerable areas.
- An NPDES permit for storm water discharges associated with industrial facilities is required due to the facilities Standard Industrial Code (SIC).

Environmental Document
Comments

- General Waste Discharge Requirements may be required if the project involves: discharges of water used for hydrostatic testing of pipelines; a confined animal facility; discharges of extracted and/or treated groundwater; mobile home parks, sanitary sewer systems, other waste discharge facilities.
- Projects that impact "Waters of the U.S." require a Clean Water Act (CWA) Section 404 permit issued by the United States Army Corp of Engineers (Corps). A CWA Section 401 Water Quality Certification is required to obtain a Section 404 permit from the Corps.
- Projects using chemical dust control suppressants are reviewed on a case by case basis, and may require Waste Discharge Requirements.

If you have questions regarding your responsibility to protect water quality as it relates to your project, please contact the staff checked below, and obtain the appropriate permits (if any) prior to the discharge of waste.

- Storm Water, MS4.....**Jay Mirpour, WRCE**
(760) 776 - 8981
- 401 Water Quality Certifications.....**Jay Mirpour, WRCE**
(760) 776 - 8981
- Storm Water, CalTrans,.....**Suhas Chakraborty, WRCE**
Construction, & Industrial **(760) 776 - 8961**
- NPDES (Discharges to Waters**John Carmona, Senior WRCE**
of the U.S.) **(760) 340 - 4521**
- Aquaculture, Feedlots, Dairy's.....**John Carmona, Senior WRCE**
(760) 340 - 4521
- Discharges to Land, Landfills,.....**Cliff Raley, Senior WRCE**
Biosolids **(760) 776 - 8962**
- New Development in Un-sewered**Cliff Raley, Senior WRCE**
Communities (Septic Systems) **(760) 776 - 8962**
- Chemical Dust Suppressants.....**Cliff Raley, Senior WRCE**
(760) 776-8962
- Geothermal Power.....**Herbert Jackson, Engineering**
Geologist (760) 776-8947

Olivas, Jay

Subject: FW: CUP03623 apn 727-100-024 Truck Stop

From: Maypray-Fitch, Jacqueline@ABC [<mailto:Jacqueline.Maypray-Fitch@ABC.ca.gov>]
Sent: Tuesday, April 15, 2014 8:35 AM
To: Olivas, Jay
Subject: RE: CUP03623 apn 727-100-024 Truck Stop

Good morning,

This does not need a PC&N there is no overconcentration.

Thank you,

Jacqueline Maypray-Fitch
Licensing Representative II
34-160 Gateway Dr, Ste 120
Palm Desert, CA 92211
Desk: 760 324-4063
Fax : 760-324-2632

From: Olivas, Jay [<mailto:JOLIVAS@rctlma.org>]
Sent: Monday, April 14, 2014 1:13 PM
To: Maypray-Fitch, Jacqueline@ABC
Subject: RE: CUP03623 apn 727-100-024 Truck Stop

Thanks for your help

Please let me know if this site requires a PC&N (census 456.04) as it affects our advertising for the CUP

Thanks again

From: Maypray-Fitch, Jacqueline@ABC [<mailto:Jacqueline.Maypray-Fitch@ABC.ca.gov>]
Sent: Friday, April 11, 2014 4:56 PM
To: Olivas, Jay
Subject: RE: CUP03623 apn 727-100-024 Truck Stop

Hello,

My list states Riverside County is not Moratorium and does not need a PC&N unless overconcentrated. I will verify & get back with you next week.

Thank you,

Jacqueline Maypray-Fitch
Licensing Representative II
34-160 Gateway Dr, Ste 120

Community Council Advisory Project Review Report—Fourth District Planning Projects

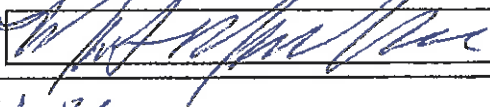
Council: Mecca Address:
Meeting date: Jan. 9, 2013 Cross streets: 66th Ave & Emory St
Project name: Mecca Travel Center Parcel number(s): 727-100-024
Case number: PUP# 3623 & EA42166

Advisory Action: Support NOT Support Abstain Absent Continue to

Advisory Motion

- Approval with Recommendation
 - play Area
 - Additional sitting, - outdoor
 - Dumping Area
 - Entrance for trucks - wider
- Ensure Mecca Guide lines to be reflected
- Gonzalez - 1st
- Palomar - 2nd
- Motion to Approve

Advisory Discussion, Comments and Recommendations

Date: Jan 9, 2013 Signature: 
Print name and title: Maria G Macchuzzi

Supervisor's Comments

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · 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.

CASE NUMBER: PAR No. 01093 DATE SUBMITTED: April 29, 2009

APPLICATION INFORMATION

Applicant's Name: INO CRUZ E-Mail: ino@incadm.com

Mailing Address: 224 South Joy Street
Street
Corona, CA 92879-1958
City State ZIP

Daytime Phone No: (951) 280-3833 ext.2 Fax No: (951) 280-3832

Engineer/Representative's Name: ANDREW J. KOLTAVARY E-Mail: thehun@pacbell.net

Mailing Address: 17802 Mitchell North
Street
Irvine, CA 92614
City State ZIP

Daytime Phone No: (949) 752-5466 Fax No: (949) 752-6455

Property Owner's Name: HAGOP KOFDARALI E-Mail: jack@jandroil.com

Mailing Address: P.O. Box 1958
Street
Corona, CA 92787-1959
City State ZIP

Daytime Phone No: (951) 280-3833 ext.1 Fax No: (951) 280-3832

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR CHANGE OF ZONE

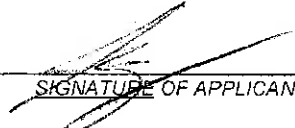
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The 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 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.

INO CRUZ

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

HAGOP KOFDARALI

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 727-100-024-3

Section: 7 Township: 7 South Range: 9 East

Approximate Gross Acreage: 14.1

General location (nearby or cross streets): North of 66th Avenue, South of 65th Avenue, East of Buchanan Street, West of 86S Highway

Thomas Brothers map, edition year, page number, and coordinates: 5592-D7

APPLICATION FOR CHANGE OF ZONE

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

New travel center to include auto and truck fueling stations, a convenience store, restaurants, future retail shops, and a future hotel.

Related cases filed in conjunction with this request:

None.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PAR No. 01093 CP03623 DATE SUBMITTED: April 29, 2009

APPLICATION INFORMATION

Applicant's Name: INO CRUZ E-Mail: ino@incadm.com

Mailing Address: 224 South Joy Street
Corona, CA 92879-1958
City State ZIP

Daytime Phone No: (951) 280-3833 Fax No: (951) 280-3832

Engineer/Representative's Name: ANDREW J. KOLTAVARY E-Mail: thehun@pacbell.net

Mailing Address: 17802 Mitchell North
Irvine, CA 92614
City State ZIP

Daytime Phone No: (949) 752-5466 Fax No: (949) 752-6455

Property Owner's Name: HAGOP KOFDARALI E-Mail: jack@jandroil.com

Mailing Address: P.O. Box 1958
Corona, CA 92878-1959
City State ZIP

Daytime Phone No: (951) 280-3833 Fax No: (951) 280-3832

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties 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.

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The 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 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

INO CRUZ

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

HAGOP KOFDARALI

PRINTED NAME OF PROPERTY OWNER(S)

Hagop Kofdarali

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 727-100-024-3

Section: 7 Township: 7 South Range: 9 East

Approximate Gross Acreage: 14.01

General location (nearby or cross streets): North of 66th Avenue, South of 65th Avenue, East of Buchanan Street, West of 86S Highway

Thomas Brothers map, edition year, page number, and coordinates: 5592-D7

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

New travel center to include auto/truck fueling stations, a convenience, restaurants, retail shops and a future hotel.

Related cases filed in conjunction with this request:

None.

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. 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 copy: Geotechnical, Environmental & Traffic studies.

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/miles) 1,600 feet

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?
Minimal Area is Essentially Level

Estimated amount of cut = cubic yards: _____
Minimal Area is Essentially Level

Estimated amount of fill = cubic yards _____

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither X

What is the anticipated source/destination of the import/export?
_____ N/A

APPLICATION FOR LAND USE AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?

N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the development project area exceed more than one acre in area? Yes No

If yes, in which one 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 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 as complete 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. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) INO CRUZ  Date April 29, 2009

Owner/Representative (2) _____ Date _____

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/12/2014,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CUPO3623 For

Company or Individual's Name Planning Department,

Distance buffered 2400'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

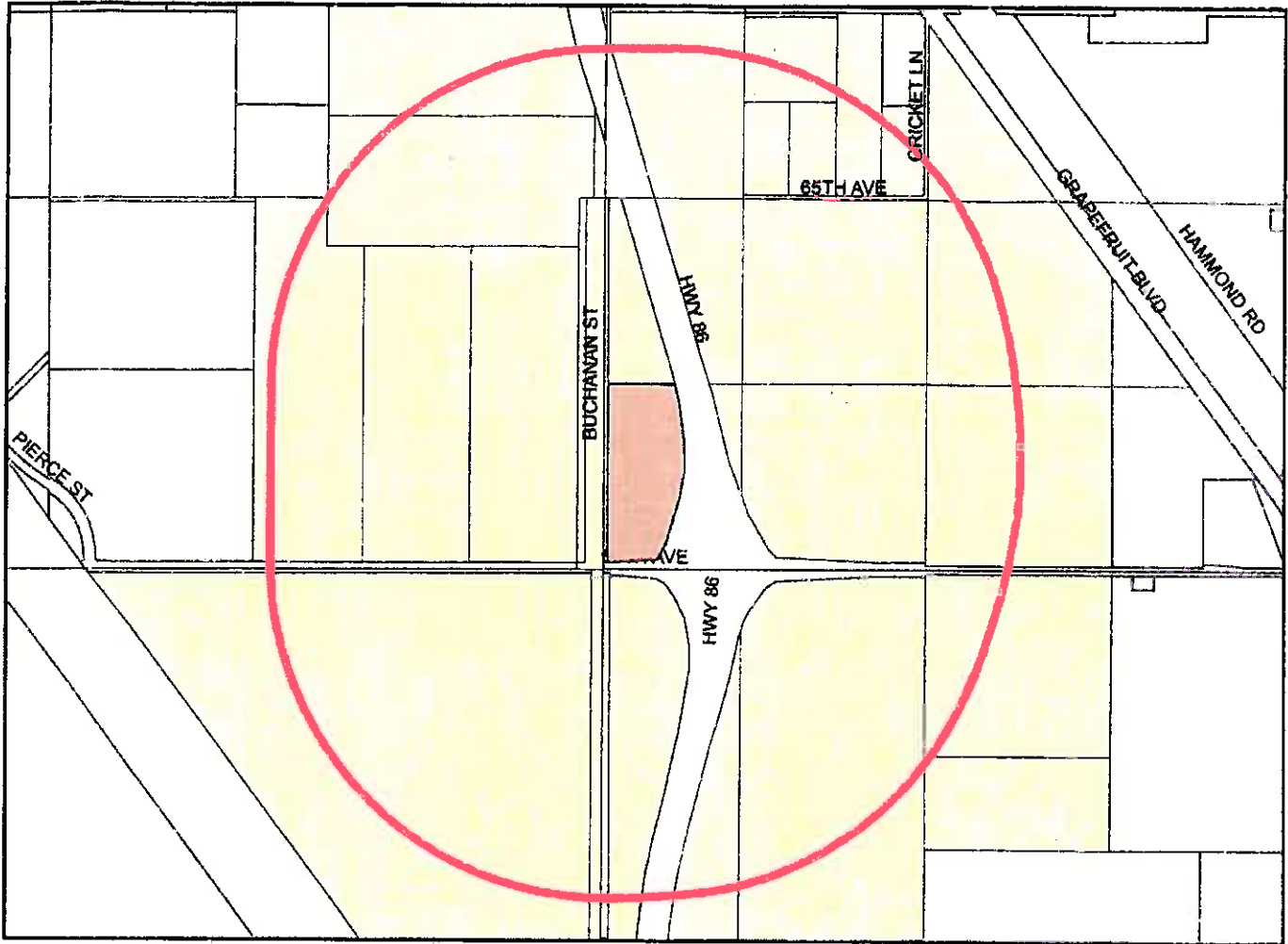
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

CUP03623 (2400 feet buffer)



Selected Parcels

727-100-006 749-080-028 727-250-008 749-070-017 749-080-027 749-090-018 749-070-019 749-070-020 749-080-021 749-080-022
 749-080-023 727-250-016 727-091-012 727-100-003 749-090-009 727-091-013 727-100-009 727-250-015 727-100-020 727-091-010
 727-091-005 727-091-009 727-091-014 727-091-007 727-250-009 727-250-010 727-250-011 727-100-024 727-100-021 727-100-022
 727-100-023



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.

ASMT: 727091005, APN: 727091005
NORA SANCHEZ, ETAL
43820 RECLINATA WAY
INDIO CA 92201

ASMT: 727100003, APN: 727100003
ALEJANDRINA MARTINEZ, ETAL
81329 PALMYRA AVE
INDIO CA 92201

ASMT: 727091007, APN: 727091007
LEANDRA PEREZ, ETAL
P O BOX 1539
MECCA CA 92254

ASMT: 727100006, APN: 727100006
MARIE SANCHEZ, ETAL
C/O IGNACIO VASQUEZ
P O BOX 2013
MECCA CA 92254

ASMT: 727091009, APN: 727091009
OSCAR PEREZ
P O BOX 705
COACHELLA CA 92236

ASMT: 727100009, APN: 727100009
PAULA AVILA, ETAL
P O BOX 687
MECCA CA 92254

ASMT: 727091010, APN: 727091010
NWK4 INC
C/O RABOBANK N A
915 HIGHLAND POINTE 350
ROSEVILLE CA 95678

ASMT: 727100020, APN: 727100020
SUSANA CHANDI, ETAL
P O BOX 2817
INDIO CA 92202

ASMT: 727091012, APN: 727091012
JOSE MONTOYA
P O BOX 1320
COACHELLA CA 92236

ASMT: 727100023, APN: 727100023
WILLIAM BURKETT
46815 HIGHLAND PALMS DR
LA QUINTA CA 92253

ASMT: 727091013, APN: 727091013
LUZ RODRIGUEZ, ETAL
81327 FUCSHIA
INDIO CA 92201

ASMT: 727100024, APN: 727100024
THERMAL SERVICE STATION
P O BOX 1958
CORONA CA 92878

ASMT: 727091014, APN: 727091014
PRIMITIVO FUENTES, ETAL
C/O IGNACIO P RAMIREZ
83686 PALOMAR CT
COACHELLA CA 92236

ASMT: 727250011, APN: 727250011
SHAHRAM TADAYON
704 S WESTGATE AVE
LOS ANGELES CA 90049

ASMT: 727250016, APN: 727250016
JAMES HORMOZI
C/O FABRIBORZ HARMOZI
128 S WETHERLY DR
BEVERLY HILLS CA 90211

ASMT: 749080023, APN: 749080023
FRANCES C BERGER FOUNDATION, ETAL
P O BOX 13390
PALM DESERT CA 92255

ASMT: 749080028, APN: 749080028
BUCHANAN STREET INV
C/O LOWRY
39755 BURKEY DR NO A
PALM DESERT CA 92211

ASMT: 749090009, APN: 749090009
LUNING ASSOC
C/O CHERYL CAGLIERO
3300 S LAKESHORE RD
CHELAN WA 98816

ASMT: 749090018, APN: 749090018
CVCWD
P O BOX 1058
COACHELLA CA 92236

Owner/Applicant:
Thermal Service Station, LP
P.O. Box 1958
Corona, CA 92878

Eng-Rep:
Absolute Design Methods
224 South Joy Street
Corona, CA 92879

Caltrans District 8
Attn: Daniel Kopulsky
464 W. 4th Street
San Bernardino, CA 92401

Riverside Co. Sheriff
Captain Shouse
86625 Airport Blvd
Thermal, CA 92274

Attn: Ian MacMillian
So. Coast AQMD
21865 Copley Drive
Diamond Bar, CA 91765

Torres Martinez Planning Dept.
66725 Martinez Street
Thermal, CA 92274

CUP03623 EXTRA LABELS



RIVERSIDE COUNTY
PLANNING DEPARTMENT

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CHANGE OF ZONE. NO. 7710 & CONDTIONAL USE PERMIT NO. 3623

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 and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: March 11, 2014

Applicant/Project Sponsor: Thermal Service Station, LP Date Submitted: April 29, 2009

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Jay Olivas, Project Planner at 951-955-1195.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42166

ZCFG05520

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

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.

EA42166, CHANGE OF ZONE NO. 7710 & CONDITIONAL USE PERMIT NO. 3623

Project Title/Case Numbers

Jay Olivas
County Contact Person

(951) 955-1195
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Thermal Service Station, LP P.O. Box 1958 Corona, CA 92878
Project Applicant *Address*

Northerly of 66th Avenue, easterly of Buchanan Street, westerly of State Highway 86 in the Eastern Coachella Valley.
Project Location

Travel Center/Truck Stop with auto/truck fueling, carwash, 24-hour retail sale of gasoline and diesel, food, beverages, and grocery items with beer and wine sales for off-premises consumption and restaurant buildings.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on 2014, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2156.25 + \$64)
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 for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\cup03623\NOD Form.docx

Please charge deposit fee case#: ZEA42166 ZCFG05520

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CHANGE OF ZONE. NO. 7710 & CONDITONAL USE PERMIT NO. 3623

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 and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: April 21, 2014

Applicant/Project Sponsor: Thermal Service Station, LP Date Submitted: April 29, 2009

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Jay Olivas, Project Planner at 760-863-7050.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42166

ZCFG05520

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I0901081

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: CRUZ INO \$64.00
paid by: CK 0000001054
paid towards: CFG05520 CALIF FISH & GAME: DOC FEE
CFG FOR EA42166
at parcel #:
appl type: CFG3

By _____ Apr 29, 2009 11:42
KHAFLIGE posting date Apr 29, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1303155

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: CRUZ INO \$2,156.25
paid by: CK 0001161
paid towards: CFG05520 CALIF FISH & GAME: DOC FEE
CFG FOR EA42166
at parcel #:
appl type: CFG3

By _____ Apr 10, 2013 10:14
MGARDNER posting date Apr 10, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * I1400866

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: CRUZ INO
paid by: AE 124812
CFG FOR EA42166
paid towards: CFG05520 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3
\$25.00

By _____ Apr 21, 2014 10:26
JCMITCHE posting date Apr 21, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$25.00

Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.: 3.2
Area Plan: East County - Desert
Zoning District: Chuckawalla
Supervisory District: Fourth/Fourth
Project Planner: David L. Jones
Planning Commission: May 21, 2014

**SURFACE MINING PERMIT NO. 102
ORDER TO COMPLY - PROGRESS UPDATE
Environmental Assessment No. N/A
Applicant: Sun Services, Inc.
Engineer/Representative: David Maughan**

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Surface Mining Permit No. 102 Order to Comply (OTC) was issued September 27, 2013 by the Planning Director, pursuant to County Ordinance No. 555 and the relevant sections of California Surface Mining and Reclamation Act (SMARA), in response to the owner's/operator's lack of response to the County's November 8, 2012 Notice of Violation (NOV) for issues identified during the County's September 26, 2012 annual inspection of the mine. The violations include mining outside of the limits of the approved reclamation plan, over-steepened mine slopes, inadequate financial assurance, and blocked drainages among others (see attached Notice and Order to Comply).

County Ordinance No. 555 Section 10.b. requires a public hearing at the County's Planning Commission wherein the Planning Commission shall determine whether or not the operator is complying with the approved mining plan, the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director. The Planning Commission may also revoke or suspend the operator's permit in accordance with the procedures set forth in Section 7 of this ordinance.

On November 6, 2013, the Planning Commission heard testimony regarding the OTC and continued the hearing to January 15, 2014. During the January 15, 2014 Planning Commission hearing the Planning Commission again heard testimony regarding the OTC and then voted unanimously to affirm the OTC with a modification of the OTC by granting a 60-day time period for compliance.

The project is located ~25 Miles North of Blythe, ~10 Miles West of Midland Road, ~15 Miles South of State Hwy 62).

ISSUES OF POTENTIAL CONCERN:

1. This mine continues to operate without benefit of an approved mining permit or reclamation plan that accommodates all aspects of the mining operations necessary to comply with SMARA and County Ordinance No. 555.
2. This mine continues to operate without benefit of an approved financial assurance that accommodates reclamation of the mine necessary to be in compliance with SMARA and County Ordinance No. 555.
3. The County has been informed the mine was sold to another party ("Double D Mining"); however, the County has not been provided the contact information or business registration information for the new mine owner as of this writing.
4. "Double D Mining", through their attorney, is requesting an extension of time relative to their complying with the OTC.

FINDINGS: The following findings are a summary of the current progress at the mine site relative to the OTC:

1. *Mining Outside of Approved Mining Permit and Reclamation Plan*
As of this writing, the mine owner/operator has not submitted an application to amend their mining permit to revise the limits of mining and required reclamation. Further, the mining operator has failed to show meaningful progress toward this end. The OTC deadline for delivery of this application was March 17, 2014 (60-days following the effective date of the OTC).
2. *Over-steepened Slopes*
The mine owner/operator has attempted to secure some of the over-steepened slopes. However, the owner/operator has provided no plans or associated slope stability analysis to document the relative safety of the existing mine slopes.
3. *Blocked Drainages*
The mine owner/operator has attempted to redirect some of the drainages on the site. However, none of the work performed was with benefit of an approved mining permit or reclamation plan required to initiate the work.
4. *Inadequate Financial Assurance*
The mine owner/operator has yet to submit adequate financial assurance for this mining operation. The OTC deadline for delivery of the financial assurance was March 17, 2014 (60-days following the effective date of the OTC).
5. The existing mining operation is not in compliance with its approved mining permit or reclamation plan.

CONCLUSIONS:

1. The mining operation is in violation of the OTC.
2. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for a revised mining permit and reclamation plan application.
3. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by submitting and obtaining approval for an updated financial assurance cost estimate and associated financial assurance mechanism.
4. The public's health, safety, and general welfare are not currently protected through project design.
5. The existing mining operation may have a significant effect on the environment.

RECOMMENDATIONS:

DISCUSS AND CONTINUE TO THE JUNE 25, 2014 PLANNING COMMISSION HEARING

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. During the January 15, 2014 Planning Commission hearing, the mine operator and recipient of the OTC (David Maughan) agreed to the 60-day compliance deadlines.
3. As of this writing, the owner/operator (old or new) has not communicated with the Planning Department.
4. As of this writing, the County Geologist has been contacted by legal counsel (law firm of Mitchell Chadwick) representing “Double D Mining” requesting an extension of the deadline for compliance with the OTC and/or a revision of the OTC. Initial contact from this law firm was received March 13, 2014 via phone call from a Mr. Chris Powell.
5. As of this writing, County Counsel has been contacted by legal counsel (law firm of Mitchell Chadwick) representing “Double D Mining” requesting an extension of the deadline for compliance with the OTC and/or a revision of the OTC. A March 17, 2014 letter from Mr. Patrick G. Mitchell of this law firm made certain claims with regard to the validity of the OTC and requested the time extension and/or revision to the OTC.
6. As of this writing, County Counsel nor the County Geologist have been provided the information requested by County Counsel in their March 18, 2014 e-mail regarding “Double D Mining”.
7. As of this writing, County Counsel nor the County Geologist have been provided the information requested by County Counsel April 1, 2014 letter regarding “Double D Mining”.
8. The law firm of Mitchell Chadwick and David Maughan was informed of the May 21, 2014 Planning Commission hearing through County Counsel's April 1, 2014 letter.
9. The County Geologist was contacted 4/21/14 by a consultant representing the mine “operator” with a request to have a conference call with his consulting team, their attorney, the County Geologist and County Counsel. As of this writing, the conference call has yet to be scheduled.

Bureau of Land Management,
U.S. Department of the Interior
2555 E. Gila Ridge Rd.
Yuma AZ 85365-2240

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

Mr. Ken Trott
California Dept. of Conservation
801 K St., Mail Stop 09-06
Sacramento, CA 95814

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

ATTN: Michael McCann / David Barker
Reg. Water Quality Control Board #9
San Diego
9174 Sky Park Court, Suite 100
San Diego, CA 92123-4340

ATTN: Charles Fryxell
Mojave Desert Air Quality Mngmt.
District
14306 Park Ave.
Victorville, CA 92392-2310

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
6010 Hidden Valley Rd.
Carlsbad, CA 92011

Sun Services, Inc
Attention: Dave Maughan
19301 Ventura Blvd., suite 204
Tarzana, CA 91356

ATTN: Steve Smith
South Coast Air Quality Mngmt. Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

Reg. Water Quality Control Board #7
Colorado River Basin
73-720 Fred Waring Dr., Suite 100
Palm Desert, CA 92260-2564

Los Angeles District,
U.S. Army Corps of Engineers
911 Wilshire Blvd.
P.O. Box 532711
Los Angeles, CA 90053-2325

Agenda Item No.: 3.3
Area Plan: Highgrove
Zoning District: University
Supervisory District: Fifth/Second
Project Planner: Damaris Abraham
Planning Commission: May 21, 2014

PUBLIC USE PERMIT NO. 920
Environmental Assessment No. 42611
Applicant: Sandals Church
Engineer/Representative: Rick Engineering Company

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Public Use Permit proposes the construction of a 301 space parking lot for Sandals Church (located directly south of Palmyrita Avenue). The parking lot will serve the existing congregation members for weekend church services and weekday evening classes. The Church is currently limited to its 900 person capacity and additional trips are not anticipated. The project will improve vehicular safety by removing street parking and pedestrian safety with the construction of sidewalks and a crosswalk at the intersection of Palmyrita Avenue and Mt. Vernon Avenue. The parking lot could also be used to park vehicles for 6-8 special events per year that could include outreach events and community involvement, specifically; the events could include blood drives, community health fairs, or other outreach drives. These events generally draw less traffic than the Sunday church services and are planned on weekdays or Saturdays and would not conflict with Sunday Church Services.

The project is located at northeasterly corner of Palmyrita Avenue and Mt. Vernon Avenue.

The project is located within Specific Plan No. 323 (Spring Mountain Ranch) Planning Area No. 7 (High Density Residential). Environmental Impact Report No. 424 was previously prepared for this specific plan that assessed and identified all environmental impacts. The proposed project is utilizing with an addendum to the existing Environmental Impact Report No. 424 for its environmental review per the requirements of the California Environmental Quality Act, with the addition of two environmental review components; Greenhouse Gas Emissions and Forest Resources.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Adopted Specific Plan (SP323A1), Planning Area (P.A.) No. 7 (High Density Residential)
2. Surrounding General Plan Land Use (Ex. #5): Adopted Specific Plan (SP323A1), Planning Area (P.A.) No. 6 (Residential) to the north and east
Adopted Specific Plan (SP323A1), Planning Area (P.A.) No. 7 (High Density Residential) to the west
City of Riverside to the south
3. Existing Zoning (Ex. #2): Specific Plan No. 323 (Spring Mountain Ranch), Planning Area 7
4. Surrounding Zoning (Ex. #2): Specific Plan No. 323 (Spring Mountain Ranch), Planning Area 6 to the north and east
Specific Plan No. 323 (Spring Mountain Ranch), Planning Area 7 to the west
City of Riverside to the south
5. Existing Land Use (Ex. #1): Vacant
6. Surrounding Land Use (Ex. #1): Vacant to the north, east, and west
Sandals Church to the south

- | | |
|----------------------------|---|
| 7. Project Data: | Total Acreage: 3
Total Parking: 301 spaces |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

CONSIDER an **ADDENDUM TO CERTIFIED ENVIRONMENTAL IMPACT REPORT NO. 424**, based on the finding that all potentially significant effects were adequately analyzed in that environmental document pursuant to applicable legal standards and while some changes and/or additions are necessary, none of the conditions described in California Code of Regulations, Section 15162 exist; and,

APPROVE PUBLIC USE PERMIT NO. 920, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated High Density Residential as reflected in Adopted Specific Plan No. 323, Amendment No. 1 (Spring Mountain Ranch).
2. The project site lies within Planning Area No. 7 (High Density Residential), and encompasses its westerly 3 Acre portion (westerly of Mt. Vernon Ave) of the Planning Area.
3. The High Density Residential land use designation allows detached, small lot single family and attached single family homes, patio homes, zero lot line homes, multi-family apartments, duplexes, and townhouses. The potential for clustered development is provided for in this land use category. In addition, religious institutions are permitted in all designations. The proposed church facility will provide for a worship center for the nearby residential uses in the area.
4. Specific Plan No. 323, Amendment No. 1 (SP00323A1) is located within the Highgrove Policy Area. SP00323A1 analyzed this policy area and was determined to be consistent with the requirements of Highgrove Policy Area. The proposed project is in conformance with SP00323A1 and is therefore also in conformance with the Highgrove Policy Area.
5. The project site is surrounded by properties which are designated Adopted Specific Plan (SP323A1), Planning Area (P.A.) No. 6 (Residential) to the north and east, Adopted Specific Plan (SP323A1), Planning Area (P.A.) No. 7 (High Density Residential) to the west, and which are located in the City of Riverside to the south.
6. Change of Zone No. 7392 (adopted by Ordinance No. 348.4488) established the One-Family Dwellings (R-1) zoning classification as the "base zone" for Planning Area No. 7 of Specific Plan No. 323, Amended No. 1.
7. The proposed use, a church, is a permitted use, subject to approval of a public use permit in the R-1 zone, in accordance with Section 6.1.e. (1). of Ordinance No. 348.
8. The proposed use is consistent with the R-1 Zone's development standards as set forth in the Specific Plan No. 323 (Spring Mountain Ranch) Planning Area No. 7.

9. The project site is surrounded by properties which are zoned Specific Plan No. 323 (Spring Mountain Ranch), Planning Area 6 to the north and east, and Specific Plan No. 323 (Spring Mountain Ranch), Planning Area 7 to the west and which are located in the City of Riverside to the south.
10. The project site is located within a criteria cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). However, this project area has already gone through the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process through the previously approved Specific Plan 323.
11. This project is within the City Sphere of Influence of Riverside. In accordance with the County's Memorandum of Understanding (MOU) with the Cities of Riverside, Corona, and Moreno Valley dated March 12, 2002, a copy of the proposal was transmitted to the City of Riverside on September 12, 2013 with a request for comments. No comments have been received from the City staff regarding this project. Therefore, the County has complied with the requirements for the MOU.
12. Pursuant to CEQA Guidelines 15162, the Riverside County Planning Department has determined that the proposed project would not have a significant effect on the environment and nothing further is required because all potentially significant effects have been adequately analyzed in a earlier Environmental Impact Report pursuant to applicable legal standards; and have been avoided or mitigated pursuant to that earlier Environmental Impact Report, including revisions or mitigation measures that are imposed upon the proposed project.
 - a. No new substantial changes are proposed in the project which will require major revisions of the previous Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - b. No new substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,
 - c. No 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 Environmental Impact Report, was certified.
 - d. Since the time of the certification of Environmental Impact Report No. 424, there have been two additions to CEQA Guidelines and reviewable impacts; Greenhouse Gas emissions and Forest Resources. An addendum to EIR No. 424 was prepared as part of this project to analyze the potential impacts of Greenhouse Gas emissions and Forest Resources. The addendum revealed that these two new environmental categories either have no impact or less than significant impact.

CONCLUSIONS:

1. The proposed project is in conformance with the adopted Specific Plan, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the One-Family Dwellings (R-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Airport Influence area;
 - b. A Fault Zone; or,
 - c. A Flood Zone.
3. The project site is located within:
 - a. A High Fire area;
 - b. The Stephens Kangaroo Rat Fee Area;
 - c. The City of Riverside Sphere of Influence;
 - d. The Boundaries of the Riverside Unified School District;
 - e. An area with low liquefaction potential; and,
 - f. An area susceptible to Subsidence.
4. The subject site is currently designated as Assessor's Parcel Number 255-200-050.

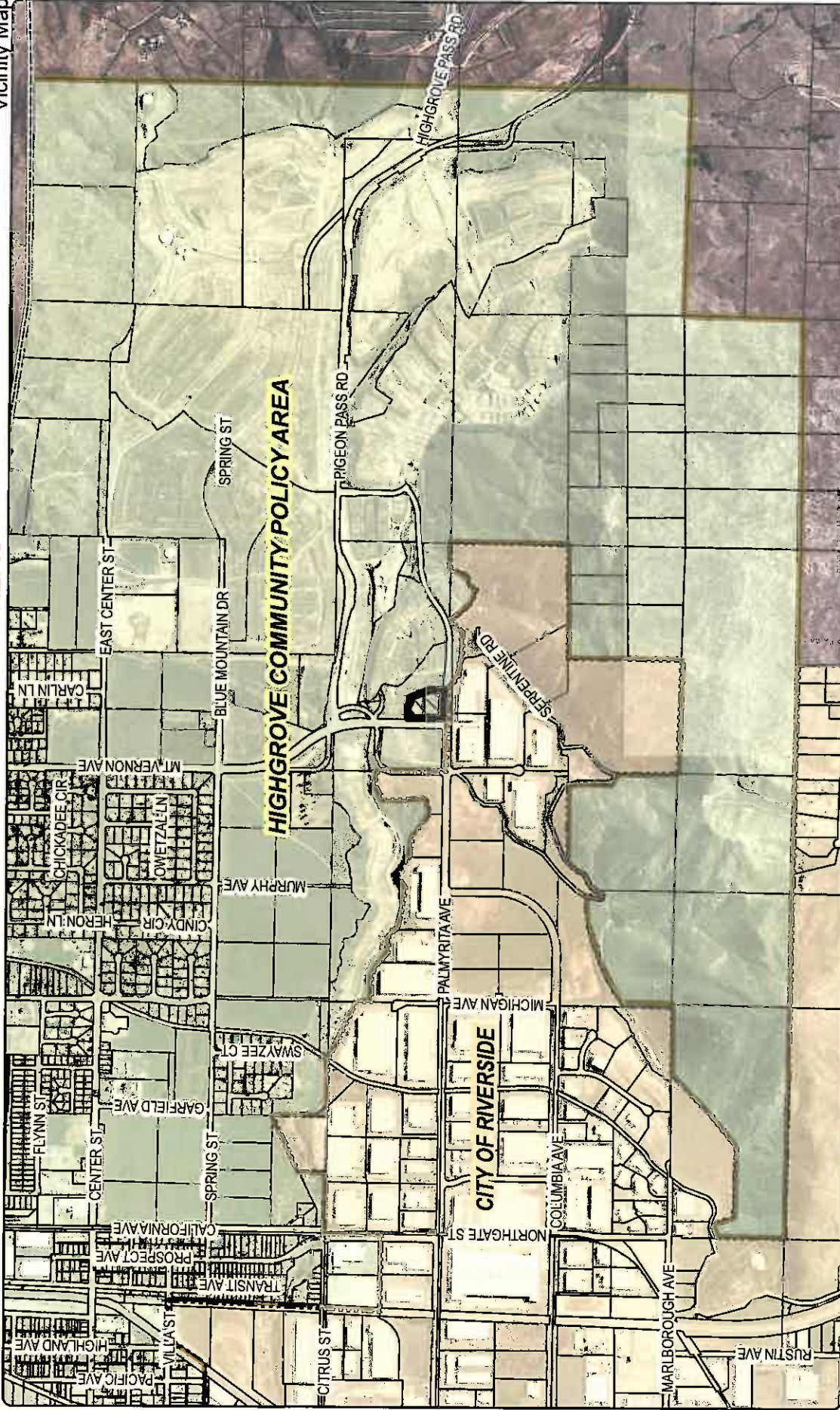
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00920

VICINITY POLICY AREAS

Supervisor Tavaglione
District 2

Date Drawn: 04/08/2014
Vicinity Map

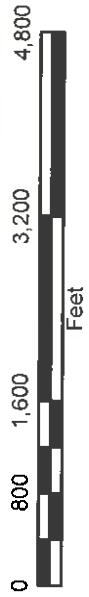


Zoning District: University
Township/Range: TT2SR4W
Section: 9

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. Certain new land use designations for unincorporated Riverside County parcels. The new General Plan may affect different types 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) 955-5200 (Western County) or (951) 955-5200 (Eastern County) or website at <http://www.lfma.co.riverside.ca.us/index.html>



Assessors Bk. Pg. 255-200
Thomas Bros. Pg. 686 F1
Edition 2011



RIVERSIDE COUNTY PLANNING DEPARTMENT

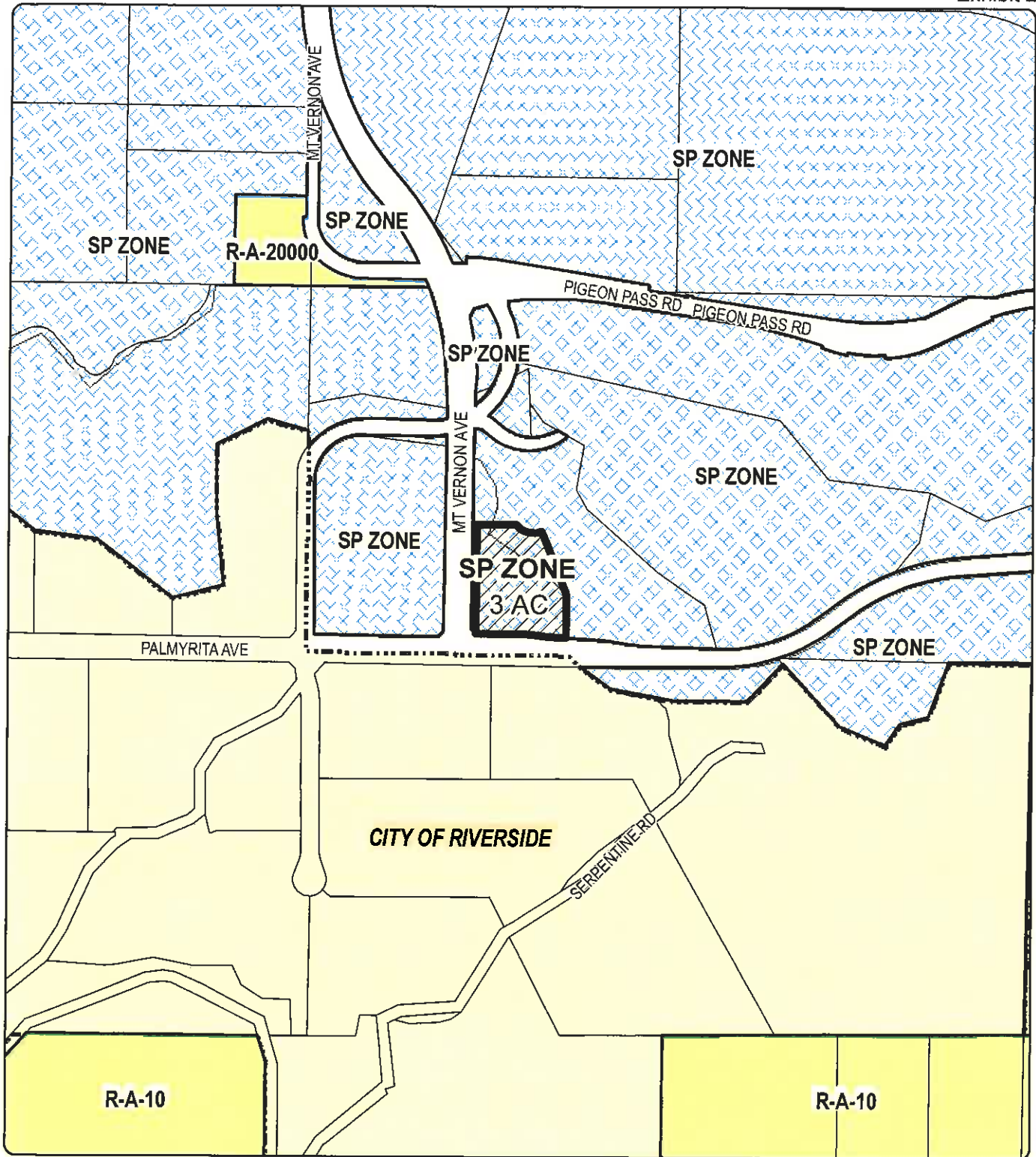
PUP00920

EXISTING ZONING

Supervisor Tavaglione
District 2

Date Drawn: 04/07/2014

Exhibit 2



Zoning District: University
Township/Range: TT2SR4W
Section: 9

Assessors Bk. Pg. 255-200
Thomas Bros. Pg. 686 F1
Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.lrra.co.riverside.ca.us/ndex.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

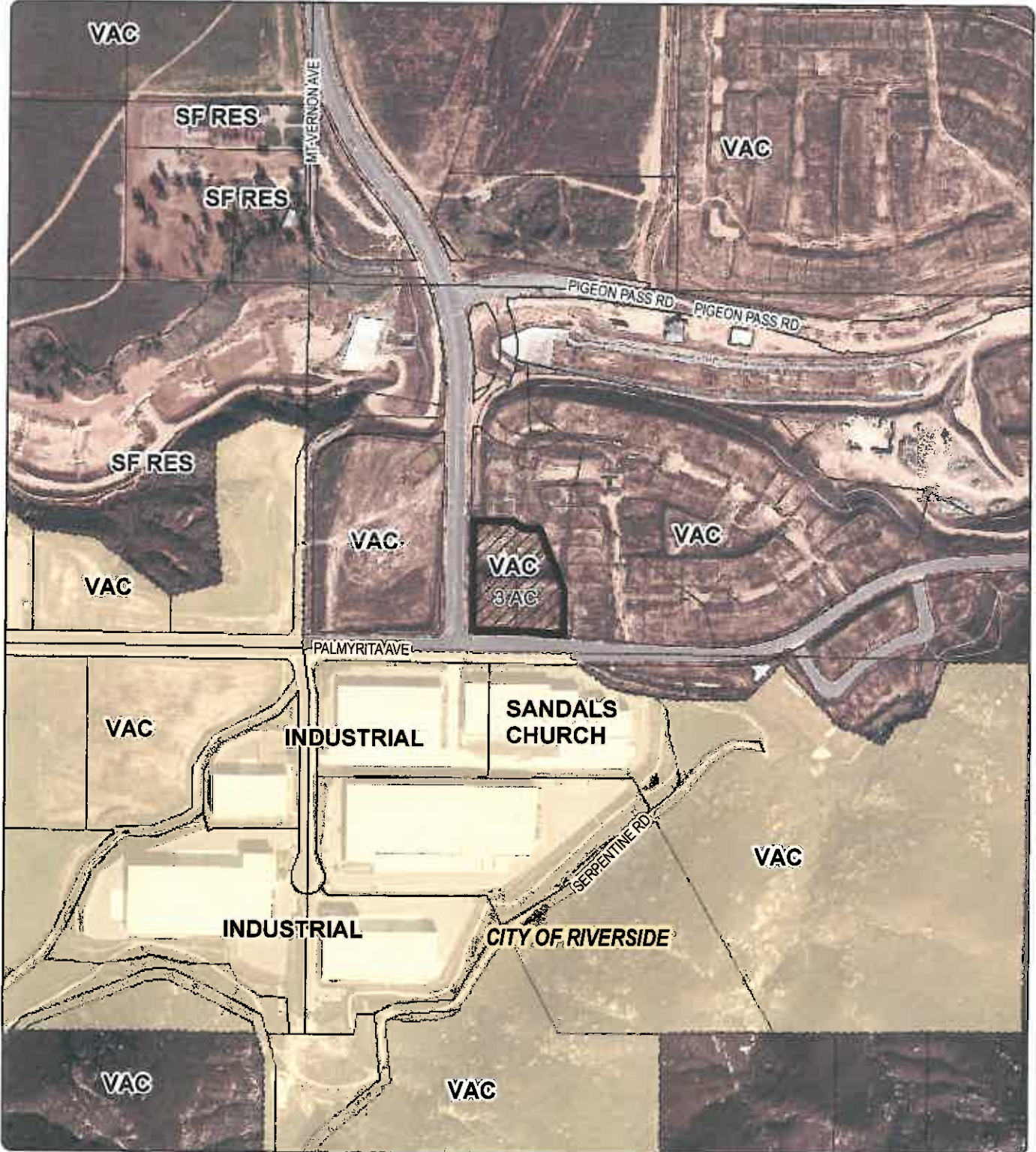
PUP00920

LAND USE

Supervisor Tavaglione
District 2

Date Drawn: 04/08/2014

Exhibit 1



Zoning District: University
Township/Range: TT2SR4W
Section: 9

Assessors Bk. Pg. 255-200
Thomas Bros. Pg. 686 F1
Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided 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 Indio at (760) 853-8277 (Eastern County) or website at <http://www.rtna.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

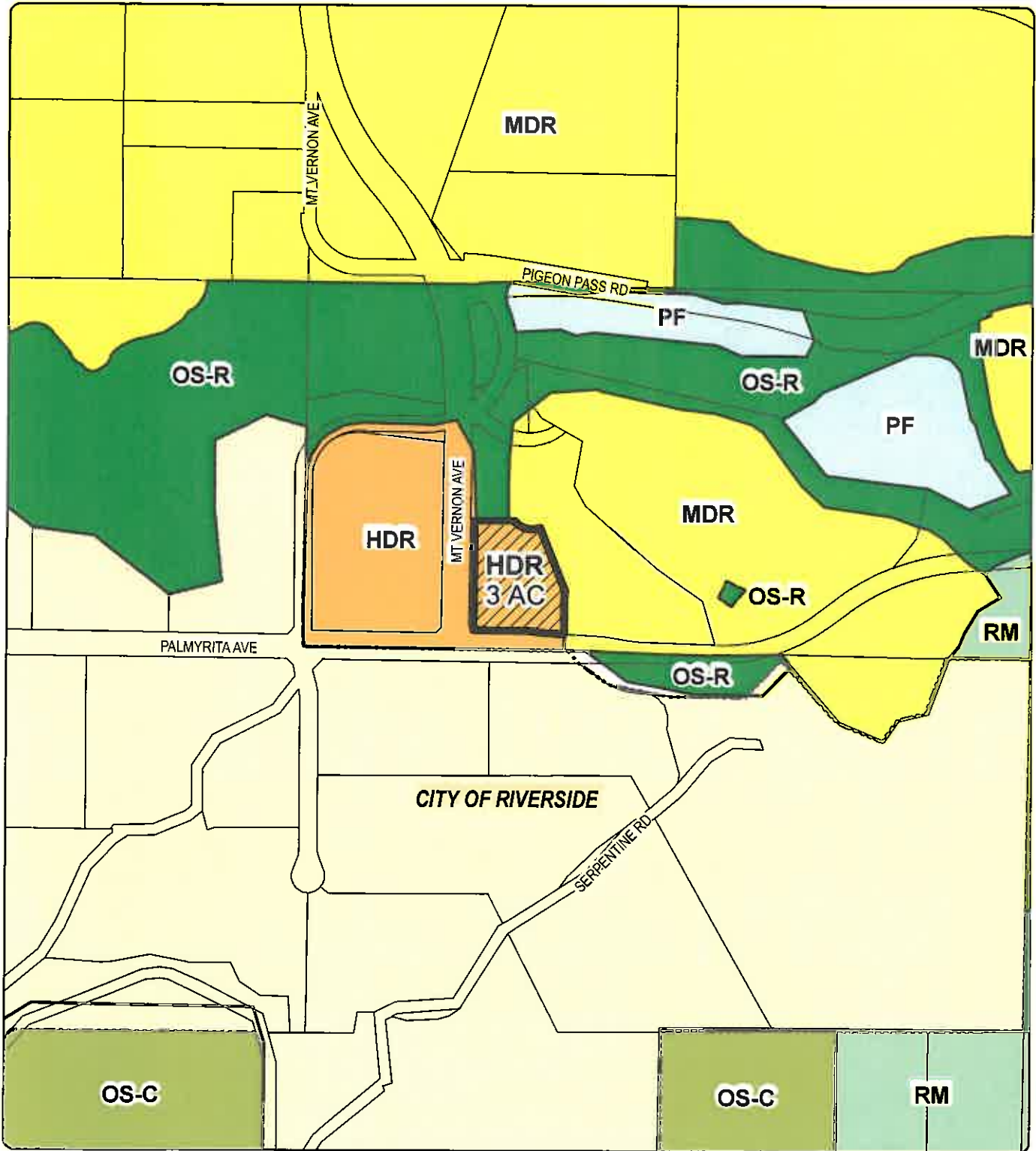
PUP00920

EXISTING GENERAL PLAN

Supervisor Tavaglione
District 2

Date Drawn: 04/08/2014

Exhibit 5

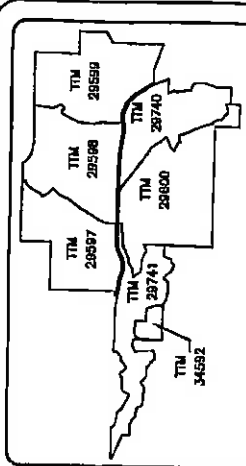


Zoning District: University
Township/Range: TT2SR4W
Section: 9

Assessors Bk. Pg. 255-200
Thomas Bros. Pg. 686 F1
Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.lma.co.riverside.ca.us/index.html>



**SPRING MOUNTAIN RANCH
SPECIFIC PLAN NO. 323**

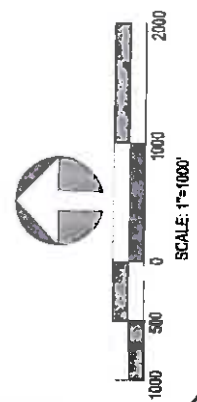
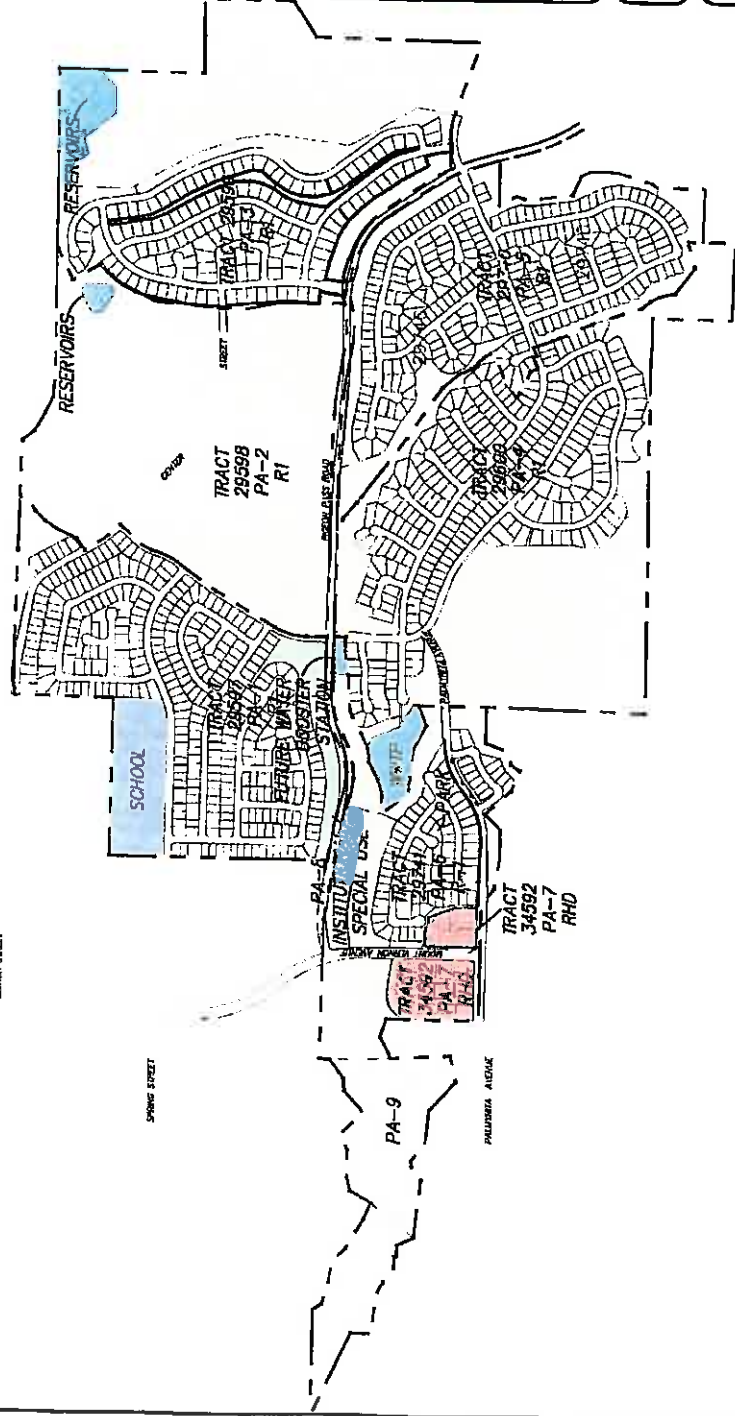
**SPRING MOUNTAIN RANCH
LEGEND**

	ACRES	UNITS
R-1 RESIDENTIAL	443.89	1461
OPEN SPACE/PARKS	304.01	-
PUBLIC FACILITIES	13.96	-
INSTITUTIONAL	223	-
INSTITUTIONAL/SPECIAL USE	262	-
COMMUNITY DEVELOPMENT FOUNDATION	11.75	97
RESIDENTIAL HIGH DENSITY	-	-
SCHOOL	13.80	-
TOTAL	792.24	1558

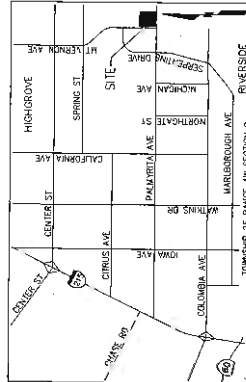
**FIGURE V-1
MASTER LAND USE PLAN**

URBAN ENCLAVES
133 E. VINE STREET
REDLANDS, CA 92373
TEL: (909) 798-4446
FAX: (909) 335-8747


220 Commerce, Suite 200
Irving, CA 92602
714.508.4100
Michael Brardman Associates



Source: Specific Plan 323 / Substantial Conformance SP-323(S), August, 2003.



VICINITY MAP
NOT TO SCALE

PROJECT DESCRIPTION
CONSTRUCT A 200 SPACE PARKING LOT TO SERVE THE SANDALS CHURCH ON THE NORTH SIDE OF PALMYRA AVENUE.

PROJECT INFO:
APN: 254-220-040

LEGAL DESCRIPTION: That portion of parcel a of lot the adjustment no. 4675 recorded December 17, 2003 as instrument no. 2003-098375 of official records, Riverside County, California and conveyed by that county to the Palmyra Avenue Station, Riverside County, California (Map and metes and bounds of which are on file with the County of Riverside) and more particularly that portion of said parcel a of lot the adjustment no. 4675 recorded December 17, 2003 as instrument no. 2003-098375 of official records, Riverside County, California (Map and metes and bounds of which are on file with the County of Riverside) and more particularly that portion of said parcel a of lot the adjustment no. 4675 recorded December 17, 2003 as instrument no. 2003-098375 of official records.

GROSS ACREAGE: 3.0 acres
NET ACREAGE: 3.0 acres
ZONING OF PROPERTY: SP

MAXIMUM ANNUAL WATER ALLOWANCE:
MAWA (alluvial) = 4675 (0.52) 2444.4 + 0.3 x 0.1
MAWA (alluvial) = 4675 (0.52) 2444.4 + 0.3 x 0.1
MAWA (alluvial) = 4675 (0.52) 2444.4 + 0.3 x 0.1
MAWA = 535,270 gallons/year

IRRIGATION STATEMENT:
The following items will be incorporated into the final irrigation design plans and specifications:

- Smart controller with one 4 page with access in real-time at (minimum) 15 min intervals (all soil type, commercial)
- Master valve (minimum 2)
- Pressure regulator (if needed)
- No backflow preventer (if needed)
- Signage or low-volume irrigation will be used for irregularly shaped areas, or less than 8 feet in width.

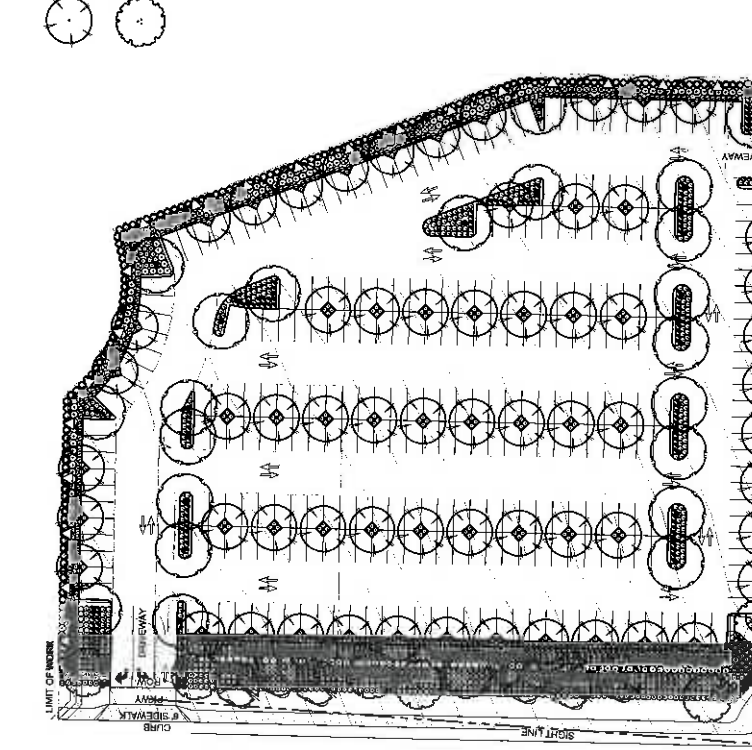


PROPOSED TREE PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WUCOLS
	Shadytree populus	Baldie Tree	15 Gal.	Per Plan	6	L
	Cercis canadensis	Western Redbud	24" Box	Per Plan	6	L
	Sophora molle	California Popper	24" Box	Per Plan	6	L
	Rhus tinctoria	African Sycamore	24" Box	Per Plan	22	L

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WUCOLS
	Rhipsalis spingolmar	Springtime Indian Hawthorn	48" c.c.	42	M	
	Xyrena c. compacta	Overcast Xyrena	5 Gal.	64	M	
	Adiantum radicans	Kaleidoscope Adiantum	5 Gal.	316	M	
	Muhlenbergia sp.	Deer Grass	35" c.c.	411	M	
	Phlox subulata	Deer's Tail	5 Gal.	249	M	
	Rhipsalis sp.	Ballerina Indian Hawthorn	5 Gal.	128	M	
	Romantia sp.	Collared Ingot Rosemary	35" c.c.	316	L	
	Felicia glauca	Bligh Blue	1 Gal.	73	M	
	Heliconia sp.	Creeping Heliconia	1 Gal.	0	M	
	Tradescantia sp.	Star Jasmine	1 Gal.	369	M	
	Rhus glabra	Common Sumac	5 Gal.	73	L	
	Rhus typhina	Flame Tree	5 Gal.	70	L	
	Azalea sp.	Azalea	1 Gal.	113	L	
	Myrsine sp.	Myrsine	1 Gal.	102	L	
	Mesquero sp.	Chick Chew	1 Gal.	20	L	



EXISTING VEGETATION:
No trees, shrubs or groundcover currently exist on the site.

PLANTING NOTES:

- Provide 3" mulch (min) in shrub beds and mulched areas, 2" layer of mulch in groundcover areas, 3" layer of mulch, stabilizing mulch for slopes.
- These shall be staked with 2.5 stakes and 2 line ties per County standard details. Use staking with 2" diameter stakes in high wind areas.
- Plantings shall be installed in accordance with the County standard details. Root barriers shall not be installed adjacent to the minimum of 6" in each direction.
- These shall have drainage tubes per County standard details.
- Plantings shall be installed in accordance with the County standard details. Walkway shall be installed adjacent to and integral with or connected to the 6" wide curb.

BMP NOTE:
These are none.

PARKING STALL AREA: 47,285 SF
ON-SITE: 119,533 SF
NET GROSS LANDSCAPED AREA: 248,169 SF
SHADE PERCENTAGE: 51.3%
LANDSCAPE PERCENTAGE: 20.5%

CONSTRUCTION DOCUMENTS:
I agree to submit a complete landscape construction document package that complies with the requirements of ordinance no. 889.2, ordinance 348, including off-site parking areas, and the approved site plan, and in substantial compliance with the approved site plan, and in substantial compliance with the approved site plan, and in substantial compliance with the approved site plan, and in substantial compliance with the approved site plan.

APPROVED SIGNATURE: _____ DATE: _____

SANDALS CHURCH PARKING LOT
PROJECT NAME: SANDALS CHURCH PARKING LOT
PROJECT OWNER: SANDALS CHURCH
PROJECT LOCATION: RIVERSIDE, CA
CONTACT: DEBBIE MARTS
ADDRESS: 160 PALMYRA AVE
RIVERSIDE, CA
PHONE: 951-937-9600

RICK ENGINEERING COMPANY
17100 AVENUE
RIVERSIDE, CA 92507
951-515-0722
www.rickeng.com

CONCEPTUAL LANDSCAPE PLAN

PROJECT TITLE: SANDALS CHURCH PARKING LOT
SHEET NUMBER: L-1
SHEET 1 OF 1

DATE: 4/28/14
PLANNER: D. ABRAHAM

SCALE: GRAPHIC SCALE 1"=30'

**COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

Environmental Assessment (E.A.) Number: 42611
Project Case Type (s) and Number(s): Public Use Permit No. 920
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Damaris Abraham
Telephone Number: (951) 955-5719
Applicant's Name: Sandals Church
Applicant's Address: 150 Palmyrita Ave, Riverside, CA 92507
Engineer's Name: Rick Engineering Company
Engineer's Address: 1770 Iowa Ave, Suite 100, Riverside, CA 92507

I. PROJECT INFORMATION

A. Project Description: The Public Use Permit proposes the construction of a 301 space parking lot for Sandals Church (located directly south of Palmyrita Avenue). The parking lot will serve the existing congregation members for weekend church services and weekday evening classes. The Church is currently limited to its 900 person capacity and additional trips are not anticipated. The project will improve vehicular safety by removing street parking and pedestrian safety with the construction of sidewalks and a crosswalk at the intersection of Palmyrita Avenue and Mt. Vernon Avenue. The parking lot could also be used to park vehicles for 6-8 special events per year that could include outreach events and community involvement, specifically; the events could include blood drives, community health fairs, or other outreach drives. These events generally draw less traffic than the Sunday church services and are planned on weekdays or Saturdays and would not conflict with Sunday Church Services.

The project is located within Specific Plan No. 323 (Spring Mountain Ranch) Planning Area No. 7 (High Density Residential). Environmental Impact Report No. 424 was previously prepared for this specific plan that assessed and identified all environmental impacts. The proposed project is utilizing with an addendum to the existing Environmental Impact Report No. 424 for its environmental review per the requirements of the California Environmental Quality Act, with the addition of two environmental review components; Greenhouse Gas Emissions and Forest Resources.

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

C. Total Project Area: 3 gross acres

Residential Acres: 3	Lots: 1	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:			

D. Assessor's Parcel No(s): 255-200-050

E. Street References: Northeasterly corner of Palmyrita Avenue and Mt. Vernon Avenue.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 2 South, Range 4 West, Section 9

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently vacant land that has already been graded and is surrounded by vacant land to the north, east, and west and Sandals Church to the south.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is consistent with the Adopted Specific Plan (SP323A1) Planning Area (P.A.) No. 7 (High Density Residential) land use designation and other applicable land use policies within the General Plan.
- 2. Circulation:** The proposed project has been reviewed by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the project. The proposed project all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The project site is located within a criteria cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). However, this project area has already gone through the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process through the previously approved Specific Plan 323. The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The proposed project meets with all other applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed project is within a high fire hazard area. The proposed project is not located within any other special hazard zone (including fault zone, high liquefaction, dam inundation zone, etc.). 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:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
- 6. Housing:** The proposed project is in conformance with the Housing Element of the General Plan.
- 7. Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): Highgrove

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Adopted Specific Plan (SP323A1) Planning Area (P.A.) No. 7 (High Density Residential)

E. Overlay(s), if any: Not Applicable

F. Policy Area(s), if any: High Grove Community Policy Areas

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Adopted Specific Plan (SP323A1), Planning Area (P.A.) No. 6 (Residential) to the north and east, Adopted Specific Plan (SP323A1), Planning Area (P.A.) No. 7 (High Density Residential) to the west, and which are located in the City of Riverside to the south..

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: Specific Plan No. 323 (Spring Mountain Ranch)

2. Specific Plan Planning Area, and Policies, if any: Planning Area 7

I. Existing Zoning: Specific Plan No. 323 (Spring Mountain Ranch), Planning Area 7

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Specific Plan No. 323 (Spring Mountain Ranch), Planning Area 6 to the north and east, and Specific Plan No. 323 (Spring Mountain Ranch), Planning Area 7 to the west and which are located in the City of Riverside 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 / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <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.

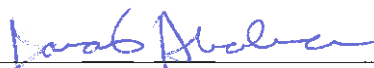
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

April 29, 2014

Date

Damaris Abraham

For Juan C. Perez, Interim Planning
Director

Printed Name

IV. 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"/>

Source: Riverside County General Plan Figure C-9 "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 significant impact.
- b) The project site is vacant and has been previously graded. There are no trees, outcroppings, rocks or unique landmark features within the project that would make the site a scenic resource. The proposed project will not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

a) According to GIS database, the project site is located 51.55 miles away from Mt. Palomar Observatory. The project is located outside the 45-mile radius defined by Ordinance No. 655 and is not subject to any special lighting policies that protect the Mt. Palomar Observatory. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The project proposes lighting; however, the potential environmental impacts of the project were fully studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

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

Source: GIS database, and Project Application Materials.

Findings of Fact:

a-d) Potential impacts to Agricultural Resources were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project will not 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)).

b) The project will not result in the loss of forest land or conversion of forest land to non-forest use.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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	<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
applicable air quality plan?				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) Potential impacts to Air Quality were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 Game 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	<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
established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

a-g) Potential impacts to Biological Resources were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b) Potential impacts to Historic Resources were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

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

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

Source: Project Application Materials

Findings of Fact:

a-d) Potential impacts to Archaeological Resources were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. Paleontological Resources				
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) Potential impacts to Paleontological Resources were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) Potential impacts to Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction

Findings of Fact:

a) Potential impacts to Liquefaction were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Potential impacts to Ground-shaking were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are 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: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) Potential Landslide Risk impacts were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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: Riverside County General Plan Figure S-7 "Documented Subsidence Areas"

Findings of Fact:

a) Potential impacts to Ground Subsidence were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

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

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials

a) Potential impacts to Other Geologic Hazards were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a-c) Potential impacts to Slopes were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating	<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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substantial risks to life or property?				
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: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

a-c) Potential impacts to Soils were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a-b) Potential impacts to Erosion were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Potential impacts to Erosion were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: Project application materials, Sandals Church Overflow Parking Lot – Technical Greenhouse Gas Emissions Study Memorandum, prepared by LSA Associates, Inc., dated January 8, 2014

Findings of Fact:

a) The Technical Greenhouse Gas Emissions Study Memorandum, dated January 8, 2014, prepared by LSA Associates, Inc., indicates that the project’s annual GHG emissions will be 330 metric tons per year (MTY) of CO₂-equivalents (CO₂e). This total is below the threshold of 3,000 MTY CO₂e per year for mixed use projects proposed by the South Coast Air Quality Management District. This project total includes both direct (amortized construction, area source, and potential increases to mobile) and indirect (electricity and energy to deliver water for landscaping and process waste water) GHG emissions. Therefore, the project would not result in significant generation of greenhouse gases, either directly or indirectly, and would not have a significant impact on the environment due to greenhouse gas emissions.

b) The project is consistent with the Riverside County General Plan’s land use designation (High Density Residential) for the site. Hence the project does not represent development in excess of the State’s “Business As Usual” (BAU) scenario. Further, the project would be subject to a variety of measures that would reduce the project’s greenhouse gas emissions to below the BAU level that include installing efficient lighting and lighting control systems, installing solar lights or light-emitting diodes (LEDs) for parking lot lighting, and complying the County Ordinance No. 859, *Water-Efficient Landscaping Standards*. As a result of implementation of, and compliance with, these measures, the project would further reduce greenhouse gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County and the State, AB 32 in particular. These measures ensure the project would not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions, and that this project’s effect on the attainment of these plans is less than significant.

Mitigation: No mitigation measures are required.

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

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter 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: Project Application Materials

Findings of Fact:

a-e) Potential impacts to Hazards and Hazardous Materials were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

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

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"/>
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Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

a-d) Potential impacts to Airports were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) Potential impacts due to a Hazardous Fire Area were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a-h) Potential impacts to Water Quality were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as	<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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a result of the failure of a levee or dam (Dam Inundation Area)?

d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a-d) Potential impacts to Water Quality were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project proposes the construction of a 301 space parking lot for Sandals Church. The project is consistent with the High Density Residential (HDR) land use designation, as reflected in the adopted Specific Plan No. 323's approved Land Use Plan, and with all other policies of the County General Plan. The High Density Residential land use designation allows detached, small lot single family and attached single family homes, patio homes, zero lot line homes, multi-family apartments, duplexes, and townhouses. The potential for clustered development is provided for in this land use category. In addition, religious institutions are permitted in all designations. The proposed project is in conformance with the land use designation; therefore shall not result in the substantial alteration of the present or planned land use of an area. Therefore, there is no significant impact.

b) The project is located within the City of Riverside Sphere of Influence. A copy of the development proposal was transmitted to the City staff for their review and comment. No response from the City staff has been received.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
28. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) The proposed project is consistent with the site's existing zoning of Specific Plan No. 323 (Spring Mountain Ranch), Planning Area 7 which has One-Family Dwellings (R-1) zoning classification as the "base zone". The proposed use, a church, is a permitted use, subject to approval of a public use permit in the R-1 zone.

b) The project site is surrounded by properties which are zoned Specific Plan No. 323 (Spring Mountain Ranch), Planning Area 6 to the north and east, and Specific Plan No. 323 (Spring Mountain Ranch), Planning Area 7 to the west and which are located in the City of Riverside to the south. The project will be compatible with the surrounding zoning classifications.

c) The project site is designated Adopted Specific Plan (SP323A1), Planning Area (P.A.) No. 7 (High Density Residential) and surrounding properties are designated Adopted Specific Plan (SP323A1), Planning Area (P.A.) No. 6 (Residential) to the north and east, Adopted Specific Plan (SP323A1), Planning Area (P.A.) No. 7 (High Density Residential) to the west, and which are located in the City of Riverside to the south. The project site is surrounded by vacant land to the north, east, and west and Sandals Church is located directly the south (across the street from Palmyrita Avenue). The project is proposing the construction of a 301 space parking lot for Sandals Church. Therefore, the project is compatible with existing and planned surrounding land uses.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the	<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
residents of the State?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

a-d) Potential impacts to Mineral Resources were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) Potential impacts to Airport Noise were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

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

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: Potential impacts to Railroad Noise were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: Potential impacts to Highway Noise were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation measures are required.

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

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) Potential impacts due to Noise Effects on or by the Project were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area,	<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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either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a-f) Potential impacts to Housing were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

Potential impacts to Fire Services were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: 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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Potential impacts to Sheriff Services were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

Potential impacts to Schools were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

Potential impacts to Libraries were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Potential impacts to Health Services were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-b) Potential impacts to Parks and were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: Potential impacts to Recreational Trails were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

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

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-i) Potential impacts to Circulation were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

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

Monitoring: No monitoring measures are required.

44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: Potential impacts to Bike Trails were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) Potential impacts to Water were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health (DEH) Review

Findings of Fact:

a-b) Potential impacts to Sewer were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) Potential impacts to Solid Waste were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-g) Potential impacts to Utilities were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

a) Potential impacts to Energy Conservation were studied in certified EIR No. 424, which is on file in the Planning Department. The Riverside County Board of Supervisors certified the EIR on June 5, 2001. The proposed project will not result in any new significant environmental impacts not identified in EIR No. 424, nor will it substantially increase the severity of the environmental impacts identified in EIR No. 424. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: Spring Mountain Ranch Specific Plan No. 323, Environmental Impact No. 424

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: 4/30/2014 11:45 AM
File: EA.PUP00920

PUBLIC USE PERMIT Case #: PUP00920

Parcel: 255-200-050

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for the construction of a 301 space parking lot for Sandals Church (located directly south of Palmyrita Avenue). The parking lot will serve the existing congregation members for weekend church services and weekday evening classes. The Church is currently limited to its 900 person capacity and additional trips are not anticipated. The project will improve vehicular safety by removing street parking and pedestrian safety with the construction of sidewalks and a crosswalk at the intersection of Palmyrita Avenue and Mt. Vernon Avenue. The parking lot could also be used to park vehicles for 6-8 special events per year that could include outreach events and community involvement, specifically; the events could include blood drives, community health fairs, or other outreach drives. These events generally draw less traffic than the Sunday church services and are planned on weekdays or Saturdays and would not conflict with Sunday Church Services.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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 PUBLIC 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 PUBLIC 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

PUBLIC USE PERMIT Case #: PUP00920

Parcel: 255-200-050

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND
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.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Public Use Permit No. 920 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Public Use Permit No. 920, Exhibit A, Amended No. 1, dated April 28, 2014.

APPROVED EXHIBIT L = Public Use Permit No. 920, Exhibit L, Amended No. 1, dated April 28, 2014.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior

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10. GENERAL CONDITIONS

10.BS GRADE. 3 USE - OBEY ALL GDG REGS (cont.) RECOMMND

to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

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

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

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

Monitoring for erosion and sediment control is required and

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10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND

shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 12 USE - DRAINAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION

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10. GENERAL CONDITIONS

10.BS GRADE. 12 USE - DRAINAGE & TERRACING (cont.) RECOMMND
 & GRADING".

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

 All offstreet parking areas which are conditioned to be
 paved shall conform to Ordinance 457 base and paving design
 and inspection requirements.

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

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

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 PUP 920 - COMMENTS RECOMMND

 Public Use Permit 920 is proposing to construct a 304
 space parking lot for the Sandals Church located across
 Palmyrita ave. No structures with plumbing are proposed, if
 buildings with plumbing are proposed applicant is to
 contact the Department of Environmental Health
 for additional requirements.

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FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Public Use Permit 00920 is a proposal to construct a parking lot for a church on an approximately 3.0-acre site. The site is located in the Highgrove area on the northeast corner of Mount Vernon Avenue and Palmyrita Avenue. The site is located within Planning Area 7 of Specific Plan 323 (Spring Mountain Ranch).

Street and drainage improvements in the vicinity have been constructed and this site and a majority of the surrounding properties have been previously mass graded as part of SP 323. The site grading is being altered to accommodate the proposed use but the drainage patterns are not being significantly modified. The site will be self-contained for drainage and the onsite runoff will be directed toward the northwest corner of the site and discharged into Mount Vernon Avenue. A minor amount of offsite runoff tributary along the easterly property line will be collected and conveyed southerly in a V-ditch and discharged into Palmyrita Avenue.

This project does not involve any District facilities and the review of the drainage plan and preliminary Water Quality Management Plan (WQMP) are being processed by the Transportation Department.

The District does not object to this proposal.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A and L, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW

RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be

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10.PLANNING. 2 USE - FEES FOR REVIEW (cont.) RECOMMND

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.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 6 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this public use permit shall be limited to the hours of 7:00 a.m. to 10:00 p.m., Monday through Sunday, with the exception of the 6-8 Special Events anticipated per year, Easter sunrise services, and midnight Christmas services in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 7 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), Religious Institutions - churches, chapels and other places of worship.

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 15 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

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10. GENERAL CONDITIONS

10.PLANNING. 17 USE - NO RESIDENT OCCUPANCY

RECOMMND

No permanent occupancy shall be permitted within the property approved under this public use permit as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 20 USE - NOISE MONITORING REPORTS

RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 22 USE - CAUSES FOR REVOCATION

RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 23 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 24 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

10.PLANNING. 29 USE - PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 32 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide

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10.TRANS. 1 USE - STD INTRO (ORD 461) (cont.) RECOMMND

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

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 4 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Mt. Vernon Avenue and Palmyrita Avenue since adequate right-of-way exists.

10.TRANS. 5 USE LANDSCAPE RQMTS (LS) RECOMMND

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

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10. GENERAL CONDITIONS

10.TRANS. 5 USE LANDSCAPE RQMTS (LS) (cont.) RECOMMND

- 1) Submit landscape and irrigation plans to the County Transportation Department, Landscape Section for review and approval. Such plans shall be submitted with a completed Agreement for Payment of Costs of Application Processing form (IP application) with the applicable current fee as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping guidelines. Emphasis shall be placed on using low water use plant species that are drought tolerant;
- 2) Ensure all landscape and irrigation plans are in conformance with the approved conceptual landscape exhibit;
- 3) Ensure all landscaping is provided with a weather-based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the installation inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.TRANS. 6 USE - SUBMIT FINAL WQMP RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2010-0033, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and

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10. GENERAL CONDITIONS

10.TRANS. 6 USE - SUBMIT FINAL WQMP (cont.) RECOMMND

calculations. These documents are available on-line at:
www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, in order to meet the requirements of a Final Project Specific WQMP, the report must be completed in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality measures.

10.TRANS. 7 USE - WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this subdivision, the Transportation Department will require an acceptable financial mechanism to be implemented to provide for maintenance of the project's site design, source control and treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means as approved by the Transportation Department. The BMPs must be shown on the project's grading plans and any other improvement plans the selected maintenance entity may require.

10.TRANS. 8 USE - BMP MAINT AND INSPECT RECOMMND

Unless an alternate viable maintenance entity is established, the Covenants, Conditions and Restrictions (CC&Rs) for the development's Home/Property Owners

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10. GENERAL CONDITIONS

10.TRANS. 8 USE - BMP MAINT AND INSPECT (cont.)

RECOMMND

Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&Rs shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&Rs shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

-OR

The BMP maintenance plan shall contain provisions for all treatment control BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP

RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT (cont.) RECOMMND

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

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS RECOMMND

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

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

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

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS RECOMMND

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.

60.BS GRADE. 8 USE - NOTARIZED OFFSITE LTR RECOMMND

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

60.BS GRADE. 10 USE - ALTERNATIVE PVMT RECOMMND

In instances where the grading plan involves the use of porous or pervious pavements as an alternative to asphalt and concrete surfaces, prior to the issuance of a grading permit, approval shall be obtained from the Building and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 10 USE - ALTERNATIVE PVMT (cont.) RECOMMND
Safety Department.

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

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

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT RECOMMND

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

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR

RECOMMND

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

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

60.EPD. 2

- MBTA NESTING BIRD

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 6 USE - WASTE MGMT. CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated October 16, 2013, summarized as follows:

Prior to issuance of a grading permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department 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. Arrangements can be made through the franchise hauler.

60.PLANNING. 7 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 USE - FILE L&LMD APPLICATION

RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.1 and 90.TRANS.4.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

60.TRANS. 5 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Mt. Vernon Avenue and Palmyrita Avenue.
- (2) Streetlights.
- (3) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 6 USE - LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

60.TRANS. 7 USE - LANDSCAPING RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Mt. Vernon Avenue and Palmyrita Avenue and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

60.TRANS. 8 USE - UTILITY PLAN RECOMMND

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.

60.TRANS. 9 USE - SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 9 USE - SUBMIT FINAL WQMP (cont.) RECOMMND

Transportation Department for review and approval. The WQMP and plans must receive Transportation Department approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer.

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

70.BS GRADE. 1 USE- WQMP BMP INSPECTION RECOMMND

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

70.BS GRADE. 2 USE - WQMP BMP CERT REQ'D RECOMMND

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

70.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

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

70.BS GRADE. 4 USE -WQMP BMP REGISTRATION RECOMMND

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

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70. PRIOR TO GRADING FINAL INSPECT

70.BS GRADE. 5 USE - WQMP ANNUAL INSP FEE RECOMMND

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

70.BS GRADE. 6 USE - REQ'D GRDG INSP'S RECOMMND

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

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
 - a.Inspection of Final Paving
 - b.Precise Grade Inspection
 - c.Inspection of the WQMP treatment control BMPs

TRANS DEPARTMENT

70.TRANS. 1 USE - PEDESTRIAN CROSSWALK RECOMMND

Prior to final grading inspection the project proponent shall install a pedestrian crosswalk on the east leg of Mt. Vernon Avenue (NS) and Palmyrita Avenue (EW) to allow pedestrians from the parking lot to access the existing church facility or as approved by the Director of Transportation.

70.TRANS. 2 USE-STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

70.TRANS. 3 USE - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting

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70. PRIOR TO GRADING FINAL INSPECT

70.TRANS. 3 USE - STREETLIGHTS INSTALL (cont.) RECOMMND

plan and standards of County Ordinances 460 and 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

70.TRANS. 4 USE - UTILITY INSTALL RECOMMND

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.

70.TRANS. 5 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Mt. Vernon Avenue and Palmyrita Avenue.
- (2) Streetlights.
- (3) Street sweeping.

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70. PRIOR TO GRADING FINAL INSPECT

70.TRANS. 6 USE - EXISTING CURB & GUTTER

RECOMMND

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Mt. Vernon and Palmyrita Avenue shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html. If you have questions, please call the Plan Check Section at (951) 955-6527.

- NOTE: 1. The driveways shall be constructed in accordance with County Standard No. 207A, Ordinance No. 461.
2. Five feet sidewalks shall be constructed 9' from the curb line on Mt. Vernon Avenue and Palmyrita Avenue.

70.TRANS. 7 USE - LANDSCAPING

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Mt. Vernon Avenue and Palmyrita Avenue.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

70.TRANS. 8 USE - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

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70. PRIOR TO GRADING FINAL INSPECT

70.TRANS. 8 USE - LANDSCAPING (cont.) RECOMMND

Landscaping will be improved within Mt. Vernon Avenue and Palmyrita Avenue.

70.TRANS. 9 USE - SIGNING & STRIPING PLAN RECOMMND

A signing and striping plan for pedestrian crosswalk on Palmyrita Avenue is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping improvements or as approved by the Director of Transportation.

70.TRANS. 10 USE - IMPLEMENT WQMP RECOMMND

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.

70.TRANS. 11 USE - AS-BUILT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. As-built plans certified by a registered Civil Engineer shall be submitted.

70.TRANS. 12 USE - BMP MAINT AND INSPECT RECOMMND

Unless an alternate viable maintenance entity is established, the best management practice (BMP) maintenance plan shall contain provisions for all structural BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

- OR -

The BMP maintenance plan shall contain provisions for all

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70. PRIOR TO GRADING FINAL INSPECT

70.TRANS. 12 USE - BMP MAINT AND INSPECT (cont.) RECOMMND

treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Public Use Permit No. 920, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

80.TRANS. 1 USE - LANDSCAPE PLAN SUBMITTAL RECOMMND

Prior to issuance of building permits, the developer/permit holder shall submit a combined on-site and off-site landscape plan to the Transportation Department, Landscape Section for review and approval. The submittal shall include the Agreement for Payment of Costs of Application Processing form with the applicable fee.

The landscaping plans shall be in conformance with the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 USE - LANDSCAPE PLAN SUBMITTAL (cont.) RECOMMND

approved conceptual landscape exhibit; 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 Licensed/Registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans;
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

The Transportation Department shall clear this condition.

All model home complexes and park sites with ADA path of travel issues or concerns shall be processed as a Minor Plot Plan through the Planning Department.

80.TRANS. 2 USE - LANDSCAPE SECURITY (LS) RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - LANDSCAPE SECURITY (LS) (cont.) RECOMMND

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

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

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 301 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 18 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

All existing outdoor advertising displays, signs or billboards shall be removed.

90.PLANNING. 23 USS - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, 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.

90.PLANNING. 24 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 27 USE - ORD 810 O S FEE RECOMMND

Prior to use or occupancy for cases without final inspection or certificate of occupancy, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Public Use

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 USE - ORD 810 O S FEE (cont.)

RECOMMND

Permit No. 920 is calculated to be 3 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Public Use Permit No. 920 has been calculated to be 3 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 29 USE - WASTE MGMT. CLEARANCE

RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated October 16, 2013, summarized as follows:

04/30/14
16:03

Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 29 USE - WASTE MGMT. CLEARANCE (cont.) RECOMMND

Prior to final inspection of parking lot construction, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for final inspection.

TRANS DEPARTMENT

90.TRANS. 1 USE-LNDSCP INSPECTION DEPOSIT RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds in the IP/ST account to cover the costs of the applicable landscape inspection. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section.

The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 2 USE-LANDSCAPE INSPECTION RQMT RECOMMND

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) and shall arrange for an Installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the Installation inspection, the applicant will arrange for an 1-year Installation inspection at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department's

80.TRANS.2 condition entitled "USE-LANDSCAPE SECURITY" and the

90.TRANS.1 condition entitled "LANDSCAPE INSPECTION DEPOSIT."

04/30/14
16:03

Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 USE-LANDSCAPE INSPECTION RQMT (cont.) RECOMMND

Upon successful completion of the Installation inspection, the Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 3 USE-COMPLY WITH LNDSKP/IRRGTN RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with approved conceptual landscape exhibit, landscaping, irrigation, and shading plans. The Transportation Department will verify and inspect that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: September 12, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Public Health – Michael Osur
Riv. Co. Trans. Flood Control
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.
5th District Supervisor-Ashley

2nd District Supervisor-Tavaglione
5th District Planning Commissioner
2nd District Planning Commissioner
City of Riverside
Riverside Unified School District
Riverside Highland Water Company
Southern California Edison
Southern California Gas Co.

PUBLIC USE PERMIT NO. 920 – EA42611 – Applicant: Sandals Church – Engineer/Representative: Rick Engineering Company – Fifth/Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: High Density Residential (CD: HDR) (8-14 D.U./Ac.) – Location: Northeasterly corner of Palmyrita Avenue and Mt. Vernon Avenue – 3 Acres Gross - Zoning: Specific Plan No. 323 (Spring Mountain Ranch), Planning Area 7 - REQUEST: The Public Use Permit proposes to construct a 304 space parking lot for Sandals Church. – **APN: 255-200-050**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on October 10, 2013.** All LDC/DRT Members please have draft conditions in the Land Management System on or before the above 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 routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact Damaris Abraham, Project Planner, at (951) 955-5719 or email at DABRAHAM@rctlma.org / MAILSTOP# 1070.

Public Hearing Path: 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.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: January 16, 2014

TO:

Riv. Co. Transportation Dept.
Riv. Co. Trans. Landscaping Section
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

PUBLIC USE PERMIT NO. 920, AMENDED NO. 1 – EA42611 – Applicant: Sandals Church – Engineer/Representative: Rick Engineering Company – Fifth/Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: High Density Residential (CD: HDR) (8-14 D.U./Ac.) – Location: Northeasterly corner of Palmyrita Avenue and Mt. Vernon Avenue – 3 Acres Gross - Zoning: Specific Plan No. 323 (Spring Mountain Ranch), Planning Area 7 - REQUEST: The Public Use Permit proposes to construct a 304 space parking lot for Sandals Church. – APN: 255-200-050

Please provide all comments or clearance by **February 6, 2014**. Should you have any questions regarding this item, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at dabraham@rctlma.org / **MAILSTOP# 1070**.

Public Hearing Path: 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
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

October 16, 2013



Damaris Abraham, Project Planner
Riverside County Planning Department
P.O. Box No. 1409
Riverside, CA 92502-1409

RE: Public Use Permit (PUP) No. 920 — Construct a 304-Space Parking Lot for Sandals Church (APN: 255-200-050)

Dear Ms. Abraham:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project, located northeasterly corner of Palmyrita Avenue and Mt. Vernon Avenue within the Highgrove Area Plan. In order to mitigate the potential solid waste impacts of PUP 920 and help the County comply with AB 939 (Integrated Waste Management Act), the RCWMD recommends the following conditions for approval of PUP 920:

1. a) **Prior to issuance of a grading permit**, a *Waste Recycling Plan* (WRP) shall be submitted to the Waste Management Department 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. Arrangements can be made through the franchise hauler.
- b) **Prior to final inspection of parking lot construction**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for final inspection.
2. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.
3. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,

Sung Key Ma,
Planner IV

PD #144148



November 05, 2013

Kyle Smith, Associate Planner
Community Development Department:
Planning Division
3900 Main Street
Riverside, CA 92522

SUBJECT: SANDALS CHURCH PARKING P13-0738
RICK ENGINEERING COMPANY JOB NUMBER 16591

Mr. Smith:

After an analysis of the existing and proposed parking lots of Sandals Church, the following information has been gathered:

Existing Parking:

Typ. Parking Stall	Std. Accessible Stall	Van Accessible Stall	Total Stalls
490	16	8	514

Parking After Construction Completion:


	Typ. Parking Stall	Std. Accessible Stall	Van Accessible Stall	Total Stalls
On-Site	470	17	7	494
Off-Site	301	0	0	301
			Total Proposed	795

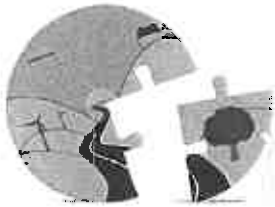
From this data we conclude that the quantity of accessible stalls necessary to meet ADA standards (2% of total lots), is 16. Also per ADA standards, 1 in every 8 of the accessible stalls are to be van accessible, therefore a minimum of 2 stalls are required. The proposed parking contains 24 ADA stalls total and 7 van accessible stalls, meeting both requirements.

Please review and forward this information to Damaris Abraham, Project Planner for Riverside County Planning Department, for the off-site parking lot if you concur with our analysis. It is our understanding that they will not require ADA parking stalls within the off-site parking lot if adequate stalls are provided on-site.

Please call with any questions.

Sincerely,
RICK ENGINEERING COMPANY


Jennifer Gillen, PE, QSD/QSP
Project Engineer/Manager



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: COMMERCIAL RETAIL

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: COMMERCIAL RETAIL

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PUP00920

DATE SUBMITTED: 8/30/12

APPLICATION INFORMATION

Applicant's Name: SANDALS CHURCH

E-Mail: _____

Mailing Address: 150 PALMYRITA AVE

	Street	
RIVERSIDE	CA	92507
City	State	ZIP

Daytime Phone No: (951) 637 - 8800

Fax No: (_____) _____

Engineer/Representative's Name: RICK ENGINEERING COMPANY

E-Mail: RONEILL@RICKENGINEERING.COM

Mailing Address: 1770 IOWA AVENUE, SUITE 100

	Street	
RIVERSIDE	CA	92507
City	State	ZIP

Daytime Phone No: (951) 782 - 0707

Fax No: (951) 782 - 0723

Property Owner's Name: SANDALS CHURCH

E-Mail: _____

Mailing Address: 150 PALMYRITA AVE

	Street	
RIVERSIDE	CA	92507
City	State	ZIP

Daytime Phone No: (951) 637 - 8800

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 · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 3 ACRES

General location (nearby or cross streets): North of PALMYRITA AVE, South of OPUS DR, East of MT. VERNON AVE, West of WOODWIND DR

Thomas Brothers map, edition year, page number, and coordinates: 2006 RIV/SB, PG 839, G-2

Project Description: (describe the proposed project in detail)

CONSTRUCT A 304 SPACE PARKING LOT TO SERVE THE SANDALS CHURCH ON THE SOUTH SIDE OF PALMYRITA AVENUE.

Related cases filed in conjunction with this application:

N/A PP 25405

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. 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 copy: _____

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/miles) _____

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 25,800 CY

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/7/2014.

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PUP00920 For

Company or Individual's Name Planning Department,

Distance buffered 2400'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

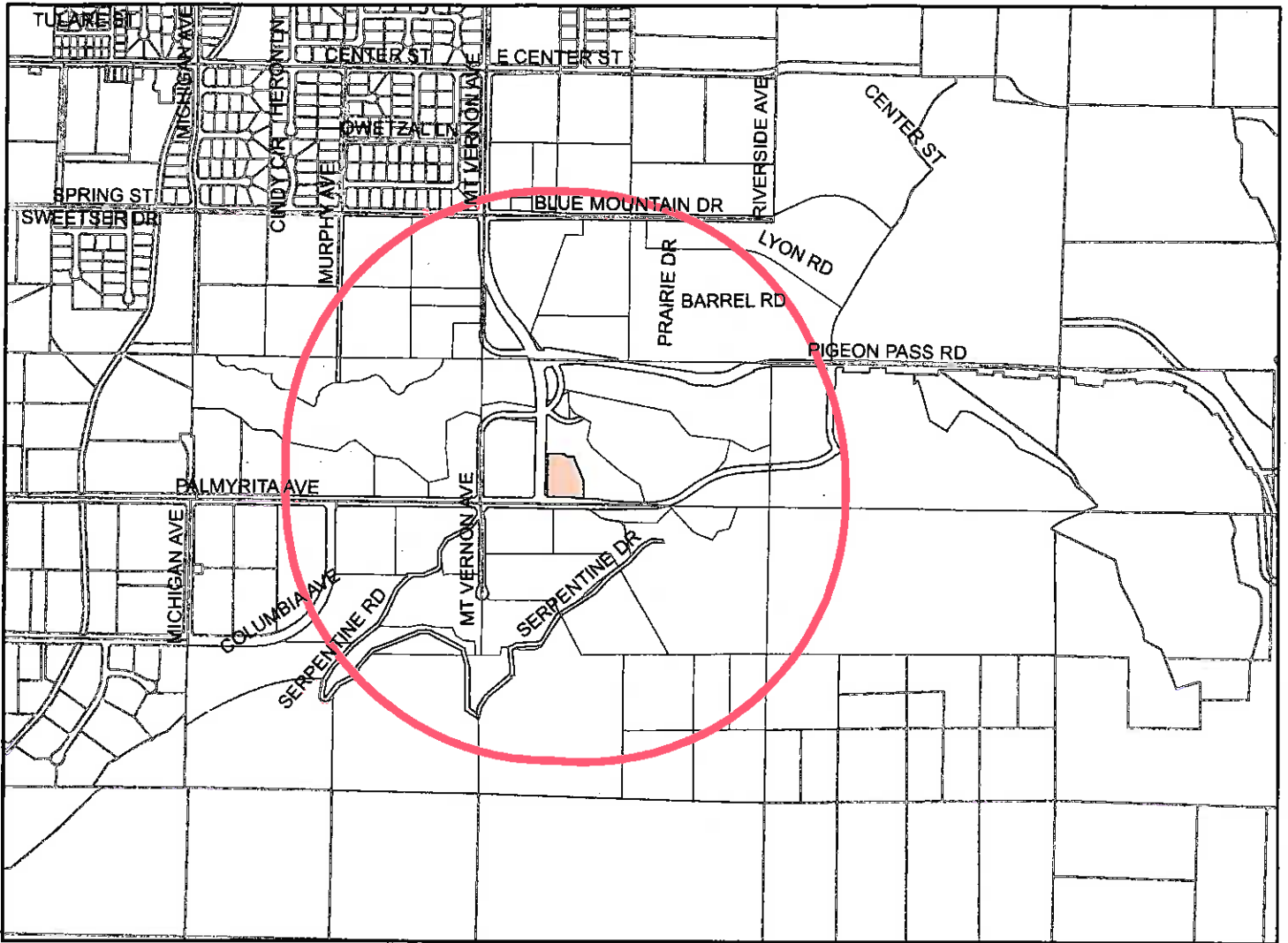
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

*LVA
Copies
10/7/14*

PUP00920 (2400 feet buffer)



Selected Parcels

257-110-002 257-040-015 257-040-020 257-050-021 257-050-022 257-050-023 257-240-003 257-240-004 255-321-007 257-050-026
 255-190-025 255-190-026 255-130-003 255-130-005 255-130-008 255-130-009 255-130-016 255-130-019 255-140-001 255-140-020
 255-170-006 255-190-029 255-190-030 255-170-005 255-170-011 255-170-012 255-170-013 257-240-002 255-130-018 255-321-005
 257-110-004 257-110-006 257-050-027 257-100-036 257-110-010 255-200-049 257-110-005 257-050-007 257-110-003 255-200-050
 257-100-031 257-100-035 255-210-013 255-210-014 255-140-019 255-170-010 255-190-016 255-190-017 255-200-028 255-200-032
 255-200-038 255-200-039 255-200-040 255-200-041 255-200-042 255-200-043 255-200-044 255-200-045 255-200-046 255-200-047
 255-200-048 257-100-012 257-100-034 257-120-003 255-190-028 257-130-001 257-050-025 257-100-030 257-100-032 257-110-008



1,500 750 0 1,500 Feet

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.



ASMT: 255130018, APN: 255130018
AVALON BRUNKA, ETAL
731 MT VERNON AVE
RIVERSIDE CA 92507

ASMT: 255321006, APN: 255321006
MICHELLE MCDONALD, ETAL
140 GOLDFINCH LN
RIVERSIDE, CA. 92507

ASMT: 255170013, APN: 255170013
EVELYN TILLMAN
20140 BLUE MOUNTAIN DR
RIVERSIDE, CA. 92507

ASMT: 255321007, APN: 255321007
DONNA GOERLICH, ETAL
150 GOLDFINCH LN
RIVERSIDE, CA. 92507

ASMT: 255190028, APN: 255190028
SPRINGBROOK LAND
27101 PUERTA REAL STE 300
MISSION VIEJO CA 92691

ASMT: 257050026, APN: 257050026
DMITRIY BURKOVSKIY
351 CHERRY CREEK LN
ROCHESTER NY 14626

ASMT: 255190030, APN: 255190030
EQUITY CORPORATE HOUSING HOLDING CO
C/O EQUITY RESIDENTIAL
P O BOX 87407
CHICAGO IL 60680

ASMT: 257100031, APN: 257100031
SANDALS CHURCH
150 PALMYRITA AVE STE 1
RIVERSIDE CA 92507

ASMT: 255200049, APN: 255200049
PAUL BULLER
510 HEARN ST
AUSTIN TX 78703

ASMT: 257100035, APN: 257100035
SANDALS CHURCH
150 PALMYRITA
RIVERSIDE CA 92507

ASMT: 255210014, APN: 255210014
SFI SMR
C/O ISTAR FINANCIAL ATTN TAX DEPT
180 GLASTONBURY BLV NO 201
GLASTONBURY CT 6033

ASMT: 257110002, APN: 257110002
C MORTON
C/O DEE ANN EDWARDS
P O BOX 245
SIERRAVILLE CA 96126

ASMT: 255321005, APN: 255321005
KATHERINE SALAS
464 WHIPPORWILL DR
RIVERSIDE, CA. 92507

ASMT: 257110004, APN: 257110004
LAN NGUYEN
2239 W ALMOND
ORANGE CA 92668



ASMT: 257110005, APN: 257110005
DILLON SMITH, ETAL
P O BOX 675211
RANCHO SANTA FE CA 92067

ASMT: 257110006, APN: 257110006
ELSA FIORENZA, ETAL
306 KISSELA CT
EL DORADO HILLS CA 95762

ASMT: 257110010, APN: 257110010
MMI BDI RIVERSIDE MT VERNON
C/O KELLY KINNON
100 WILSHIRE BLV STE 700
SANTA MONICA CA 90401

ASMT: 257120003, APN: 257120003
SMR PHASE 1 JOINT VENTURE
C/O CHRIS HAINES
36310 INLAND VALLEY DR
WILDOMAR CA 92595

ASMT: 257130001, APN: 257130001
WESTERN RIVERSIDE CO REG CONSERV AUT
C/O DEPT OF FAC MGT
3133 MISSION INN AVE
RIVERSIDE CA 92507

ASMT: 257240002, APN: 257240002
GAMMA REALTY CO
ATTN ANDREW TEO
P O BOX 808
LYNDHURST NJ 7071

ASMT: 257240004, APN: 257240004
COLUMBIA BUSINESS CENTER
C/O MICHAEL P GRAYDON
100 E CORSON ST
PASADENA CA 91103



Planning Department,
City of Riverside
3900 Main St. 3rd floor
Riverside, CA 92522

Riverside Unified School District
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

Riverside Highland Water Company
1450 E. Washington St.
Colton, CA 92324-4604

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

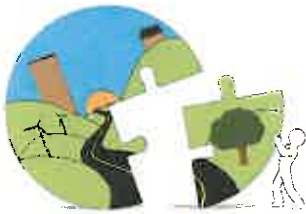
Centralized Correspondence
Southern California Gas Company
PO Box 3150
San Dimas, CA 91773

Applicant/Owner:
Sandals Church
150 Palmyrita Avenue
Riverside, CA 92507

Eng-Rep:
Rick Engineering Company
1770 Iowa Avenue, Suite 100
Riverside, CA 92507

Applicant/Owner:
Sandals Church
150 Palmyrita Avenue
Riverside, CA 92507

Eng-Rep:
Rick Engineering Company
1770 Iowa Avenue, Suite 100
Riverside, CA 92507



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning 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.

Public Use Permit No. 920

Project Title/Case Numbers

Damaris Abraham

County Contact Person

951-955-5719

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Sandals Church

Project Applicant

150 Palmyrita Avenue, Riverside, CA 92507

Address

The project is located at northeasterly corner of Palmyrita Avenue and Mt. Vernon Avenue.

Project Location

The Public Use Permit proposes the construction of a 301 space parking lot for Sandals Church (located directly south of Palmyrita Avenue). The parking lot will serve the existing congregation members for weekend church services and weekday evening classes. The Church is currently limited to its 900 person capacity and additional trips are not anticipated. The project will improve vehicular safety by removing street parking and pedestrian safety with the construction of sidewalks and a crosswalk at the intersection of Palmyrita Avenue and Mt. Vernon Avenue. The parking lot could also be used to park vehicles for 6-8 special events per year that could include outreach events and community involvement, specifically, the events could include blood drives, community health fairs, or other outreach drives. These events generally draw less traffic than the Sunday church services and are planned on weekdays or Saturdays and would not conflict with Sunday Church Services. An addendum to Certified Environmental Impact Report No. 424 was prepared based on the finding that all potentially significant effects were adequately analyzed in that environmental document pursuant to applicable legal standards and while some changes and/or additions are necessary, none of the conditions described in California Code of Regulations, Section 15162 exist as indicated in the staff report findings for this project, which is incorporated herein by reference.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to Certified EIR No. 424 was prepared for the project pursuant to the provisions of the California Environmental Quality Act Proof of prior payment + \$50.00 and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 4/30/2014
Y:\Planning Case Files-Riverside office\PUP00920\DH-PC-BOS Hearings\DH-PC\PUP00920.NOD Form.docx

Please charge deposit fee case#: ZEA42611 ZCFG5987 .

FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

EA 37995
FILED
 RIVERSIDE COUNTY

JUN 08 2001

NOTICE OF DETERMINATION

GARY L. ORSC

By *C. Kohler* D. Kohler
 Deputy

TO:
 Office of Planning and Research (OPR)
 1400 Tenth Street, Room 121
 Sacramento, CA 95814
 County Clerk
 County of Riverside

FROM:
 Riverside County Planning Department
 4080 Lemon Street, 9th Floor
 P. O. Box 1409
 Riverside, CA 92502-1409
 82-675 Highway 111, 2nd Floor
 Indio, CA 92201

Riverside County Transportation Department
 4080 Lemon Street, 8th Floor
 P. O. Box 1090
 Riverside, CA 92502-1090

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the California Public Resources Code.

EA: 37995, Specific Plan 323, General Plan Amendment NO. 539, Change of Zone No. 6535, Agricultural Preserve Nos. 839 and 840, EIR 424.
 Project Title: Case Numbers

2000061057 Keith Gardner, Senior Planner (909) 955-9076
 State Clearinghouse Number Contact Person Area Code/No /Ext

Eastbridge Partners, L.P. 114 Pacifica, Suit 245, Irvine, CA 92618
 Project Applicant/Property Owner and Address

North and south of Pigeon Pass Road, east of Mount Vernon Avenue in the community of Highgrove
 Project Location: Removed: 7-9-01
 By: *J. Holt* Dept. County of Riverside, State of California

Specific Plan of Land Use of 784 acres consisting of 500.4 acres of residential use with a maximum of 1,520 dwelling units in densities ranging from 15 dwelling units per acre (du/ac) to 1.57 du/ac; 13.5 acres of Commercial use; one 13.9 acre school / park site; 2.0 acres of Water Reservoir facilities; 47.9 acres of Open Space / Trails / Parks; and 6.2 acres of Institutional uses.
 Project Description

This is to advise that the Riverside County Board of Supervisors has approved the above-referenced project on 6/5/2001 and has made the following determinations regarding that project:

- The project will, will not have a significant effect on the environment.
- An Environmental Impact Report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act.
 A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act.
 The project was undertaken pursuant to and in conformity with Specific Plan No. ?? (??) for which an Environmental Impact Report was certified or a Negative Declaration adopted. All potentially significant effects or the project were adequately analyzed in the earlier EIR or Negative Declaration and were avoided or mitigated pursuant to that earlier EIR or Negative Declaration. **NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED.**
- Mitigation Measures were, were not made a condition of the approval of the project.
- Findings were made in accordance with Section 21081 of the California Public Resources Code.
- A statement of Overriding Considerations , was, was not adopted for the project.
- A de minimis finding was, was not made for the project in accordance with Section 711.4 of the California Fish and Game Code.

This is to certify that the Negative Declaration or Final EIR, with comments, responses and record of project approval is available to the general public at:

- Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
 - Riverside County Planning Department, 82-675 Highway 111, Room 209, Indio, CA 92201
 - Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
- Clerk of the Board of Supvs.
 Senior Board Assistant

Resol 2001 - 135
 June 5, 2001 (377)

Signature _____ Title _____ Date _____

Y:\TM2\Keith\Cas\nod37995.wpd

TO BE COMPLETED BY OPR Date Received for Filing and Posting at OPR:	FOR COUNTY CLERK'S USE ONLY <i>Please charge deposit fee case #:</i>
---	--

ORIGINAL

* VOID * COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0011956

4080 Lemon Street
Second Floor
Riverside, CA 92502
(909) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(909) 694-5242

82675 Highway 111
Room 209
Indio, CA 92201
(760) 863-8271

Received from: MICHAEL BRANDMAN ASSOC \$850.00
paid by: CK 86520
paid towards: CFG01676 CALIF FISH & GAME: EIR
CFG FOR EIR424 / SP323
at parcel #:
appl type: CFG2

By _____ Nov 30, 2000 15:56
NMAZIK posting date Nov 30, 2000

Account Code	Description	Amount
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Overpayments of less than \$5.00 will not be refunded!

Additional info at www.tlma.co.riverside.ca.us/lms/lms.htm

* VOID *

COPY 1-CUSTOMER

* REPRINTED *

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1307054

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: SANDALS CHURCH \$50.00
paid by: CK 2401
EA42611 FOR PUP00920
paid towards: CFG05987 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jul 29, 2013 13:47
BNTHOMAR posting date Jul 29, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!