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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - CORRECTIONS FOR SUB. (cont.) RECOMMND

property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

Craig Lobnow
Principal Building Inspector, CASp
Riverside County Building & Safety
(951) 955-8578

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - ECP COMMENTS RECOMMND

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

10.E HEALTH. 2 USE - NOISE STUDY RECOMMND

Noise Consultant: LDN Consulting, Inc.
42428 Chisolm Trail
Murrieta CA 92562

Noise Study: "Noise Assessment: Temecula Commercial Development, County of Riverside, CA," March 15, 2016

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, CUP03736 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated May 4, 2016 c/o Steve Uhlman.

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

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10.E HEALTH. 2 USE - NOISE STUDY (cont.) RECOMMND

RECOMMENDATION: "1) Based on the information provided by the consultant, delivery trucks and operation of the vertical baler should be limited to the hours of 7:00 a.m. and 10:00 p.m."

10.E HEALTH. 3 USE - PERC REVIEW RECOMMND

Soils percolation report Project No. 15872-11A by Earth Strata, Inc. was reviewed for preliminary information about the feasibility of an on-site wastewater treatment system (OWTS). Full review of the soils percolation report for OWTS will be required prior to building permit issuance. In addition to the review, the following will be required: a site evaluation, groundwater detection boring to be at the site and submittal of specific building plans to ensure that the OWTS is properly sized.

FIRE DEPARTMENT

10.FIRE. 2 USE-#04-HIGH PILE/RACK STORAGE RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval.

10.FIRE. 3 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

10.FIRE. 4 USE*-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 4,000 GPM for a 4 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2013 CBC.

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10.FIRE. 5 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants (6"x4"x 2-2 1/2") shall be located at not more than 350 feet average between hydrants as measured along approved vehicular travel ways and maximum of 210 feet from any point on street or road frontage to a hydrant.

10.FIRE. 6 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical, and/or 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 o 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. 7 USE-#89-KNOX RAPID ENTRY BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

Gates shall be equipped with Knox rapid entry system.

10.FIRE. 8 USE-#25-GATE ENTRANCES RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 9 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated

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10.FIRE. 9 USE-#88A-AUTO/MAN GATES (cont.) RECOMMND

with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

CUP3736 is a proposal to construct a commercial building to sell items generally sold at a feed and grain store, hardware store, gift shop and nursery garden supply store on a 7.61 acre site. The site is located on the northwest corner of Highway 79 and Anza Road.

The site receives sheet flow type runoff from the east. In addition, the entire site is within the Zone X floodplain limits for Temecula Creek as delineated on Panel No. 06065C 3310G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). New buildings shall be floodproofed by constructing the finished floor a minimum of 12 inches above surrounding ground.

The preliminary Water Quality Management Plan (WQMP) will be reviewed and approved by the Transportation Department prior to the issuance of the permit.

10.FLOOD RI. 2 USE ELEVATE FINISH FLOOR RECOMMND

The finished floor of new structures shall be elevated 12 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

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 EXHIBITS, unless otherwise amended by these conditions of approval.

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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 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. Outside lighting shall comply with Ordinance No. 655 Ordinance Regulating Light Pollution and Ordinance No. 915 Regulating Outdoor Lighting. Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 4 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B.

10.PLANNING. 6 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 8:00 a.m. to 8:00 p.m., Monday through Saturday, and 9:00 a.m. to 7:00 p.m. on Sunday.

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),
-1 space per 200 square feet of gross floor area for gneral retail.

10.PLANNING. 8 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the two monument signs, the locations are shown on APPROVED EXHIBIT S. Any additional signage shall be approved by the

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10. GENERAL CONDITIONS

10.PLANNING. 8 USE - LIMIT ON SIGNAGE (cont.) RECOMMND

Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

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.

10.PLANNING. 16 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property.

Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 18 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 Riverside County, 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. 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

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10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

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,
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.

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10.PLANNING. 28 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

10.PLANNING. 31 USE - 3RD DIST DSGN STDS RECOMMND

The permit holder shall comply with the "DESIGN STANDARDS & GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE, adopted by the Board of Supervisors, July 17, 2001.

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.rivcobizregistration.org.

10.PLANNING. 34 USE - LOW PALEO AREA RECOMMND

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

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify

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10. GENERAL CONDITIONS

10.PLANNING. 34

USE - LOW PALEO AREA (cont.)

RECOMMND

the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 34 USE - LOW PALEO AREA (cont.) (cont.) RECOMMND

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

10.PLANNING. 36 USE - UNANTICIPATED RESOURCES RECOMMND

UNANTICIPATED RESOURCES:

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

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.

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 resource site is defined, for this condition,

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10.PLANNING. 36 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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

10.PLANNING. 37 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:

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 by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation 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. 38 USE - PDA04956 ACCEPTED RECOMMND

County Archaeological Report (PDA) No 4956, submitted for this project (CUP03736) was prepared by Sue A. Wade, of Heritage Resources and is entitled: "Phase I Cultural

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10.PLANNING. 38 USE - PDA04956 ACCEPTED (cont.)

RECOMMND

resource Assessment for the Calle Arnaz Commercial Project, County of Riverside, California," dated January 27, 2016.

(PDA) No 4956 concludes that due to negative survey results, no mitigation measures are recommended or warranted.

(PDA) No 4956 recommends that due to the apparent alluvial nature of the soils and because recommendations of several tribes contacted during "project scoping", it is recommended that project grading be monitored by a qualified archaeologist and Luiseno monitor.

This study has been incorporated as part of this project, and has been accepted.

10.PLANNING. 39 USE - GEO02470

RECOMMND

County Geologic Report GEO No. 2470, submitted for the project APN 965-460-007, was prepared by Earth-Strata, Inc.

The report is titled; "Preliminary Geotechnical Interpretive Report, Proposed Commercial Development, Assessor's Parcel Number 965-460-007, Number 3 of Parcel Map Number 10016, Located on the Northwest Corner of Anza Road and Highway 79, Temecula Area, Riverside County, California," dated October 30, 2015. In addition, the applicant has submitted the following report:

"Response to County of Riverside Review Comments Regarding County Geologic Report 2470, Proposed Commercial Development, Assessor's Parcel Number 965-460-007, Number 3 of Parcel Number 10016, Located on the Northwest Corner Anza Road and Highway 79, Temecula Area, Riverside County, California," dated March 4, 2016.

This document is herein incorporated in GEO02470.

GEO02470 concluded:

1.No active faults are known to traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone.

2.Based on site mapping and aerial photography review the likelihood of an active fault traversing the site is very low to remote.

3.Landslide debris was not observed during our subsurface exploration and no ancient landslides are known to exist on site.

4.Our analysis of liquefaction and dry-sand settlement indicated an estimated total settlement of 7.4 inches for the undeveloped site. After incorporating the recommended removals and compacted fill requirements the total settlement is estimated to be 3.1 inches.

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10.PLANNING. 39 USE - GEO02470 (cont.)

RECOMMND

GEO02470 recommended:

1. Vegetation including trees, grasses, weeds, brush, shrubs, and any other debris should be stripped from the areas to be graded and properly disposed of offsite.
2. Based on the liquefaction analysis the remedial removals should be extended to 15 feet below existing grade.
3. Remedial grading should extend beyond the perimeter of the proposed structures a horizontal distance equal to the depth of excavation or a minimum of 5 feet, whichever is greater.
4. All excavations should be stabilized within 30 days of initial excavation.

GEO No. 2470 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2470 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County Of Riverside upon application for grading and/or building permits.

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 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.

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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. 4 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. 5 USE-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

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

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

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

10.TRANS. 6 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation Please contact (951) 955-6800 for additional information.

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10.TRANS. 7

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.

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.TRANS. 8

USE - LC LANDSCAPE SCREENING

RECOMMND

Landscape screening located along the WEST PROPERTY LINE shall be designed to ensure full, opaque, coverage up to a minimum height of 4-5 feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.

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10.TRANS. 9

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.

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.

Anza Road (NS) at:
De Portola Road (EW)
Calle Arnaz (EW)
SR-79 South (EW)
Project Access (EW)

Calle Arnaz (NS) at:
Project Access (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. 10

USE - SUBMIT FINAL WQMP

RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the San Diego Regional Water Quality Control Board [Order No. R9-2010-16, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Margarita 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 within

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10.TRANS. 10

USE - SUBMIT FINAL WQMP (cont.)

RECOMMND

the priority development category. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

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, it shall be prepared 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 impact mitigation measures.

WASTE DEPARTMENT

10.WASTE. 1

USE - HAZARDOUS MATERIALS

RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

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10. GENERAL CONDITIONS

10.WASTE. 2

USE - AB 341

RECOMMND

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 waste hauler.

-Provide recycling service to tenants (if applicable).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

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

10.WASTE. 3

USE - AB 1826

RECOMMND

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

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10. GENERAL CONDITIONS

10.WASTE. 4 USE - LANDSCAPE PRACTICES RECOMMND

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3 USE - REVIEW OPERATION HOURS RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the commercial establishment may be further restricted.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.) RECOMMND

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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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.

E HEALTH DEPARTMENT

60.E HEALTH. 1 MAP - GRADING & FEASIBILITY RECOMMND

On those projects where the grading plans are prepared by other than the person preparing the soils feasibility report, a statement must be included on the grading plan submitted for review and approval with the soil engineer's

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60. PRIOR TO GRADING PRMT ISSUANCE

60.E HEALTH. 1 MAP - GRADING & FEASIBILITY (cont.) RECOMMND

signature and seal as to the appropriateness of the grading with regard to the conclusions and recommendations set forth in the soil engineer's feasibility report.

60.E HEALTH. 2 USE- WELL/OWTS ABANDONMENT RECOMMND

Prior to issuance of grading permit, well/on-site wastewater treatment system must be properly abandoned under permit with this Department. Please call (951)955-8980 for details.

EPD DEPARTMENT

60.EPD. 1 - NESTING BIRD SURVEY RECOMMND

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 September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - NESTING BIRD SURVEY (cont.)

RECOMMND

or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

60.EPD. 2 - BUOW 30 DAY SURVEY

RECOMMND

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (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. A grading permit may be issued once the species has been relocated.

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

FIRE DEPARTMENT

60.FIRE. 1 USE-#75-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed/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".

PARKS DEPARTMENT

60.PARKS. 1 USE - OFFER OF DEDICATION

RECOMMND

Prior to grading, the applicant shall offer the Regional Trail easement shown on the site plan for dedication to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PARKS. 1 USE - OFFER OF DEDICATION (cont.) RECOMMND

Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

60.PARKS. 2 USE - TRAIL PLAN RECOMMND

Prior to grading permit issuance, the applicant shall submit a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District for review and approval. Included as part of the exhibit the applicant shall provide for all alignments, easement widths, typical trail cross sections, trail materials, fencing, trail separations, pavement markings, street crossings signage, bollards (if applicable) and landscape and irrigation plan.

60.PARKS. 3 USE - TRAIL MAINTENANCE RECOMMND

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all [Regional Trail] [Bike Trail] identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

PLANNING DEPARTMENT

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. he amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 USE - SKR FEE CONDITION (cont.)

RECOMMND

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 7.60 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.

60.PLANNING. 10 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3736, 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. 11 USE - CULTURAL MONITOR

RECOMMND

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. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11 USE - CULTURAL MONITOR (cont.)

RECOMMND

The Project Monitor 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 the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60.PLANNING. 12 USE - NATIVE MONITOR REQ.

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the PECHANGA Native American Tribe(s) who shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.

Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 12 USE - NATIVE MONITOR REQ. (cont.) RECOMMND

developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

TRANS DEPARTMENT

60.TRANS. 1 USE-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

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

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

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

60.TRANS. 2 USE - PRIOR TO ROAD CONSTRUCT RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 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.10 and 90.TRANS.10.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

60.TRANS. 4 USE - SUBMIT GRADING PLAN

RECOMMND

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

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

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

Standard plan check turnaround time is 10 working days.

60.TRANS. 5 USE - SUBMIT WQMP AND PLANS

RECOMMND

The intent of this condition is to notify the applicant when a final WQMP is required to be submitted to the Transportation Department.

The Final WQMP, improvement plans, grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to the issuance of grading permits. All submittals shall be date stamped by a registered engineer. The Final WQMP should be in considerable agreement with the Preliminary WQMP to avoid unnecessary delays with the conditioning approval process.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 5

USE - SUBMIT WQMP AND PLANS (cont.)

RECOMMND

The final WQMP shall address the following comments.

-On the cover page, please identify that this project is located within the Santa Margarita Region of Riverside County.

-For the Owner's Certification, it appears that the current property owner's names are listed as the signatories for the WQMP. Generally, the owner's certification is completed and signed by the applicant since they will ultimately own the property and will be responsible for the WQMP. Please review and revise or clarify owner/applicant for the Final WQMP. In addition, please add the location of the site to the Owner's Certification.

-Please identify proposed inflow locations, forebays, emergency overflow facilities, storm drains and other features on the WQMP exhibit. Provide design sections through both infiltration basins.

-The Conceptual Grading Plans include improvements to adjacent roadways. These roadway areas have been added to the calculations for the sizing of the infiltration basins. Please clearly show how the roadways will drain into the basins since it is not clear on the plans. If the road run-off cannot connect to a basin, please discuss as an alternative compliance option and complete the applicable sections in the WQMP. The exhibit will need to differentiate the areas is only a portion of the road actually drains into the basin.

-For the mitigated routing, the infiltration safety factor cannot be 1. This factor is actually $1/FS$ with the F_s determined based on the type of testing conducted and the number of samples taken. The factor of safety used in the calculations for the design of the Infiltration Basin was 3, or 0.33 for the SMRHM calculations. Please refer to the SMRTIM Guidance, Appendix C for further information.

-In Appendix 6, please include the associated BMP (IMP-1 or IMP-2) with the drainage area name in the V_{bmp} calculations. Also include a summary table (such as Table D.4) for each infiltration basin followed by the individual area calculations.

-Since this is a commercial site, the WQMP and exhibit must clearly identify all source control and operational source control BMPs including the locations. Section G, Table G.1 has not been sufficiently completed.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 6 USE - ACCESS AND MAINT ESMNT

RECOMMND

Drainage and water quality facilities shall be contained within dedicated easements dedicated and accepted by the County. Additionally, the project proponent shall offer access easements to said facilities if not provided by public access. For offsite facilities, dedicated easements shall be obtained from the affected property owner(s) prior to issuance of a grading permit. Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

60.TRANS. 7 USE - WQMP MAINT DETERMINATION

RECOMMND

The intent of this condition is to make sure the appropriate maintenance organization is identified in the WQMP.

The applicant shall contact the Transportation Department to determine the appropriate organization that will maintain the BMP facilities identified in the Final WQMP. The appropriate organization shall be referenced to in the Final WQMP.

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 USE - IMPLEMENT WQMP

RECOMMND

The intent of this condition is to make sure BMP facilities are constructed and installed.

All BMP facilities described in the WQMP shall be constructed and installed in conformance with the approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMP facilities (e.g. pervious areas, and activities that help to control pollutant sources) described in the approved WQMP and that copies of the approved WQMP are available for the future owners/occupants.

70.TRANS. 2 USE - ESTABLISH MAINT ENTITY

RECOMMND

The intent of this condition is to make sure the applicant establishes the maintenance organization identified in the WQMP.

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70. PRIOR TO GRADING FINAL INSPECT

70.TRANS. 2 USE - ESTABLISH MAINT ENTITY (cont.) RECOMMND

The applicant shall begin the process of establishing the maintenance organization identified in the approved WQMP, which includes establishing a permanent funding source for maintenance, inspection, and cleaning activities.

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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.) RECOMMND

have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - PERC TEST REQD RECOMMND

A satisfactory detailed soils percolation report performed in accordance with the procedures outlined in the County of Riverside, Department of Environmental Health Technical Guidance Manual shall be required. Report was submitted during the entitlement process but must be reviewed with specific architectural/building plans that are consistent with building permits.

Actual review will be required at time prior to building permit issuance.

80.E HEALTH. 2 USE - RWQCB CLEARANCE 3500GPD RECOMMND

A clearance letter from the California Regional Water Quality Control Board shall be required if project has a waste flow of greater than 3,500 gallons per day. This condition shall not apply if at time prior to building permit issuance, it is confirmed that project waste flow does not exceed 3,500 gallons per day.

80.E HEALTH. 3 USE - SEPTIC PLANS RECOMMND

A set of three detailed plans drawn to scale (1" = 20') of the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure septic tank sizing.

80.E HEALTH. 4 USE - 100% PREPACKAGED FOODS RECOMMND

Per LDC Meeting dated 1/14/16, only pre-packaged foods will be sold at this site. Please contact District Environmental Services for permitting requirements of 100% pre-packaged foods at (951)461-0284.

EPD DEPARTMENT

80.EPD. 1 USE - NESTING BIRD SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1

USE - NESTING BIRD SURVEY (cont.)

RECOMMND

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 September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

80.EPD. 2

USE - BUOW 30 DAY SURVEY

RECOMMND

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 2 USE - BUOW 30 DAY SURVEY (cont.) RECOMMND

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. A grading permit may be issued once the species has been relocated. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

FIRE DEPARTMENT

80.FIRE. 1 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. 3 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 B.

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING. 5 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. 10 USE - REC & PARK DIST MITIG. RECOMMND

The permit holder shall enter into an agreement with the Riverside County Parks and Open Space District to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

80.PLANNING. 11 USE - PLANS SHOWING BIKE RACKS RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING. 14 USE - REQUIRED CHANGE OF ZONE RECOMMND

No building permits shall be issued unless and until his Change of Zone No. 7896 has been approved and adopted by the Board of Supervisors and is effective.

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Temecula Valley 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, Riverside County Ordinance No. 915, and the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3736, 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.

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SURVEY DEPARTMENT

80.SURVEY. 1 USE - ACCESS RESTRICTION

RECOMMND

By the project's design, access on Anza Road shall be restricted with the exception of the 30' wide proposed project access point. The project proponent shall apply under a separate application with the County Surveyor to restrict access on Anza Road and SR-79S.

TRANS DEPARTMENT

80.TRANS. 1 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 Transportation 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;
- 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

Transportation Department only.

2)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 Transportation 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 Transportation 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 Transportation Department shall clear this condition.

80.TRANS. 2 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 Transportation Department, Landscape Division. Once the Transportation 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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND
plans.

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. 3 USE - LC LNDSCPNG PROJ SPECIFC RECOMMND

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

1. ETo allowances to exceed 0.45ETo.
2. The plant palette must use grapevines and olive trees in basins and other areas to the maximum extent practicable in order to blend in with surrounding existing development.
3. SR79 may be required to annex into the LMD. This may require a sepaerte set of landscape plans inclusive of a seperate water meter, electric meter, controller, backflow, and require successful annexation in the L&LMD 89-1-C.
4. Basin Slopes and bottom shall be planted with vines or vine like plant material. The basin bottom or slopes shall not be hydroseeded.

80.TRANS. 4 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. 5 USE - 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

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80.TRANS. 5 USE - CORNER CUT-BACK I (cont.) RECOMMND

per Exhibit ' C ' of the Countywide Design Guidelines.

80.TRANS. 6 USE - LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County 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.

80.TRANS. 7 USE-LANDSCAPING/TRAIL COM/IND RECOMMND

Landscaping and trail 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 Anza Road 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.

80.TRANS. 8 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

80.TRANS. 9 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

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80.TRANS. 9 USE - UTILITY PLAN (cont.)

RECOMMND

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.

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) Landscaping along Anza Road and Calle Arnaz.
- (2) Trails along Anza Road.
- (3) Streetlights on Anza Road and Calle Arnaz.
- (4) Street sweeping along Anza Road and Calle Arnaz.

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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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 11 USE - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

None

80.TRANS. 12 USE - TS/GEOMETRICS RECOMMND

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

Northbound: one through lane

Southbound: one through lane, one right-turn lane

Eastbound: one right-turn lane

Westbound: N/A

NOTE: The project access is restricted to right-in/right-out access only. Left-turns are prohibited. Appropriate channelization shall be provided to enforce this turn restriction such as a raised curbed median on Anza Road.

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.

WASTE DEPARTMENT

80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP) RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins:

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80.WASTE. 1 USE - WASTE RECYCLE PLAN (WRP) (cont.) RECOMMND

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.

80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN RECOMMND

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/farade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

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 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D (cont.) RECOMMND

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

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:

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

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.

90.BS GRADE. 7 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.

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E HEALTH DEPARTMENT

90.E HEALTH. 1 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. 2 USE - HAZMAT CONTACT RECOMMND

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

90.E HEALTH. 3 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.

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, 2013 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 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 have automatic fire sprinklers 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.

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90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM (cont.) RECOMMND

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. 4 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 5 SMP-#83-AUTO/MAN 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.

PARKS DEPARTMENT

90.PARKS. 1 USE - TRAIL CONSTRUCTION RECOMMND

Prior to the issuance of the occupancy permit, the applicant shall complete construction of the trails with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of one hundred and fifteen (119) 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. 4 USE - ACCESSIBLE PARKING RECOMMND

A minimum of FIVE (5) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with

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90.PLANNING. 4 USE - ACCESSIBLE PARKING (cont.)

RECOMMND

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.

90.PLANNING. 6 USE - LOADING SPACES

RECOMMND

A minimum of four(4) loading spaces shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.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.

90.PLANNING. 10 USE - INSTALL BIKE RACKS

RECOMMND

A bicycle rack with a minimum of 5 spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 USE - INSTALL BIKE RACKS (cont.) RECOMMND

plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 11 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. 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.

90.PLANNING. 15 USE - TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block 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 enclosures or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 23 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

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90.PLANNING. 23 USE - SKR FEE CONDITION (cont.)

RECOMMND

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 7.6 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 (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3736 is calculated to be 4.6 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 USE - ORD 810 O S FEE (2) (cont.) RECOMMND
 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 Conditional Use Permit No. 3736 has been calculated to be 4.6 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.

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 - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request

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90.TRANS. 2 USE - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape 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 Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 3 USE - LNDSCPE INSPCTN RQRMNTS RECOMMND

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

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County 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 and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 4 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation 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 Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and,

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90.TRANS. 4 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

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 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.

90.TRANS. 5 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.

90.TRANS. 6 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. 7 USE - EXISTING MAINTAINED SL1 RECOMMND

Anza Road along project boundary is a paved County maintained road designated MAJOR HIGHWAY and shall be improved with 8" concrete curb and gutter located 38'-55' from centerline to curb line, 8" curbed landscape median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59'- 76' half-width dedicated right-of-way in accordance

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 USE - EXISTING MAINTAINED SL1 (cont.) RECOMMND

with County Standard No. 93. (38'-55' / 59'-76')

NOTE: 1. A 5' sidewalk shall be constructed 4.5' from the curb line within the 21' parkway per Standard No. 404.

2. A 10' wide raised median shall be provided on Anza Road to restrict project access on Anza Road to right-in/right-out turning movements. A minimum 12' wide AC pavement, 4' graded shoulder, and associated transitions shall be provided on the east side of the raised median to accommodate a travel lane.

3. The project proponent may pay cash in lieu of constructing the improvements for the ultimate cross section at the approach to SR-79 South. In the interim, the project is required to provide a merging transition taper from the ECR of the project access to the BCR of the curb return located at SR-79 South. The 5' sidewalk is to continue to the existing curb ramp located at SR-79 South.

SR-79 South along the project boundary is designated EXPRESSWAY and shall be improved with half-width improvements in accordance with Ordinance No. 461, Standard No. 85. Alternatively, the project proponent may pay a fee of \$25,000.

or as approved by the Director of Transportation.

90.TRANS. 8 USE - PART-WIDTH SL1 RECOMMND

Calle Arnaz along project boundary is designated LOCAL STREET and shall be improved with 6" concrete curb and gutter located 20 feet from the centerline to the curb line, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 30 foot half-width dedicated right-of-way in accordance with County Standard No. 105, Section C. (20'/30')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 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.

90.TRANS. 10 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 Anza Road and Calle Arnaz.
- (2) Trails along Anza Road.
- (3) Streetlights on Anza Road and Calle Arnaz.
- (4) Street sweeping along Anza Road and Calle Arnaz.

90.TRANS. 11 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 limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department

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90.TRANS. 11 USE - IMP PLANS (cont.) RECOMMND

Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

90.TRANS. 12 USE - LANDSCAPING COMM/IND 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 Anza Road.

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.

90.TRANS. 13 USE - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

90.TRANS. 14 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.

Landscaping will be improved within Anza Road.

90.TRANS. 15 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 or as approved by the Director of Transportation.

CONDITIONAL USE PERMIT Case #: CUP03736

Parcel: 965-460-007

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 16 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. 17 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.

90.TRANS. 18 USE - BMP MAINT AND INSPECTION 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 the Transportation Department for review and approval prior to the issuance of occupancy permits.

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM RECOMMND

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

90.WASTE. 2 USE - RECYCLNG COLLECTION AREA RECOMMND

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area

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90.WASTE. 2

USE - RECYCLNG COLLECTION AREA (cont.)

RECOMMND

plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

*Rapid mail
1-8-16*

DATE: January 5, ~~2015~~

2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks
Riv. Co. Environmental Programs Division

Riv. Co. Landscape
Riv. Co. Geology Section
Riv. Transit Agency
Archaeology
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Resources
Eastern Municipal Water District

Riverside County Water District
Southern California Edison Co.
Southern California Gas Co.
Cal Trans District #8
Air Quality Management District-South Coast
3rd District Supervisor
3rd District Planning Commissioner

CONDITIONAL USE PERMIT NO. 3736 – EA42864 – Applicant: Woodcrest Real Estate Ventures – Engineer/Representative: Ventura Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Commercial Tourist (CD: CT) – Location: Northwest corner of the Anza Road and State Route 79 intersection – 7.61 Gross Acres - Zoning: Rural Residential (R-R) Zone - **REQUEST:** The Conditional Use Permit proposes to construct and use a 21,702 SF commercial building to sell items generally sold at a feed and grain store, hardware store, gift shop, and nursery-garden supply store. The project will include a total of 21,349 SF of outdoor sales area. The three outdoor sale area includes 14,849 SF fenced area located east of the building, 3,500 SF display area in front of the building, and 3,000 SF display area southern end of the project area. The fenced outdoor display area will sell items such as small farm implements, fence posts, animal fencing, small water tanks, decorative windmills, etc. The other outdoor display areas will be used to sell small flatbed tow trailers and seasonal items such as dog houses, seasonal plants, riding motors, paddle boats, ATVs, potting soils, salt licks, BBQs, etc. The project will include a rear loading dock, bulk propane, forage shed, one vertical bailer for recycling of cardboard, one dumpster location, on-site wastewater treatment system utilizing an Advanced Treatment Unit (ATU) and 115 parking spaces. The main access into project site will be from Calle Arnaz. A right-in/right out driveway will complete the circulation onto Anza Road. - APN: 965-460-007 – Concurrent Case: CZ07896. Related Case: PAR01458

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a LDC meeting on January 14, 2016. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at: <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>
Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Phayvanh Nanthavongdouangsy, Contract Planner (951) 955-6573**, or e-mail at pnanthav@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.



February 2, 2016

Riverside County Planning Department - Riverside
P.O. Box 1409
Riverside, CA 92502-1409

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**Chairman of the Board,
The Metropolitan Water
District of So. Calif.**

Randy A. Record

Legal Counsel

Lemieux & O'Neill

Attn: Phayvanh Nanthavongdouangsy

Subject: CUP No. 3736 – EA42864

APN: 965-460-007. Concurrent Case: CZ07896. Related Case: PAR01458

The subject project is located in EMWD's sewer service area. The nearest EMWD sewer pipeline is located along Temecula Parkway, at the intersection of Pacific Sunset Drive, which is approximately 5,300 feet from this location. If this project requires service connections to EMWD's sewer system, then, details of said service connection points will be further detailed in a separate document known as EMWD's Plan of Service (POS), to be developed by the project proponent.

To that end, EMWD requires beginning dialogue with the project proponent at an early stage in site design and development, via a one-hour complimentary Due Diligence meeting. To set up this meeting, the project proponent should complete a Project Questionnaire (form NBD-058) and submit to EMWD. To download this form or for additional information, please visit our "New Development Process" web page, under the "Businesses" tab, at www.emwd.org. This meeting will offer the following benefits:

1. Describe EMWD's development work-flow process
2. Identify project scope and parameters
3. Preliminary, high level review of the project within the context of existing infrastructure
4. Discuss potential candidacy for recycled water service

Following the Due Diligence meeting, to proceed with this project, a Plan Of Service (POS) will need to be developed by the developer's engineer, and reviewed/approved by EMWD prior to submitting improvement plans for Plan Check. The POS process will provide the following:

1. Technical evaluation of the project's preliminary design
2. Defined facility requirements, i.e. approved POS
3. Exception: for feasibility evaluation of a purchase acquisition, only a conceptual facilities assessment may be developed.

If you have questions or concerns, please do not hesitate to contact me.

Sincerely,

Maroun El-Hage, M.S., P.E., Senior Civil Engineer

Business Phone: 951-928-3777 Extension x4468

e-mail: El-hagem@emwd.org

Mailing Address: Post Office Box 8300 Perris, CA 92572-8300 Telephone: (951) 928-3777 Fax: (951) 928-6177
Location: 2270 Trumble Road Perris, CA 92570 Internet: www.emwd.org



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

P.O. BOX 7909 • RIVERSIDE, CA 92513-7909

STEVE VAN STOCKUM, DIRECTOR

Date: May 4, 2016
To: Riverside County Planning Dept.
Attention: Phayvanh Nanthavongdouangsy
Reviewed Approved by: Steven T. Uhlman, CIH
Senior Industrial Hygienist



Signature:

Written by: Steven T. Uhlman, CIH
Riverside County, Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Suite 200
Riverside, California 92502
Phone: (951) 955-8980

Project Reviewed: CUP 3736
SR Number: SR 35217
Applicant: Woodcrest Real Estate Ventures
Attention: Steve Powell
1410 Main Street, Suit "C"
Ramona, CA 92065
Noise Consultant: Ldn Consulting, Inc.
42428 Chisolm Trail
Murrieta, CA 92562

Review Stage: Final

Information Provided: "Noise Assessment: Temecula Commercial Development, County of Riverside, CA", March 15, 2016.

Noise Standards:

Facility-related noise, as projected to any portion of any surrounding property containing a “habitable dwelling, hospital, school, library or nursing home”, must not exceed the following worst-case exterior noise levels:

- a) 45 dB (A) – 10 minute noise equivalent level (“leq”), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- b) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

Findings:

The consultant’s report is adequate.

Recommendations:

- 1) Based on the information provided by the consultant, deliver trucks and operation of the vertical baler should be limited to the hours between 7:00 a.m. and 10:00 p.m.



**Rancho
Water**

February 22, 2016

Case Planner
County of Riverside
3880 Lemon Street, 2nd Floor
Post Office Box 1206
Riverside, CA 92502

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District Secretary

James B. Gilpin
Best Best & Krieger LLP
General Counsel

**SUBJECT: WATER AVAILABILITY
34613 CALLE ARNAZ; PARCEL NO. 3 OF PARCEL MAP
NO. 10016; APN 965-460-007; CUP 03736
[ANTHONY MAY]**

Dear Case Planner:

Please be advised that the above-referenced project/property is located within the service boundaries of Rancho California Water District (RCWD/District). The subject project/property fronts an existing 12-inch diameter water pipeline (1380 Pressure Zone) within Calle Arnaz and existing 16-inch and 24-inch diameter water pipelines (1380 Pressure Zone) within Anza Road and Temecula Parkway. Please refer to the enclosed exhibit map.

Water service to the subject project/property exists (under Account No. 3035081, Location No. 2026434. Additions or modifications to water/sewer service arrangements are subject to the Rules and Regulations (governing) Water System Facilities and Service, as well as the completion of financial arrangements between RCWD and the property owner.

Water service to individual lots will require the extension of water facilities within dedicated public and/or private right-of-ways. Individual water meters will be required for each lot and/or project unit, including separate water services/meters for domestic service, fire service, and landscape irrigation service, as applicable.

Where private on-site water facilities (for water service, fire service, irrigation, or other purpose) will cross or will be shared amongst multiple lots/project units (**only by special variance of the Rules and Regulations**), and/or where such 'common' facilities will be owned and maintained by a Property Owners' Association, RCWD requires execution and recordation of a *Reciprocal Easement and Maintenance Agreement* or equivalent document of covenants, codes, and restrictions.

Water availability is contingent upon the property owner(s) signing an Agency Agreement that assigns water management rights, if any, to RCWD. **In addition, water availability is subject to water supply shortage contingency measures in effect (pursuant to RCWD's Water Shortage Contingency Plan or other applicable ordinances and policy), and/or the adoption of a required Water Supply Assessment for the development, as determined by the Lead Agency.**

There is no recycled water currently available within the limits established by Resolution 2007-10-5. Should recycled water become available in the future, the project/property may be required to retrofit its facilities to make use of this availability in accordance with Resolution 2007-10-5. Recycled water service, therefore, would be available upon construction of any required on-site and/or off-site recycled water facilities and the completion of financial arrangements between RCWD and the property owner. Requirements for the use of recycled water are available from RCWD.

As soon as feasible, and prior to the preparation of California Environmental Quality Act (CEQA) documents, the project proponent should contact RCWD for a determination of existing water system capability, based upon project-specific demands and/or fire flow requirements, as well as a determination of proposed water facilities configuration. If new facilities are required for service, fire protection, or other purposes, the project proponent should contact RCWD for an assessment of project-specific fees and requirements.

Sewer service to the subject project/property, if available, would be provided by Eastern Municipal Water District. If no sewer service is currently available to the subject project/property, all proposed waste discharge systems must comply with the State Water Resources Control Board, health department, and/or other requirements as they relate to the protection of groundwater quality, pursuant to RCWD's Groundwater Protection Policy.

If you should have any questions or need additional information, please contact an Engineering Services Representative at the District office at (951) 296-6900.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT

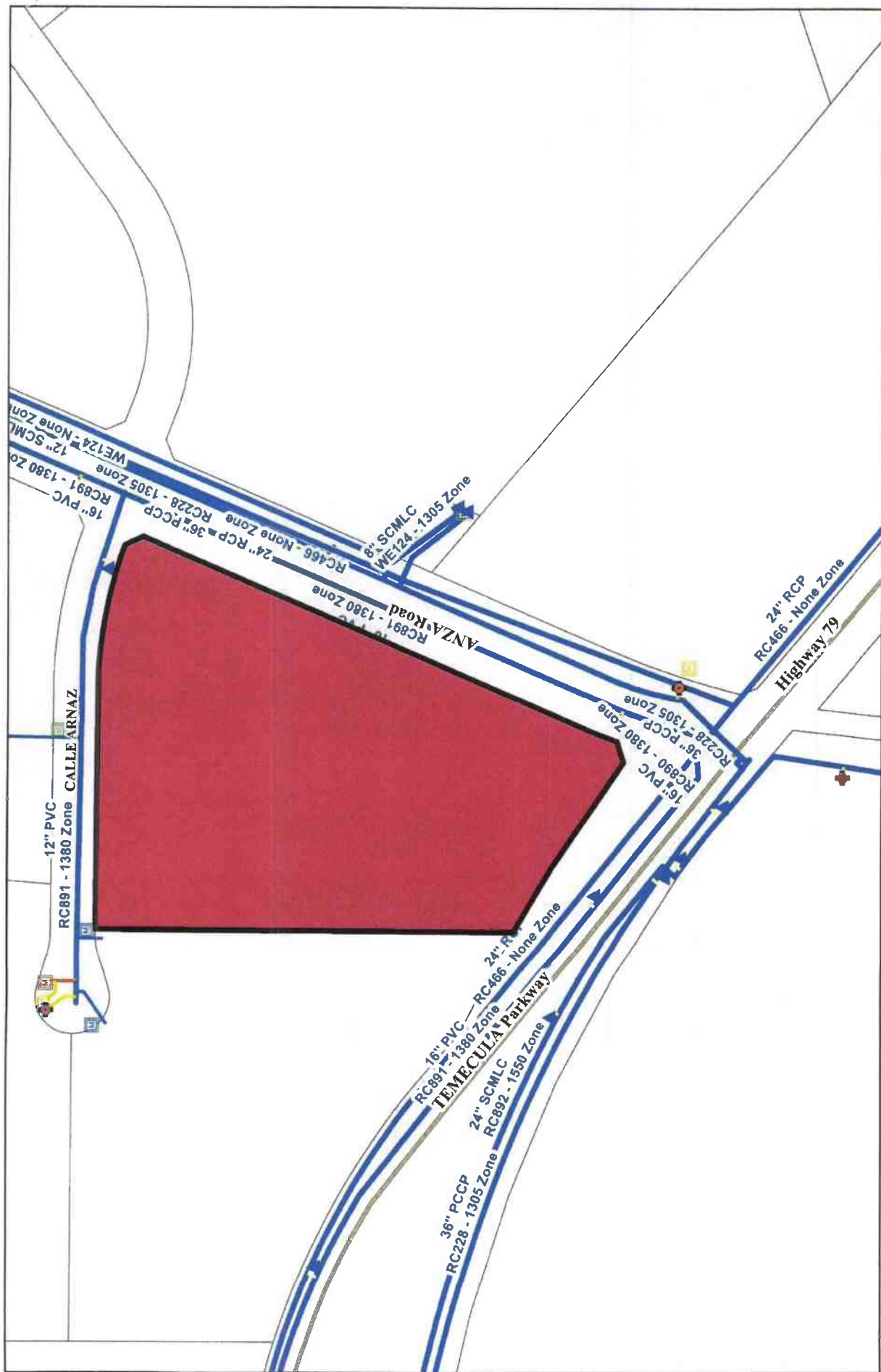


Erica Peter
Engineering Services Representative

Enclosure: Exhibit Map

cc: Corey Wallace, Engineering Manager-CIP & Development
Phillip Dauben, Associate Engineer
Corry Smith, Engineering Services Supervisor
Anthony May





Thursday, February 11, 2016



NOT TO SCALE

Darnell & ASSOCIATES, INC.

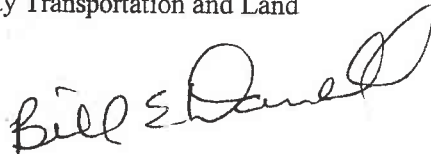
TRANSPORTATION PLANNING & TRAFFIC ENGINEERING

MEMORANDUM

DATE: April 11, 2016

TO: Phayvanh Nanthavongdouangsy, Riverside County Transportation and Land Management Agency Planning

FROM: Bill E. Darnell, P.E., Darnell & Associates, Inc.



D&A Ref. No: 151002

RE: Calle Arnaz Commercial (08-RIV-79-PM-14.55) – Responses to the Caltrans District 8 comments dated March 2, 2016 Comments on our December 15, 2015 Traffic Study

Darnell & Associates, Inc. (D&A) has reviewed the Caltrans March 2, 2016 comments on our December 15, 2015 Traffic Study for the Calle Arnaz Commercial (08-RIV-79-PM-14.55) The following summarizes our responses to each of their comments. These responses have been incorporated into our March 29, 2016 iteration of the Traffic Study for the Calle Arnaz Commercial (08-RIV-79-PM-14.55).

Traffic Operations Comments:

Comment 1: *Caltrans defers to the County of Riverside for the requested improvements and right-of-way easements along SR-79. This may include half-width dedication, signal and curb ramp upgrades, and/or fair-share contributions to future improvements.*

Response 1:

Comment 2: *The Synchro signal timing card utilized in the SR-79 and Anza Road does not match the existing signal intersection timing card. Please update this analysis by utilizing the attached signal timing cards from Electrical Operations:*

- Use Phases two (2) and one (1) for eastbound Route 79 and Phase six for westbound Route 79. Use four (4) for southbound Anza Road.
- Existing pedestrian phases should be indicated.

Response 2:

Comment 3: *The trip generation methodology of applying the trips generated by a comparable Tractor Supply Store in the San Diego County community of Ramona is inadequate. We recommend using the ITE Trip Generation Manual (9th Edition), a nationally recognized source for estimating site-specific trip generation.*

Response 3:

Comment 4: *Appendix B does not include truck percentages:*

- *If not available, existing truck volumes should be counted and converted to Passenger Car Equivalent (PCE) volumes using PCE factors of 1.5, 2.0 and 3.0 for 2-, 3-, and 4+ axel trucks, respectively.*
- *Verify truck percentages in opening and horizon years as part of the intersection level of service analysis.*

Response 4: The Synchro Worksheets includes truck percentages inputs.

Please feel free to contact the office if you have any questions on the above responses.

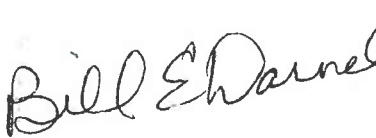
Darnell & ASSOCIATES, INC.

TRANSPORTATION PLANNING & TRAFFIC ENGINEERING

MEMORANDUM

DATE: April 11, 2016

TO: Kevin Tsang, County of Riverside

FROM: Bill E. Darnell, P.E., Darnell & Associates, Inc. 

D&A Ref. No: 151002

RE: Calle Arnaz Commercial (08-RIV-79-PM-14.55) – Responses to the County of Riverside's January 21, 2016 Comments on our December 15, 2015 Traffic Study

Darnell & Associates, Inc. (D&A) has reviewed the County of Riverside's January 21, 2016 comments on our December 15, 2015 Traffic Study for the Calle Arnaz Commercial (08-RIV-79-PM-14.55) The following summarizes our responses to each of their comments. These responses have been incorporated into our March 29, 2016 iteration of the Traffic Study for the Calle Arnaz Commercial (08-RIV-79-PM-14.55).

Traffic Impact Analysis Comments:

- Comment 1:** *An approved scoping agreement does not exist to establish the scope of the traffic study. Comments have been made which requires rework of the traffic study to incorporate missing analysis scenarios.*
- Response 1:** The Traffic Study has been revised to address County comments.
- Comment 2:** *Add Scenario: Existing Plus Ambient Growth Plus Project.*
- Response 2:** The Existing Plus Ambient Growth Plus Project analysis has been added to the report.
- Comment 3:** *Analysis can remain although not required by TIA Preparation Guidelines.*
- Response 3:** Comment so noted.
- Comment 4:** *Add Ambient Growth to Existing Plus Cumulative Plus Project Condition.*
- Response 4:** The Ambient Growth has been added to the Existing Plus Cumulative Plus Project analysis in the report.
- Comment 5:** *See previous comments and revise.*
- Response 5:** The report has been revised to include additional analysis scenarios as requested.

- Comment 6:** *Anza Road is designated as a Major Highway on the County's Circulation Element with a painted median.*
- Response 6:** The classification of Anza Road has been changed to a Major Highway on the County's Circulation Element with a painted median.
- Comment 7:** *Figure 3 Road Numbers 4 and 5 does not exist.*
- Response 7:** Figure 3 has been revised to identify project access intersections Does Not Exist.
- Comment 8:** *Anza Road/ De Portola Road intersection is not consistent with the intersection distribution shown on Figure 5.*
- Response 8:** Figure 5 – Project Trip Distribution at Anza Road/ De Portola Road intersection has been corrected.
- Comment 9:** *Since the project driveway does not exist, the volumes for this leg should be the same as shown on Figure 6. Refer to Figure 4 and Figure 6 and determine if 297 is correct.*
- Response 9:** Project Traffic Volumes on Figure 7 have been corrected to match Figure 6 traffic volumes.
- Comment 10:** *Ambient Growth of 2% per year should be applied between existing and project opening year.*
- Response 10:** Ambient Growth of 2% per year has been applied between the existing and opening year.
- Comment 11:** *A request for a cumulative projects list should have been made with the County rather than applying a 10% growth factor to represent cumulative conditions.*
- Response 11:** The report has been revised to incorporate the cumulative projects list provided by the County. The list was reviewed to determine cumulative projects to be analyzed.
- Comment 12:** *Improvements to be determined at group meeting with Caltrans.*
- Response 12:** The meeting with Caltrans and the County on Thursday February 4, 2016, Caltrans required improvements would be at the discretion of the County of Riverside.
- Comment 13:** *Based on several meetings, raised median would be used to enforce the turn restrictions, not delineators. See below in yellow highlight.*
- Response 13:** Summary of Findings and conclusions revised to reference improvements noted on Figures 12 and 13 prepared for Anza Road.
- Comment 14:** *The construction of frontage improvements to be determined.*
- Response 14:** So noted.

Please feel free to contact the office if you have any questions on the above responses.

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING (MS 722)

464 WEST 4th STREET, 6th Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

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TTY (909) 383-6300

www.dot.ca.gov/dist8



*Serious drought
Help save water!*

March 2, 2016

File: **08-RIV-79-PM-14.55**

Phayvanh Nanthavongdouangsy

Planner IV

Riverside County Transportation and Land Management Agency

Planning

4080 Lemon Street, 12th Floor

Riverside, CA 92507

Traffic Study for Calle Arnaz Commercial

Ms. Nanthavongdouangsy,

The California Department of Transportation (Caltrans) has completed our review of the Traffic Study for the Calle Arnaz Commercial project. The project is located in unincorporated Riverside County along SR-79 at the north corner Anza Road. The Project proposes the construction of a 21,000 square foot hobby farm store with around 15,000 square feet of outdoor display area and parking.

As the owner and operator of the State highway system, it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. Under the California Environmental Quality Act (CEQA), we are required to make recommendations to offset associated impacts with the proposed project. This may include traditional mitigation measures, multimodal transportation access, traffic safety modifications, and travel demand management strategies. Although the project is under the jurisdiction of the County of Riverside, due to the project's potential impact to State facilities, it is also subject to the policies and regulations that govern the State highway system.

Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the CEQA and National Environmental Policy Act (NEPA) standards. We have the following comments for your consideration:

Traffic Operations:

Caltrans' Operations Surveillance and Electrical Operations units are tasked with assessing the operational impacts caused by trips generated by local development projects. We offer the following comments:

Ms. Nanthavongdouangsy

March 2, 2016

Page 2

- Caltrans defers to the County of Riverside for requested improvements and right-of-way easements along SR-79. This may include half-width dedication, signal and curb ramp upgrades, and/or fair-share contributions to future improvements.
- The Synchro signal timing card utilized in the SR-79 and Anza Road does not match the existing signal intersection timing card. Please update this analysis by utilizing the attached signal timing cards from Electrical Operations.
 - Use Phases two and one for eastbound Route 79 and Phase six for westbound Route 79. Use Phase four for southbound Anza Road.
 - Existing pedestrian phases should be included.

Traffic Forecasting and Analysis:

Caltrans analyzes the forecasting methodology utilized within TIA's to determine their accuracy and completeness. We offer the following comments based on the TIA methodology provided:

- The trip generation methodology of applying the trips generated by a comparable Tractor Supply Store in the San Diego County community of Ramona is inadequate. We recommend using the ITE Trip Generation Manual (9th edition), a nationally recognized source for estimating site-specific trip generation.
- Appendix B does not include truck percentages.
 - If not available, existing truck volumes should be counted and converted to Passenger Car Equivalent (PCE) volumes using PCE factors of 1.5, 2.0 and 3.0 for 2-, 3-, and 4+ axle trucks, respectively.
 - Verify truck percentages in opening and horizon years as part of the intersection level of service analysis.

Thank you for providing us the opportunity to review the Traffic Study for the Calle Arnaz Commercial project and for your consideration of these and future comments. These recommendations are preliminary and summarize our review of materials provided for our evaluation. If this proposal is revised in any way, please forward appropriate information to this office so that updated recommendations for impact mitigation may be provided. If you have questions concerning these comments, or would like to meet to discuss our concerns, please contact Dustin Foster (909) 806-3955 or myself at (909) 383-4557.

Sincerely,



MARK ROBERTS

Office Chief

Intergovernmental Review, Community and Regional Planning

Location: ANZA ROAD @ STATE ROUTE 79 (South)

System:

District: SAN BERNARDINO

Designed By:

Installed By: OPS Maint.

Master At:

I/C:

Service Info:

Timing Change:

9/12/2012

Date Start:

5/20/2010

Date End:

Designed:

Installed:
1/16/2008

Intersection Layout

1)	EASTBOUND RTE 79 (South)	[]
P 2)	EASTBOUND RTE 79 (South)	[]
H 3)	SOUTHBOUND ANZA ROAD	[]
A 4)	EASTBOUND RTE 79 (South)	[]
S 5)	WESTBOUND RTE 79 (South)	[]
E 6)	WESTBOUND RTE 79 (South)	[]
7)		[]
8)		[]

Comments and Notes:
NOTE: INPUT FILE 417L WAS ASSIGNED TO PHASE 4 and 5

RAM Checksum

Page 2: F8D8	Page 7: D2FD
Page 3: 54F7	Page 8: D364
Page 4: 3C9A	Page 9: F68A
Page 5: E2E6	Page 10: 1611
Page 6: 85AF	Page 11: C381

CONFIGURATION PHASE FLAGS

Phases (2-1-1-1) *	
Permitted	. 2 . 4 5 6 ..
Restricted	.....
Phase Recalls (2-1-1-2)	
Vehicle Min	. 2 . . . 6 . .
Vehicle Max	.....
Pedestrian	.....
Bicycle	.....

Phase Locks (2-1-1-3) *	
Red	.....
Yellow	.....
Force/Max	.....

Phase Features (2-1-1-4)	
Double Entry	.....
Rest In Walk	.....
Rest In Red	.....
Walk 2	.....
Max Green 2	.....
Max Green 3	.....

Startup (2-1-1-5) *	
First Green Phases	... 4 ...
Yellow Start Phases	. 2 . . . 6 . .
Yellow Start Overlaps	.....
Startup All-Red	5.0
Vehicle Calls	. 2 . 4 5 6 . .
Pedestrian Calls	... 4 . 6 . .

Call To Phase (2-1-2-1)		Omit On Green	
1	.....	1	.....
2	.....	2	.....
3	.....	3	.....
4	.....	4	.....
5	.....	5	.....
6	.....	6	.....
7	.....	7	.....
8	.....	8	.....

Flashing Colors (2-1-2-2)	
Yellow Flash Phases	.....
Yellow Flash Overlap	.....
Flash In Red Phases	.....
Flash In Red Overlap	.....

Special Operation (2-1-2-3)	
Single Exit Phase	.....
Driveway Signal Phases	.....
Driveway Signal Overlaps	.....
Leading Ped Phases	.....

Protected Permissive (2-1-2-4)	
Protected Permissive	.....

Pedestrian (2-1-3) *	
P1	.....
P2	.....
P3	.....
P4	... 4
P5	.....
P6	... . 6
P7	.....
P8	.....

Overlap (2-1-4)				
Overlap	Parent	Omit	No Start	Not
A	.....	.....	.....	.....
B	.....	.....	.....	.....
C	.....	.....	.....	.....
D	.....	.....	.....	.....
E	.....	.....	.....	.....
F	.....	.....	.....	.....

P H A S E T I M I N G

Phase (2-2)	-1- *	-2- *	-3- *	-4- *	-5- *	-6- *	-7- *	-8- *
--- Walk 1 ---	0	0	0	7	0	7	0	0
Flash Don't Walk	0	0	0	21	0	19	0	0
Minimum Green	0	5	0	9	5	8	0	0
Det Limit	0	0	0	0	0	0	0	0
Max Initial	0	0	0	0	0	0	0	0
Max Green 1	0	45	0	25	25	45	0	0
Max Green 2	0	0	0	0	0	0	0	0
Max Green 3	0	0	0	0	0	0	0	0
Extension	0.0	2.0	0.0	2.0	2.0	2.0	0.0	0.0
Maximum Gap	0.0	2.0	0.0	2.0	2.0	2.0	0.0	0.0
Minimum Gap	0.0	2.0	0.0	2.0	2.0	2.0	0.0	0.0
Add Per Vehicle	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Reduce Gap By	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Reduce Every	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	3.0	5.0	3.0	4.3	3.9	5.0	3.0	3.0
All-Red	0.0	1.0	0.0	1.0	1.0	1.0	0.0	0.0
Ped/Bike (2-3)	-1-	-2-	-3-	-4-	-5-	-6-	-7-	-8-
--- Walk 2 ---	0	0	0	0	0	0	0	0
Delay/Early Walk	0	0	0	0	0	0	0	0
Solid Don't Walk	0	0	0	0	0	0	0	0
Bike Green	0	0	0	0	0	0	0	0
Bike All-Red	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

OVERLAP TIMING

Overlap (2-4)	A	B	C	D	E	F
Green	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	5.0	5.0	5.0	5.0	5.0	5.0
Red	0.0	0.0	0.0	0.0	0.0	0.0

Red Revert	
Red Revert (2-5)	5.0
Red To Sec (2-6)	5.0
Red To Sec	OFF

COORDINATION

Local Plan (7-1...9) TIMING DATA

[Offsets]

Green Factors or Press [F] to Select Force-Off

	Cycle	Multi	Perm	A	B	C	-1-	-2-	-3-	-4-	-5-	-6-	-7-	-8-
Plan 1	Green Factor													
Plan 2	Green Factor													
Plan 3	Green Factor													
Plan 4	Green Factor													
Plan 5	Green Factor													
Plan 6	Green Factor													
Plan 7	Green Factor													
Plan 8	Green Factor													
Plan 9	Green Factor													

Local Plan (7-1...9) PHASE FLAGS

	Lag	Sync	Hold	Omit	Veh Min	Veh Max	Ped	Bike
Plan 1
Plan 2
Plan 3
Plan 4
Plan 5
Plan 6
Plan 7
Plan 8
Plan 9

Master Timer Sync (7-A)

Enable in Plans

.....

Master Sub Master

Input

Output

FREE PLAN PHASE FLAGS

(7-E) Free	Omit
Lag	.....
. 2 . 4 . 6 . 8	.....
Veh Min	Veh Max
. 2 . . . 6 . .	.....
Ped	Bike
.....
Cond	Cond Grn
.....	10

MANUAL COMMANDS

Manual Plan (4-1)	Plan: 1-9
Plan	15 or 254 = Flash
Offset	14 or 255 = Free
A	Offset A, B, or C

Special Function Override (4-2)

#	Control	#	Control
1	NORMAL	3	NORMAL
2	NORMAL	4	NORMAL

Detector Reset (4-3)

Local Manual (4-4) OFF

DETECTORS

Detector Attributes (5-1)				Detector Configuration (5-2)					
Det	Type	Phases	Lock	Slot	Det	Delay	Extend	Recall	Port
1	COUNT+CALL+EXTEND	.2.....	NO	I2U	1			10	1.1
2	COUNT+CALL+EXTEND	.....6..	NO	J2U	2			10	1.2
3	COUNT+CALL+EXTEND	....4....	NO	I6U	3			10	1.3
4	COUNT+CALL+EXTEND	.....8	NO	J6U	4			10	1.4
5	COUNT+CALL+EXTEND	.2.....	NO	I2L	5			10	1.5
6	COUNT+CALL+EXTEND	.....6..	NO	J2L	6			10	1.6
7	COUNT+CALL+EXTEND	....4....	NO	I6L	7			10	1.7
8	COUNT+CALL+EXTEND	.....8	NO	J6L	8			10	1.8
9	CALL+EXTEND	.2.....	NO	I4	9			10	2.1
10	CALL+EXTEND	.....6..	NO	J4	10			10	2.2
11	CALL+EXTEND	....4....	NO	I8	11			10	2.3
12	CALL+EXTEND	.....8	NO	J8	12			10	2.4
13	COUNT+CALL+EXTEND	.....5...	NO	J1	13			10	3.1
14	COUNT+CALL+EXTEND	1.....	NO	I1	14			10	3.2
15	COUNT+CALL+EXTEND	.....7.	NO	J5	15			10	3.3
16	COUNT+CALL+EXTEND	....3.....	NO	I5	16			10	3.4
17	COUNT+CALL+EXTEND	....5....	NO	J9U	17			10	3.5
18	COUNT+CALL+EXTEND	1.....	NO	I9U	18			10	3.6
19	COUNT+CALL+EXTEND	.....7.	NO	J9L	19			10	3.7
20	COUNT+CALL+EXTEND	..3.....	NO	I9L	20			10	3.8
21	CALL+EXTEND	.2.....	NO	I3L	21			10	6.2
22	CALL+EXTEND	....6....	NO	J3L	22			10	6.3
23	CALL	....45...	NO	I7L	23	10		10	6.4
24	CALL+EXTEND	.....8	NO	J7L	24			10	6.5
25	COUNT+CALL+EXTEND	.2.....	NO	I3U	25			10	4.5
26	COUNT+CALL+EXTEND	.....6..	NO	J3U	26			10	4.6
27	COUNT+CALL+EXTEND	....4....	NO	I7U	27			10	4.7
28	COUNT+CALL+EXTEND	.....8	NO	J7U	28			10	4.8
29	PEDESTRIAN	.2.....	NO	I12U	29			10	5.1
30	PEDESTRIAN	....6..	NO	I13U	30			10	5.2
31	PEDESTRIAN	....4....	NO	I12L	31			10	5.3
32	PEDESTRIAN	.....8	NO	I13L	32			10	5.4

Failure Times(5-3)	Minutes
Maximum On Time	
Fail Reset Time	

Failure Override (5-4)	
Detectors 1-8	.....
Detectors 9-16	.....
Detectors 17-24	.....
Detectors 25-32	.....

System Detector Assignment (5-5)								
Sys Det	1	2	3	4	5	6	7	8
Det Num								
Sys Det	9	10	11	12	13	14	15	16
Det Num								

CIC Operation (5-6-1)
 Enable in Plans

CIC Values (5-6-2)	Volume	Occupancy	Demand
Smoothing	0.66	0.66	0.66
Multiplier	4.0	0.33	
Exponent	0.50	1.00	

Detector-to-Phase Assignment (5-6-3)								
Sys Det	1	2	3	4	5	6	7	8
Phase								
Sys Det	9	10	11	12	13	14	15	16
Phase								

Input File Port-Bit Assignments

332 Cabinet - For Reference Only

1	2	3	4	5	6	7	8	9	10	11	12	13	14
I-3.2	I.1	4.5	2.1	3.4	1.3	4.7	2.3	3.6		6.6	5.1	5.2	6.7
	1.5	6.2			1.7	6.4		3.8		2.7	5.3	5.4	6.8
J-3.1	I.2	4.6	2.2	3.3	1.4	4.8	2.4	3.5		2.8	5.5	5.6	2.5
	1.6	6.3			1.8	6.5		3.7		6.1	5.7	5.8	2.6

TOD SCHEDULE

Table 1 (8-2-1)			Table 2 (8-2-2)			Table 3 (8-2-3)			Table 4 (8-2-4)			Table 5 (8-2-5)			Table 6 (8-2-6)		
Time	Plan	OS	Time	Plan	OS	Time	Plan	OS	Time	Plan	OS	Time	Plan	OS	Time	Plan	OS
		A			A			A			A			A			A
		A			A			A			A			A			A
		A			A			A			A			A			A
		A			A			A			A			A			A
		A			A			A			A			A			A
		A			A			A			A			A			A
		A			A			A			A			A			A
		A			A			A			A			A			A
		A			A			A			A			A			A
		A			A			A			A			A			A
		A			A			A			A			A			A
		A			A			A			A			A			A
		A			A			A			A			A			A
		A			A			A			A			A			A
		A			A			A			A			A			A
		A			A			A			A			A			A
		A			A			A			A			A			A

WEEKDAY ASSIGNMENT

Weekday Table Assignments (8-2-7)						
Mon	Tue	Wed	Thu	Fri	Sat	Sun
1	1	1	1	1	2	2

HOLIDAY TABLES

Floating Holiday Table (8-2-8)			
#	Mnth	Week	Table
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

Fixed Holiday Table (8-2-9)			
#	Mnth	Day	Table
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

Solar Clock Data (8-4)	
North Latitude	34
West Longitude	118
Local Time Zone	8

Sabbatical Clock (8-5)	
Hebrew	Ped Recall
Sabbath	.....
Holiday	.....

Daylight Saving (8-6)	
Enabled	YES

TOD FUNCTIONS

TOD Functions (8-3)			
#	Start	End	Table
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

- Action Codes:**
- 0. None
 - 1. Permitted
 - 2. Restricted
 - 4. Veh Min Recall
 - 5. Veh Max Recall
 - 6. Ped Recall
 - 7. Bike Recall
 - 8. Red Lock
 - 9. Yellow Lock
 - 10. Force/Max Lock
 - 11. Double Entry
 - 12. Y-Coord C
 - 13. Y-Coord D
 - 14. Free
 - 15. Flashing
 - 16. Walk 2
 - 17. Max Green 2
 - 18. Max Green 3
 - 19. Rest in Walk
 - 20. Rest in Red
 - 21. Free Lag Phases
 - 22. Special Functions
 - 23. Truck Preempt
 - 24. Conditional Service
 - 25. Conditional Service
 - 26. Leading Ped
 - 41. Protected Permissive
 - 42. Protected Permissive

Action Code = Phases added to normal setting

100+Action Code = Phases removed

200+Action Code = Phases replaced

COMMUNICATIONS

C2 (6-1-1)	
Address	
Protocol	AB3418
Limit Access	
Baud	1200
Parity	NONE
Data Bits	8
Stop Bits	1
RTS On Time	20
RTS Off Time	20
Handshaking	NORMAL

C20 (6-1-2)	
Address	
Protocol	AB3418
Limit Access	
Baud	1200
Parity	NONE
Data Bits	8
Stop Bits	1
RTS On Time	20
RTS Off Time	20
Handshaking	NORMAL

C21 (6-1-3)	
Address	
Protocol	AB3418
Limit Access	
Baud	1200
Parity	NONE
Data Bits	8
Stop Bits	1
RTS On Time	20
RTS Off Time	20
Handshaking	NORMAL

- Limit Access:
- 0-None
 - 1-Status Only
 - 2-Status, Set Pattern, Time
 - 3-Status, Set Pattern, Time, Manual Plan

SOFT LOGIC

Soft Logic (6-2)					
#	Data	OP	Data	OP	Data
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					

CALLBACK NUMBERS

Callback Numbers (6-3...3)

Line Out	
Local Toll	
Long Distance	
Delay	10
Area Code	
Phone Number	

Line Out	
Local Toll	
Long Distance	
Delay	10
Area Code	
Phone Number	

Line Out	
Local Toll	
Long Distance	
Delay	10
Area Code	
Phone Number	

*Refer to User's Manual for Data and OP Codes

RAILROAD PREEMPTION

RR	(3-1-1) Timing	Phase Flags (3-1-2)				Pedestrian Flags (3-1-3)			Overlap Flags (3-1-4)		
		Grn Hold	Yel Flash	Red Flash	Walk	Flash DW	Solid DW	Grn Hold	Yel Flash	Red Flash	
1	Delay 10	2..5...	.....	.....	.....	2..4..6..8	.....	.....	.....	.....
	Clear 1	.....	.....	.....	.....	.....	.....	.....	.....	.....
	Clear 2	.....	.....	.....	.....	.....	.....	.....	.....	.....
	Clear 3	.....	.....	.....	.....	.....	.....	.....	.....	.....
	Hold	.....	.....	1 2 3 4 5 6 7 8	.....	.....	.....	.....	.....	A B C D E F
	Exit	5	.....	.....	.....	.....	.....	.....	.....	.....
	Min Grn		.....	.....	.....	.....	.....	.....	.....	.....
	Ped Ctr		.....	.....	1 2 3 4 5 6 7 8	2..4..6..8	.....	.....	.....	.....

Exit Parameters (3-1-5)			
Phase Green	Overlap Green	Vehicle Recall	Ped Call
.....	.....	1 2 3 4 5 6 7 8	2..4..6..8

Configuration (3-1-6)			
Port	Latching	Power-Up	
2.5	YES	FLASHING	

RR	(3-2-1) Timing	Phase Flags (3-2-2)				Pedestrian Flags (3-2-3)			Overlap Flags (3-2-4)		
		Grn Hold	Yel Flash	Red Flash	Walk	Flash DW	Solid DW	Grn Hold	Yel Flash	Red Flash	
2	Delay 10	4..7.	.....	.....	.....	2..4..6..8	.....	.....	.....	.....
	Clear 1	.....	.....	.....	.....	.....	.....	.....	.....	.....
	Clear 2	.....	.....	.....	.....	.....	.....	.....	.....	.....
	Clear 3	.....	.....	.....	.....	.....	.....	.....	.....	.....
	Hold	1 2 3 .. 6 ..	.....	.....	2 .. 6 ..	.....	.....	.....	.....	.....
	Exit		.....	.....	.....	.....	.....	.....	.....	.....
	Min Grn		.....	.....	.....	.....	.....	.....	.....	.....
	Ped Ctr		.....	.....	.....	.....	.....	.....	.....	.....

Exit Parameters (3-2-5)			
Phase Green	Overlap Green	Vehicle Recall	Ped Recall
.....	.....	4..7.	.....

Configuration (3-2-6)			
Port	Latching	Power-up	
2.6	YES	DARK	

EMERGENCY VEHICLE PREEMPTION

EVA (3-A)	Preempt Timers		Phase Green	Overlap Green
	Delay	Clear Max		
*	10	30	2..5...	.....
	Port	Latching	Phase Termination	
		NO	ADVANCE	

EVB (3-B)	Preempt Timers		Phase Green	Overlap Green
	Delay	Clear Max		
*	10	30	4..7.	.....
	Port	Latching	Phase Termination	
		NO	ADVANCE	

EVC (3-C)	Preempt Timers		Phase Green	Overlap Green
	Delay	Clear Max		
*	10	30	1...6..	.....
	Port	Latching	Phase Termination	
		NO	ADVANCE	

EVD (3-D)	Preempt Timers		Phase Green	Overlap Green
	Delay	Clear Max		
*	10	30	3...8	.....
	Port	Latching	Phase Termination	
		NO	ADVANCE	

INPUTS

7 Wire I/C (2-1-5-1)			
	Input	Port	Port
Enable	NO	R1	3.8
Max ON		R2	3.5
Max OFF		R3	3.7
		D3	6.1

Manual Control (2-1-5-2)	
Input	Port
Manual Advance	6.6
Advance Enable	6.6

Battery Backup (2-1-5-5) *	
Port	Operation
2.7	NORMAL

Y-Coordination (2-1-5-6)	
Port C	Port D
6.1	2.8

Cabinet Status (2-1-5-3)	
Input	Port
Flash Bus	
Door Ajar	
Flash Sense	6.7
Stop Time	6.8

Special Function (2-1-5-4)	
Input	Port
1	
2	
3	
4	

OUTPUTS

Loadswitch Assignments (2-1-6)

	A	B	X
1	22	7	11
2	26	8	12
3	24	28	0
4	9	10	0
5	10	0	0
6	0	0	0
7	0	0	0
8	0	0	0
9	0	0	0
10	0	0	0
11	0	0	0
12	0	0	0
13	0	0	0
14	0	0	0

- Loadswitch Codes:
- 0 Unused (no output)
 - 1-8 Vehicle 1-8
 - 9-14 Overlap A-F
 - 21-28 Ped 1-8
 - 41-47 Special Functions
 - 41 Protected Permissive Flashing Phase 1
 - 43 Protected Permissive Flashing Phase 3
 - 45 Protected Permissive Flashing Phase 5
 - 47 Protected Permissive Flashing Phase 7
 - 51-57 Special Functions
 - 71-72 Seven Wire I/C
 - + middle output of loadswitches 3 and 6 Channel 9 and 10

YELLOW YIELD COORDINATION

Y-Coord Plans (7-C;D)	Long Grn	No Grn	Offset	Perm	Force-Offs								Coord	Lag	Min Recall	Restricted	
					-1-	-2-	-3-	-4-	-5-	-6-	-7-	-8-					
Plan C													.2...	.6...	.2.4.6.8	.....	.....
Plan D													.2...	.6...	.2.4.6.8	.....	.....

TRANSIT PRIORITY

Local Plans (3-E1..9)		Early Green	Green Extend	Inhibit Cycles	Phase 1 Minimum	Phase 2 Minimum	Phase 3 Minimum	Phase 4 Minimum	Phase 5 Minimum	Phase 6 Minimum	Phase 7 Minimum	Phase 8 Minimum
Plan 1	Green Factor											
Plan 2	Green Factor											
Plan 3	Green Factor											
Plan 4	Green Factor											
Plan 5	Green Factor											
Plan 6	Green Factor											
Plan 7	Green Factor											
Plan 8	Green Factor											
Plan 9	Green Factor											

Enable Priority (3-E-A) _____
 Enable in Plan

Free Plans (3-E-E) _____
 Max Green Hold _____ Hold Phase

Access Utilities (9-5)
 Password ***
 Timeout _____

TRUCK PREEMPTION

Truck Preemption (3-F)	Passage	CarryOver	Clearance	Next Preempt	Phase Green	Det 2 Port	Det 3 Port	Det 4 Port	Sign Output	Slave Input	Slave Output

County of Riverside
4080 Lemon St., 8th Floor
Riverside, CA 92501

February 10, 2016

Attention: Planning

Subject: Conditional Use Permit No. 3736 (APN965-460-007)

Please be advised that the division of the property shown on Conditional Use Permit No. 3736 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (626) 302-4473.


Steven D. Lowry
Title and Real Estate Services
Corporate Real Estate Department

TLMA ADMINISTRATION
2016 FEB 17 AM 11:49

cc: Monica Contreras



SOUTHERN CALIFORNIA
EDISON[®]

An EDISON INTERNATIONAL[®] Company

County of Riverside
4080 Lemon St., 8th Floor
Riverside, CA 92501

January 28, 2016

Attention: Planning

Subject: Conditional Use Permit No. 3736 (APN965-460-007)

Our review of the subject subdivision map reveals that the proposed development may interfere with easement rights, and/or facilities held by Southern California Edison within the subdivision boundaries. Until such time as arrangements have been made with the developer to eliminate this interference, the development of the subdivision may unreasonably interfere with the complete and free exercise of Edison's rights.

Five copies of the following maps in hardcopy with scaled plans (1"=50' maximum), including all maps submitted on a disc in .pdf format: including grading, drainage, landscape and street improvement plans are required to be submitted by the developer to determine the extent of the interference. The Edison facilities and the easements should be plotted on the above reference maps. Included with the above referenced plans, the developer must state the proposed method to eliminate any interference. Plans should be forwarded to my attention at the following address:

**Southern California Edison Company
2131 Walnut Grove Ave., GO3, 2nd Fl., 270J
Rosemead, CA 91770**

Attention: Steven D. Lowry

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (626) 302-4473.

Steven D. Lowry
Title and Real Estate Services
Corporate Real Estate Department

cc: Monica Contreras



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

April 26, 2016

RE: AB 52 Consultation Conclusion Letter for CUP03736

Dear Ms. Hoover,

An AB 52 notification for Conditional Use Permit No. 3736 was sent to you on January 11, 2016. On January 20, 2016, the Riverside County Planning Department ("Planning") received your request on behalf of Pechanga Band of Luiseno Indians for AB 52 consultation on the Project. On April 14, 2016 at a video conference meeting between Anna Hoover, Ebru Ozdil and Riverside County, this project was discussed. The cultural report for this project recommended that a Native American monitor be present during ground disturbing activities associated with this project. Because of the proximity of the Pechanga Reservation to the project location, it was agreed upon that Pechanga would be named as Native Monitor for this project. The Conditions of Approval for this project can be found as an attachment as agreed upon by Planning and Pechanga.

Based on the information gathered by Planning and the information provided by you to date, Planning has concluded that there is no potential significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no Tribal Cultural Resources present.

Based on the above, and in accordance with Public Resource Code section 21080.3.2(b), Planning has acted in good faith and made reasonable efforts to consult with Pechanga on CUP03736 and considers AB 52 consultation concluded as of this letter's date.

Sincerely,

Heather Thomson
County Archaeologist

Cc: Shellie Clack, Deputy County Counsel IV

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

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

04/14/16
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

CONDITIONAL USE PERMIT Case #: CUP03736

Parcel: 965-460-007

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10. PLANNING. 36

USE - UNANTICIPATED RESOURCES

RECOMMND

UNANTICIPATED RESOURCES:

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

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.

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

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the

04/14/16
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

CONDITIONAL USE PERMIT Case #: CUP03736

Parcel: 965-460-007

10. GENERAL CONDITIONS

10.PLANNING. 36 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary."

10.PLANNING. 37 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:

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 by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation 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. 38 USE - PDA04956 ACCEPTED RECOMMND

County Archaeological Report (PDA) No 4956, submitted for this project (CUP03736) was prepared by Sue A. Wade, of Heritage Resources and is entitled: "Phase I Cultural resource Assessment for the Calle Arnaz Commercial Project, County of Riverside, California," dated January 27, 2016. (PDA) No 4956 concludes that due to negative survey results, no mitigation measures are recommended or warranted.

(PDA) No 4956 recommends that due to the apparent alluvial nature of the soils and because recommendations of several tribes contacted during "project scoping", it is

04/14/16
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

CONDITIONAL USE PERMIT Case #: CUP03736

Parcel: 965-460-007

10. GENERAL CONDITIONS

10.PLANNING. 38 USE - PDA04956 ACCEPTED (cont.)

RECOMMND

recommended that project grading be monitored by a qualified archaeologist and Luiseno monitor. This study has been incorporated as part of this project, and has been accepted.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 11 USE - CULTURAL MONITOR

RECOMMND

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.

The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor 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 the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60.PLANNING. 12 USE - NATIVE MONITOR REQ.

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with

04/14/16
12:06

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

CONDITIONAL USE PERMIT Case #: CUP03736

Parcel: 965-460-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 12

USE - NATIVE MONITOR REQ. (cont.)

RECOMMND

a Tribal monitor(s) from the PECHANGA Native American Tribe(s) who shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.

Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.



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: C-P-S (Scenic Highway Commercial)

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 348.4802 Item "B" CUP

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: _____ DATE SUBMITTED: 12/17/15

APPLICATION INFORMATION

Applicant's Name: Woodcrest Real Estate Ventures, Steve Powell E-Mail: steve@woodcrestrev.com

Mailing Address: _____ 1410 Main Street, Suite C

	Street	
Ramona	California	92065
City	State	ZIP

Daytime Phone No: (760) 789-5493 (o) or 271-9400 (c) Fax No: (_____) n/a

Engineer/Representative's Name: Ventura Engineering, Wilfredo Ventura E-Mail: ventura_engineering@yahoo.com

Mailing Address: _____ 27315 Jefferson Avenue, Suite J-229

	Street	
Temecula	California	92590
City	State	ZIP

Daytime Phone No: (951) 252-7632 Fax No: (951) 552-1686

Property Owner's Name: Anthony (Tony) May and Timothy Lee Jones E-Mail: gayhotel@pacbell.net

Mailing Address: _____ PO Box 81723

	Street	
San Diego	California	92138
City	State	ZIP

Daytime Phone No: (619) 300-8319 Fax No: (_____) _____

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references 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.

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.

Steve Powell

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.

Anthony (Tony) May

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Timothy Lee Jones

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): 965-460-007

Section: SEC11

Township: T8S

Range: R2W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 7.61

General location (nearby or cross streets): North of HWY 79 South (Temecula Parkway), South of Calle Arnaz, East of APN#: 965-460-006, West of Anza Road

Thomas Brothers map, edition year, page number, and coordinates: 2008 Edition - pg. 980, coordinate A1

Project Description: (describe the proposed project in detail)
See "Attachment A: Project Description"

Related cases filed in conjunction with this application:

PAR Application #: 1458, see "Attachment B: Additional Comments".

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

If yes, provide Case No(s). PAR No. 1458 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) n/a 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: Traffic, Biological, Archaeological, Geological and Geo-technical Reports, WQMP, Soils Analysis, Air Quality

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) 5,000' +

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: 4,450 C.Y.

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 4,450 C.Y.

Does the project need to import or export dirt? Yes No

Import N/A Export N/A Neither N/A

What is the anticipated source/destination of the import/export?
N/A

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) ~ 270,000 sq. ft.

Is the project 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

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River

Santa Margarita River

Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES 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 and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1)

Henry S. Sauchel

Date

11/23/15

Applicant (2)

Date

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes No

APPLICATION FOR LAND USE PROJECT

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.

Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)

Hyun G. Sneed

Date

11/23/15

Owner/Authorized Agent (2)

Date

ATTACHMENT A: Project Description

The project site is located at the South East corner of Anza Road and Highway 79 (Temecula Parkway) in the City of Temecula, Riverside County, California. The site is currently zoned RR, mostly vacant with a single story residence located in the North/West section of the property. The approximate gross acreage is 7.61 with approximately 6.22 net acres.

All existing structures on the project site are to be removed.

The project proposes the following with all applicable applications to be processed:

- Zone Change
 - Existing: RR (Rural Residential)
 - Proposed: C-P-S (Scenic Highway Commercial)
- Proposed Development: Construct an approximately 21,700 sq. ft. commercial building that is roughly 30 feet in height, has 14,850 sq. ft. of fenced in outdoor display, 6,500 sq. ft. of unenclosed outdoor display, 115 on-site parking stalls with all required circulation drive isles, a rear loading dock for merchandise delivery, bulk propane, forage shed, one vertical bailer for the recycling of cardboard, one dumpster location for trash disposal, all necessary on-site stormwater facilities, hardscape and softscape (landscaping) improvements in addition to all required off-site improvements. Main access to the site will be provided for via one driveway on Calle Amaz and one right-in/right-out driveway connected to Anza Road.

Currently, there is no availability for sanitary sewer at the proposed project location. Sewer is going to be provided for by an on-site wastewater treatment system utilizing an Advanced Treatment Unit (ATU).

The site is served via the Rancho California Water District.

ATTACHMENT B: Additional Comments

Based on critical comments received from the PAR Report (PAR01458) dated September 23, 2015, in addition to other problematic constraints, we have decided to modify our development proposal as follows:

1. The site will remain as one parcel; there will be no subdividing of the property.
2. The project will continue to propose a change of zone from Rural Residential (RR) to Scenic Highway Commercial (C-P-S) zone to be consistent with the Commercial Tourist Land Use Designation.
3. The proposed use for the entire site will be consistent with what was proposed on "Parcel A of the PAR Project Description" with the exception that the building size will be increased from 19,100 sq. ft. to 21,702 sq. ft. The number of parking spaces will increase accordingly based on the additional building square footage, all proposed outdoor display areas to remain.
4. The proposed use on "Parcel B of the PAR Project Description" has been eliminated in its entirety.
5. Main access for the parcel will be via Calle Amaz.
6. Access onto Anza Road will be restricted to right-in/right-out turning movements only with a raised median on Anza Road to enforce this restriction.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna
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: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Woodcrest REV, Steve Powell E-Mail: steve@woodcrestrev.com

Mailing Address: _____
Street
1410 Main Street, Suite C
City State ZIP
Ramona California 92065

Daytime Phone No: (760) 271-9400/789-5493 Fax No: (_____) n/a

Engineer/Representative's Name: Ventura Engineering, Wilfredo Ventura E-Mail: ventura_engineering@yahoo.com

Mailing Address: _____
Street
27315 Jefferson Avenue, Suite J-229
City State ZIP
Temecula California 92590

Daytime Phone No: (951) 252-7632 Fax No: (951) 552-1686

Property Owner's Name: Anthony (Tony) May, Timothy Lee Jones E-Mail: gayhotel@pacbell.net

Mailing Address: _____
Street
PO Box 81723
City State ZIP
San Diego California 92138

Daytime Phone No: (619) 300-8319 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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR CHANGE OF ZONE

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.

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.

Steve Powell

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.

Anthony (Tony) May

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

Timothy Lee Jones

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): 965-460-007

Section: SEC11 Township: T8S Range: R2W

Approximate Gross Acreage: 7.61

General location (nearby or cross streets): North of HWY 79 South (Temecula Parkway), South of

Calle Amaz, East of APN#: 965-460-006, West of Anza Road

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: 2008 Edition, pg. 980, coordinate A-1

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

Existing Zone: R-R (Rural Residential)

Proposed Zone: C-P-S (Scenic Highway Commercial)

General Plan: CT (Commercial Tourist)

Related cases filed in conjunction with this request:

PAR 1458, please note: See "Attachment B: Additional Comments"

ATTACHMENT B: Additional Comments

Based on critical comments received from the PAR Report (PAR01458) dated September 23, 2015, in addition to other problematic constraints, we have decided to modify our development proposal as follows:

1. The site will remain as one parcel; there will be no subdividing of the property.
2. The project will continue to propose a change of zone from Rural Residential (RR) to Scenic Highway Commercial (C-P-S) zone to be consistent with the Commercial Tourist Land Use Designation.
3. The proposed use for the entire site will be consistent with what was proposed on "Parcel A of the PAR Project Description" with the exception that the building size will be increased from 19,100 sq. ft. to 21,702 sq. ft.. The number of parking spaces will increase accordingly based on the additional building square footage, all proposed outdoor display areas to remain.
4. The proposed use on "Parcel B of the PAR Project Description" has been eliminated in its entirety.
5. Main access for the parcel will be via Calle Arnaz.
6. Access onto Anza Road will be restricted to right-in/right-out turning movements only with a raised median on Anza Road to enforce this restriction.



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



Juan C. Perez
Agency Director

Carolyn Syms Luna
Director,
Planning Department

Juan C. Perez
Director,
Transportation Department

Mike Lara
Director,
Building & Safety Department

Code
Enforcement
Department

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

TO BE COMPLETED BY APPLICANT:

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

and Woodcrest Real Estate Ventures, Steve Powell hereafter "Applicant" and Anthony (Tony) May and Timothy Lee Jones "Property Owner".

Description of application/permit use:

Conditional Use Permit (CUP)

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

Section 1. Deposit-based Fees

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

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

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

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 965-460-007

Property Location or Address:

34613 Calle Amaz, Temecula, CA 92592

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Anthony (Tony) May and Timothy Lee Jones

Phone No.: 619-300-8319

Firm Name: _____

Email: gayhotel@pacbell.net

Address: PO Box 81723

San Diego, CA 92138

3. APPLICANT INFORMATION:

Applicant Name: Steve Powell

Phone No.: 760-789-5493 (p), 760-271-9400 (c)

Firm Name: Woodcrest Real Estate Ventures

Email: steve@woodcrestrev.com

Address (if different from property owner)

1410 Main Street, Suite C

Ramona, CA 92065

4. SIGNATURES:

Signature of Applicant:  Date: 12/16/15

Print Name and Title: Steve Powell - President of Woodcrest Real Estate Ventures

Signature of Property Owner:  Date: 12/16/15

Print Name and Title: Anthony (Tony) May and Timothy Lee Jones - property owners

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

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

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Timothy Lee Jones and Anthony John May ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 965-460-007 ("PROPERTY"); and,

WHEREAS, on December 17, 2015, PROPERTY OWNER filed an application for Conditional Use Permit No. 3736 and Change of Zone No. 7896 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the

COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Anthony John May
PO Box 81723
San Diego, CA 92138

Timothy Lee Jones
PO Box 81723
San Diego, CA 92138

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

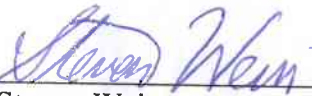
17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.


IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

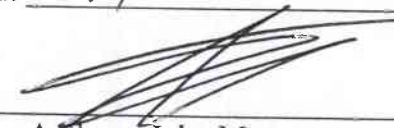
By: 
Steven Weiss
Riverside County Planning Director

Dated: 6-13-16

PROPERTY OWNER:
Timothy Lee Jones and Anthony John May


By: 
Timothy Lee Jones

Dated: 5/27/2016

By: 
Anthony John May

Dated: 5/27/2016

FORM APPROVED COUNTY COUNSEL

BY:  6/10/16
MICHELLE CLACK DATE

ALL PURPOSE ACKNOWLEDGMENT

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

State of California

}SS

County of San Diego

}SS

On May 27, 2016 before me, Gloria H. Chavez
(here insert name and title of the officer)
personally appeared, Timothy Lee Jones and
Anthony John May

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

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

WITNESS my hand and official seal

Signature 



(SEAL)

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/26/2016.

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

APN (s) or case numbers CUP03736 For

Company or Individual's Name Planning Department,

Distance buffered 2000'.

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

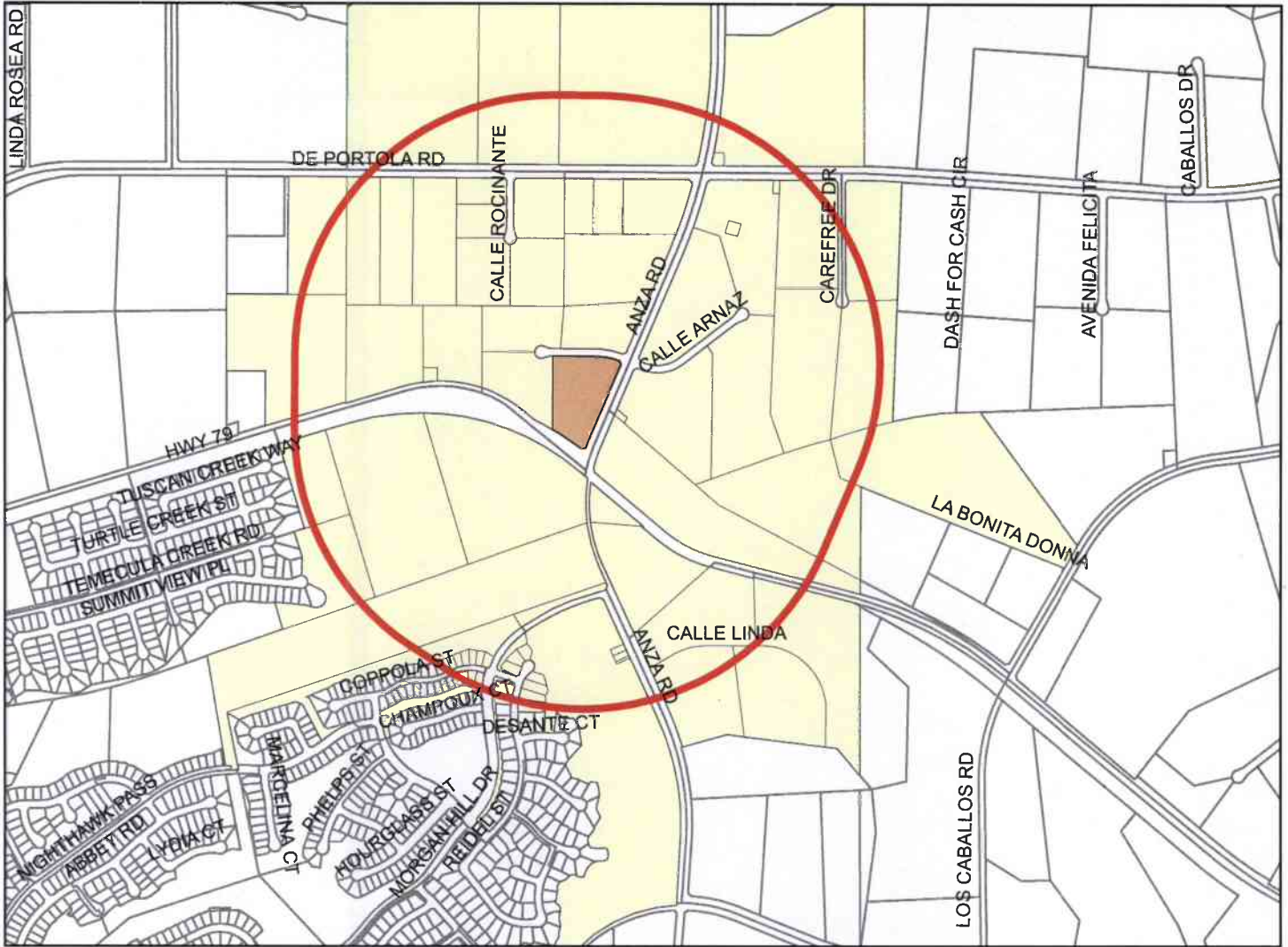
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CUP03736 (2000 feet buffer)



Selected Parcels

965-460-006	927-600-002	966-490-022	965-440-004	966-451-014	965-460-004	966-490-015	927-560-006	951-260-005	951-260-006
927-590-001	965-440-010	966-450-002	966-491-001	966-450-003	966-450-006	966-080-004	927-560-002	927-560-003	927-560-007
927-560-008	966-451-015	965-460-008	966-490-018	965-450-005	965-440-005	966-080-003	927-560-005	965-460-005	965-440-007
965-440-008	965-460-001	966-451-013	927-570-014	965-450-003	965-440-003	966-450-005	965-450-004	951-260-004	966-490-019
966-491-002	965-440-011	966-490-017	966-451-012	965-460-003	927-600-003	966-490-021	966-170-039	966-451-043	966-490-020
966-491-015	966-450-008	965-440-009	965-460-002	965-440-006	927-570-013	966-490-016	927-100-046	927-560-001	927-580-007
965-450-006	966-080-001	966-170-018	966-170-019	927-560-009	966-450-001	966-140-003	966-450-007	927-600-001	966-490-009
927-590-006	966-170-017	966-170-022	966-170-040	966-450-004	966-080-002	965-460-007	927-610-001	927-560-004	927-100-047
927-590-004	927-590-005								



1,300 650 0 1,300 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: 927100047, APN: 927100047
WESTFIELD HILLS
233 S BEAUDRY AVE NO 1100
LOS ANGELES CA 90012

ASMT: 927590001, APN: 927590001
PATRICIA WHYNAUGHT CHAVEZ, ETAL
P O BOX 468
TEMECULA CA 92593

ASMT: 927560002, APN: 927560002
FADDOUL BAIDA
34860 CALLE ARNAZ
TEMECULA, CA. 92592

ASMT: 927590005, APN: 927590005
TAMIYO FUKUBAYASHI, ETAL
10021 DUFFERIN AVE
RIVERSIDE CA 92505

ASMT: 927560004, APN: 927560004
VIRGINIA MCCLINTOCK
P O BOX 893640
TEMECULA CA 92589

ASMT: 927590006, APN: 927590006
SHUKUEI HAYASHI, ETAL
32452 AZORES RD
DANA POINT CA 92629

ASMT: 927560005, APN: 927560005
MARIA SERRANO, ETAL
9918 HALDON
DOWNEY CA 90240

ASMT: 927600001, APN: 927600001
MAI BOZARJIAN, ETAL
10802 WOODWARD LN
GARDEN GROVE CA 92840

ASMT: 927560006, APN: 927560006
CHRISTOS RIGAS
P O BOX 892994
TEMECULA CA 92589

ASMT: 927600002, APN: 927600002
ALFREDO MEDINA
34751 CALLE LINDA
TEMECULA, CA. 92592

ASMT: 927570013, APN: 927570013
MARIN JONES, ETAL
5871 MAXSON DR
CYPRESS CA 90630

ASMT: 927600003, APN: 927600003
NITA MEGHPARA, ETAL
20 NEVADA
IRVINE CA 92705

ASMT: 927570014, APN: 927570014
EVA BETTENCOURT, ETAL
C/O PAUL C JONES
17918 ARLINE AVE
ARTESIA CA 90701

ASMT: 927610001, APN: 927610001
HSI CHAN, ETAL
P O BOX 3163
MANHATTAN BEACH CA 90266



ASMT: 951260004, APN: 951260004
LELAND MEKEEL, ETAL
34174 DE PORTOLA RD
TEMECULA CA 92592

ASMT: 965440009, APN: 965440009
JONI GIBSON, ETAL
34395 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 951260005, APN: 951260005
CRAIG CASNER
34520 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 965440010, APN: 965440010
DAN GIBSON
43315 CALLE ROCINANTE
TEMECULA, CA. 92591

ASMT: 951260006, APN: 951260006
CRAIG CASNER
3452 DE PORTOLA RD
TEMECULA CA 92592

ASMT: 965440011, APN: 965440011
KATHLEEN CALLAHAN SMITH, ETAL
31805 TEMECULA PKWY 411
TEMECULA CA 92592

ASMT: 965440003, APN: 965440003
KALI CHAUDURI
1225 E LATHAM AVE STE A
HEMET CA 92543

ASMT: 965450005, APN: 965450005
GRAND TERRA CA
5800 PADRE BLV NO 108
SOUTH PADRE ISLAND TX 78597

ASMT: 965440004, APN: 965440004
ATWOOD WESTFALL DEV
37104 DE PORTOLA RD
TEMECULA CA 92592

ASMT: 965460001, APN: 965460001
MONCRIEF HOLDING CORP, ETAL
7161 BON VILLA CIR
LA PALMA CA 90623

ASMT: 965440006, APN: 965440006
LOIS HASTINGS, ETAL
34383 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 965460002, APN: 965460002
PATRICIA DAVIS
34741 DE PORTOLA RD
TEMECULA, CA. 92592

ASMT: 965440008, APN: 965440008
IRENE LAPOINTE
C/O NO 223C
41780 BUTTERFIELD STAGE
TEMECULA CA 92592

ASMT: 965460003, APN: 965460003
ELAINE FEINBERG, ETAL
42200 DANBY RD
TEMECULA CA 92592

ASMT: 965460004, APN: 965460004
BYRON KAZANJIAN
1964 DRYDEN RD NO 7
HOUSTON TX 77030

ASMT: 966080004, APN: 966080004
JAE CHOI, ETAL
C/O STANLEY CHANG
15 LANDPORT
NEWPORT BEACH CA 92660

ASMT: 965460005, APN: 965460005
IMANI TEMPLE OF TEMECULA
P O BOX 891372
TEMECULA CA 92589

ASMT: 966140003, APN: 966140003
RH ACQUISITION CO
SAME
2 BETTERWORLD CIR NO 200
TEMECULA CA 92590

ASMT: 965460006, APN: 965460006
ANNE DUHART, ETAL
35376 BOREL RD
WINCHESTER CA 92596

ASMT: 966170019, APN: 966170019
RANCHO CALIF WATER DIST
P O BOX 9017
TEMECULA CA 92589

ASMT: 965460007, APN: 965460007
ANTHONY MAY, ETAL
P O BOX 81723
SAN DIEGO CA 92138

ASMT: 966170040, APN: 966170040
STANDARD PACIFIC CORP
15360 BARRANCA PKWY
IRVINE CA 92618

ASMT: 965460008, APN: 965460008
GAYLE REIS
1365 SEVEN HILLS DR
HEMET CA 92545

ASMT: 966450001, APN: 966450001
JUDITH RUPPE, ETAL
34448 COPPOLA ST
TEMECULA, CA. 92592

ASMT: 966080002, APN: 966080002
TEMECULA CREEK MAINTENANCE CORP
C/O TRANSPACIFIC MGMT CO
2020 E FIRST ST STE 500
SANTA ANA CA 92705

ASMT: 966450002, APN: 966450002
LORRAINE WATERS, ETAL
34440 COPPOLA ST
TEMECULA, CA. 92592

ASMT: 966080003, APN: 966080003
HIGHWAY 79 SOUTH PARTNERS
C/O STRATEGIC GLOBAL MGT
1225 E LATHAM AVE NO A
HEMET CA 92543

ASMT: 966450003, APN: 966450003
ERICA MESSIER, ETAL
34432 COPPOLA ST
TEMECULA, CA. 92592

ASMT: 966450004, APN: 966450004
SYLVIA BORG
34424 COPPOLA ST
TEMECULA, CA. 92592

ASMT: 966451014, APN: 966451014
LISA VOORHEES, ETAL
34435 COPPOLA ST
TEMECULA, CA. 92592

ASMT: 966450005, APN: 966450005
SHERRYL DUCKWORTH, ETAL
34416 COPPOLA ST
TEMECULA, CA. 92592

ASMT: 966451015, APN: 966451015
GARY HERRINGTON
34443 COPPOLA ST
TEMECULA, CA. 92592

ASMT: 966450006, APN: 966450006
JANET OSEBOLD, ETAL
4845 CUMBERLAND ST
SAINT PAUL MN 55126

ASMT: 966490009, APN: 966490009
SYLVIA GISI, ETAL
34534 DESANTE CT
TEMECULA, CA. 92592

ASMT: 966450007, APN: 966450007
BARBARA BACKMAN, ETAL
34400 COPPOLA ST
TEMECULA, CA. 92592

ASMT: 966490015, APN: 966490015
CHERYL BROWN
44144 REIDEL ST
TEMECULA, CA. 92592

ASMT: 966450008, APN: 966450008
ANJALI PAREKH, ETAL
34392 COPPOLA ST
TEMECULA, CA. 92592

ASMT: 966490016, APN: 966490016
PHYLLIS RUDERMAN
2522 THE STAND
MANHATTAN BEACH CA 90266

ASMT: 966451012, APN: 966451012
SONYA CHOUINARD, ETAL
34411 COPPOLA ST
TEMECULA, CA. 92592

ASMT: 966490017, APN: 966490017
HEIDI VRIES, ETAL
506 COUNCIL FIRE DR
CHATTANOOGA TN 37421

ASMT: 966451013, APN: 966451013
MYRNA OLIVERAS, ETAL
34419 COPPOLA ST
TEMECULA, CA. 92592

ASMT: 966490018, APN: 966490018
KRISTI TREADWAY, ETAL
44109 REIDEL ST
TEMECULA, CA. 92592



ASMT: 966490019, APN: 966490019
M KESTER
44123 REIDEL ST
TEMECULA, CA. 92592

ASMT: 966490021, APN: 966490021
MILLESS SHORES
44186 REIDEL ST
TEMECULA, CA. 92592

ASMT: 966490022, APN: 966490022
CHAD TROLLER, ETAL
44172 REIDEL ST
TEMECULA, CA. 92592

ASMT: 966491001, APN: 966491001
FRANCE MEDER, ETAL
44165 REIDEL ST
TEMECULA, CA. 92592

ASMT: 966491002, APN: 966491002
MARY MORRIS, ETAL
44179 REIDEL ST
TEMECULA, CA. 92592

ASMT: 966491015, APN: 966491015
MORGAN HILL HOMEOWNERS ASSN
C/O WALTERS MGMT
25109 JEFFERSON AVE 300
MURRIETA CA 92562

RCHA (Rancho California Horseman
Association)
P.O. Box 1622
Temecula CA 92593

Temecula Winegrowers Association
P.O. Box 1601
Temecula, CA 92593

ATTN: Planning Manager
Planning Department, City of Temecula
43200 Business Park Dr.
P.O. Box 9033
Perris, CA 92570

Temecula Valley Unified School District
31350 Rancho Vista Rd.
Temecula, CA 92592-6200

Attn: Anna Hoover ,Cultural Resources Committee,
Pechanga Band of Luiseno Mission Indians
P.O. Box 2183
Temecula ,CA 92593

Department of Toxic Substances Control
1001 I Street
P.O. Box 806
Sacramento, CA 95812

Southern California Association of Governments
818 W. 7th St, 12th Floor
Los Angeles, CA 90017

ATTN: Elizabeth Lovested
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

Lorraine F. Harrington
35820 Pauba Rd.
Temecula CA 92592

ATTN: Patrick Richardson, Director of Planning &
Development
City of Temecula
41000 Main St.
Temecula, CA 92590

Palomar Observatory
P.O. Box 2000
Palomar Mountain, CA 92060

California Regional Water Board
2375 Northside Drive, Suite 100
San Diego, CA 92105

Attn: Maroun El-Hage
Eastern Municipal Water District
P.O. Box 8300
Perris, CA 92572-8300

South Coast Air Quality Management District
21865 E. Copley Dr.
Diamond Bar, CA 91765

Rancho California Water District
42135 Winchester Rd
Temecula, CA 92590

Anthony May and Timothy Jones
P.O. Box 81723
San Diego, CA 92138

Ventura Engineering
c/o Wilfredo Ventura
27315 Jefferson Ave., Ste. J229
Temecula, CA 92590

Woodcrest Real Estate Ventures
c/o Steve Powell
1410 Main St., Ste. C
Ramona, CA 92065



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
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.

Change of Zone No. 7896, Ordinance No. 348, and Conditional Use Permit (FTA 20015-03)

Project Title/Case Numbers

Phayvanh Nanthavongdouangsv

951-955-6573

County Contact Person

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Woodcrest Real Estate Ventures

1410 Main St. Ste C. Ramona CA 92065

Project Applicant

Address

34613 Calle Arnaz Rd. Temecula CA 92592

Project Location

Change of Zone No. 7896 - proposes to change the existing zoning of Rural-Residential (R-R) Zone to Scenic Highway Commercial (C-P-S) Zone. Conditional Use Permit No. 3736 proposes to a 21,702 SF commercial building to sell items generally sold at a feed and grain hardware and a nursery-garden supply store. The Project will include a total of 21,349 SF of outdoor sales area and 119 parking spaces. The three outdoor sales areas include 14,849 SF fenced area located east of the building, 3,500 SF display area in front of the building, and 3,000 SF display area at the southern end of the project area.

Project Description

This is to advise that the Riverside County Board of Supervisors, 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. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,210.25 + \$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 and 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: _____

Please charge deposit fee case#: ZEA42864 ZCFG06236

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CHANGE OF ZONE NO. 7896 and CONDITIONAL USE PERMIT NO. 3736

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 No. 42864 and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Phayvanh Nanthavongdouangs Title: Principal Planner Date: July 12, 2016

Applicant/Project Sponsor: Woodcrest Real Estate Ventures Date Submitted: December 17, 2015

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: Phayvanh Nanthavongdouangsy 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 Phavyanh Nanthavongdouangs at 951-955-6573.

Revised: 10/16/07
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx
Screen

Please charge deposit fee case#: ZEA 42864 ZCFG06236

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1513903

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: WOODCREST REV. \$50.00
paid by: VI 010913
paid towards: CFG06236 CALIF FISH & GAME: DOC FEE
CFG FOR CUP03736
at parcel #: 34613 CALLE ARNAZ RD TEM
appl type: CFG3

By _____ Dec 17, 2015 15:58
MGARDNER posting date Dec 17, 2015

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

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

J* REPRINTED * R1513903

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: WOODCREST REV. \$50.00
paid by: VI 010913
CFG FOR CUP03736
paid towards: CFG06236 CALIF FISH & GAME: DOC FEE
at parcel: 34613 CALLE ARNAZ RD TEM
appl type: CFG3

By _____ Dec 17, 2015 15:58
MGARDNER posting date Dec 17, 2015

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

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

ATTACHMENT C: Updated Conditions 10. FIRE. 4, 10. PLANNING. 37, 70. PLANNING. 1, 80. TRANS. 3, 90.
PLANNING. 3

08/01/16
14:59

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

CONDITIONAL USE PERMIT Case #: CUP03736

Parcel: 965-460-007

10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 4 USE* - #23-MIN REQ FIRE FLOW

RECOMMND

Minimum required fire flow shall be 4,000 GPM for a 4 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2013 CBC. The required fire flow may be reduced to 2,000 GPM for a 2 hour duration at 20 PSI residual operating pressure for buildings provided with an approved automatic fire sprinkler system installed in accordance with the California Fire Code.

Condition was updated at Planning Commission hearing on 7/20/16.

PLANNING DEPARTMENT

10.PLANNING. 37 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:

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 by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with 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 Archaeologist.

Condition was updated at Planning Commission hearing on

08/01/16
14:59

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

CONDITIONAL USE PERMIT Case #: CUP03736

Parcel: 965-460-007

10. GENERAL CONDITIONS

10.PLANNING. 37 USE - IF HUMAN REMAINS FOUND (cont.)
7/20/16.

RECOMMND

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PHASE IV MONITOR REPORT

RECOMMND

ARCHAEOLOGICAL MONITORING REPORT SUBMITTAL:
PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting. The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid. The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

Recommend additional condition at Board of Supervisor hearing on 9/13/16.

08/01/16
14:59

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

CONDITIONAL USE PERMIT Case #: CUP03736

Parcel: 965-460-007

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 3

USE - LC LNDSCPNG PROJ SPECIFC

RECOMMND

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

1. ETo allowances to exceed 0.45ETo.
2. The plant palette must use grapevines, or grapevine like material approved by Transportation Department Landscape Division, and olive trees in basins and other areas to the maximum extent practicable in order to blend in with surrounding existing development.
3. SR79 may be required to annex into the LMD. This may require a separate set of landscape plans inclusive of a separate water meter, electric meter, controller, backflow, and require successful annexation in the L&LMD 89-1-C.
4. Basin Slopes and bottom shall be planted with vines or vine like plant material. The basin bottom or slopes shall not be hydroseeded.

Condition was updated at the Planning Commission hearing on 7/20/16.

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 3

USE - PARKING PAVING MATERIAL

RECOMMND

A minimum of one hundred and nineteen (119) 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.

Condition was updated at Planning Commission hearing at 7/20/16.