

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

719B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
November 17, 2010

**SUBJECT: CONDITIONAL USE PERMIT NO. 3627** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Melinda Fuentes - Engineer/Rep: Albert A. Webb Associates - Fifth Supervisorial District – Hemet/San Jacinto Zoning District – San Jacinto Valley Area Plan – Agriculture: Agriculture (AG:AG) (10 Acre Min.) and Open Space: Conservation (OS:C) - Location: Northerly of Ramona Expressway, southerly of Bridge Street, easterly of Central Avenue, and westerly of Gilman Springs Road – 57.41 Gross Acres – Heavy Agriculture -10 Acre Minimum (A-2-10) Zoning - **REQUEST:** The Conditional Use Permit proposes a facility to process organic green waste and manure (horse and steer) into fertilizer and soil amendments on two (2) parcels totaling approximately 57.41 gross acres. Development includes onsite grinder and screener equipment, a 1,440 sq. ft. modular office, 1.28 acres for compost windrows (a maximum of 5,600 cubic yards of green waste, 2,615 cubic yards of horse bedding manure, and 2,094 cubic yards of steer manure), 0.34 acres for finished product, 0.15 acres for equipment storage, a 1.33 acre evaporation pond, a private road (Class III Base) for internal circulation, and four (4) parking spaces including one accessible space. Approximately 40 acres will remain undeveloped, most of which lies within the boundaries of a Flood Plain.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on November 3, 2010.

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION:**

*Carolyn Syms Luna*  
\_\_\_\_\_  
Carolyn Syms Luna  
Planning Director

Initials:  
CSL:vc *DM*

(continued on attached page)

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Stone, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is set for public hearing on Tuesday, January 11, 2011, at 1:30 p.m.

Ayes: Buster, Tavaglione, Stone, Benoit and Ashley  
Nays: None  
Absent: None  
Date: November 30, 2010  
xc: Planning, Applicant, *CSB*

Kecia Harper-Ihem  
Clerk of the Board  
By: *Kecia Harper-Ihem*  
Deputy

**Prev. Agn. Ref.**

**District:** Third

**Agenda Number:**

11/11/2011 16.1

REVIEWED BY EXECUTIVE OFFICE  
DATE *11/17/10*  
Jennifer Sargent  
Departmental Concurrence

Dep't Recomm.:  Policy  
Per Exec. Ofc.:  Policy  
 Consent  
 Consent



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

719B

DATE: November 15, 2010

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: CONDITIONAL USE PERMIT NO. 3627 – Intent to Adopt a Mitigated Negative Declaration  
(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File; EOT)        | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement**  |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> **SELECT CEQA Determination**  |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)                | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|   | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO              |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(3rd Dist) Press Enterprise and The Californian

**Need Director's signature by 11/16/10**  
**Please schedule on the November 30, 2010 BOS Agenda**

**Documents to be sent to County Clerk's Office for Posting within five days:**

Notice of Determination and Mit Neg Dec Forms  
Fish & Game Receipt (CFG5486)

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**PLANNING COMMISSION  
MINUTE ORDER NOVEMBER 3, 2010  
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. AGENDA ITEM 4.4: CONDITIONAL USE PERMIT NO. 3627** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Melinda Fuentes - Engineer/Rep: Albert A. Webb Associates - Fifth Supervisorial District – Hemet/San Jacinto Zoning District – San Jacinto Valley Area Plan – Agriculture: Agriculture (AG:AG) (10 AC Min.) and Open Space: Conservation (OS:C) - Location: Northerly of Romona Expressway, southerly of Bridge Street, easterly of Central Avenue, and westerly of Gilman Springs Road – 57.41 Gross Acres – Heavy Agriculture -10 Acre Minimum (A-2-10) Zoning (Quasi-judicial)

**PROJECT DESCRIPTION**

- II.** The Conditional Use Permit proposes a facility to process organic green waste and manure (horse and steer) into fertilizer and soil amendments on two (2) parcels (APN 425-080-064, and 425-080-068) totaling approximately 57.41 gross acres. Development includes onsite grinder and screener equipment, a 1440 sq. ft. modular office, 1.28 acres for compost windrows (a maximum of 5,600 cubic yards of green waste, 2,615 cubic yards of horse bedding manure, and 2,094 cubic yards of steer manure), 0.34 acres for finished product, 0.15 acres for equipment storage, a 1.33 acre evaporation pond, a private road (Class III Base) for internal circulation, and four (4) parking spots including one (1) accessible space. Approximately 40 acres will remain undeveloped, most of which lies within the boundaries of a Flood Plain. - APN: 425-080-052. - 057, -060.

**III. MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Matt Straite at 951-955-8631 or e-mail [mstraite@rctlma.org](mailto:mstraite@rctlma.org).

The following person(s) spoke in favor of the subject proposal:

None

The following person(s) spoke in opposition of the subject proposal.

Tom Paulet Friends of the Northern San Jacinto Valley  
Susan Nash, P.O. Box 4036 Idyllwild, CA 92549 909-228-6710  
George Hagely 26711 Ironwood Ave.

There were no speakers in a neutral position of the subject proposal.

**IV. CONTROVERSIAL ISSUES**

NONE

**V. PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0 recommended to the Board of Supervisors;

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42133**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3627**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**PLANNING COMMISSION  
MINUTE ORDER NOVEMBER 3, 2010  
RIVERSIDE COUNTY ADMINISTRATION CENTER**

**VI. CD**

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at [dbowie@rctlma.org](mailto:dbowie@rctlma.org)

Agenda Item No.: 4.4  
Area Plan: San Jacinto Valley  
Zoning Area: Hemet-San Jacinto  
Supervisorial District: Third  
Project Planner: Matt Straite  
Planning Commission: November 3, 2010

Conditional Use Permit No. 3627  
Environmental Assessment No. 42133  
Applicant: Melinda Fuentes  
Engineer/Representative: Albert A. Webb Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT

**PROJECT DESCRIPTION AND LOCATION:**

**Conditional Use Permit No. 3627** proposes to permit a facility to process organic green waste and manure (horse and steer) into fertilizer and soil amendments on two (2) parcels (APN 425-080-064, and 425-080-068) totaling approximately 57.41 gross acres. Development includes onsite grinder and screener equipment, a 1440 sq. ft. modular office, 1.28 acres for compost windrows (a maximum of 5,600 cubic yards of green waste, 2,615 cubic yards of horse bedding manure, and 2,094 cubic yards of steer manure), 0.34 acres for finished product, 0.15 acres for equipment storage, a 1.33 acre evaporation pond, a private road (Class III Base) for internal circulation, and four (4) parking spots including one (1) accessible space. Approximately 40 acres will remain undeveloped.

The project site is located in the community of Gilman Hot Springs of the San Jacinto Valley Area Plan in Western Riverside County; more specifically, northerly of Romona Expressway, southerly of Bridge Street, easterly of Central Avenue, and westerly of Gilman Springs Road.

**BACKGROUND:**

This project site recently has had an application processed as **Conditional Use Permit No. 3512 (McAnally Chicken Ranch)**, which proposed to consolidate two existing egg-laying facilities located in Lakeview, California and Menifee, California into a new approximately one hundred and twelve acre (112.27 acre) egg production facility. Based on the Prop 2 decision the egg producers have opted to drop the application. Some of the reports for the property may still contain the name of the previous project.

**SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5):    | Agriculture: Agriculture (AG:AG) (10 AC Min) and Open Space: Conservation (OS:C)  |
| 2. Surrounding General Plan Land Use (Ex. #5): | Open Space: Conservation (OS:C) to the north, south, and west, and Agriculture: Agriculture (AG:AG) (10 AC Min.) to the east. |
| 3. Existing Zoning (Ex. #2):                   | Heavy Agriculture - 10 Acre Minimum (A-2-10)  |
| 4. Surrounding Zoning (Ex. #2):                | Controlled Development (W-2) to the north, and Heavy Agriculture - 10 Acre Minimum (A-2-10) to the east, south, and west.     |
| 5. Existing Land Use (Ex. #1):                 | Vacant Land   |
| 6. Surrounding Land Use (Ex. #1):              | Vacant land/agricultural uses   |
| 7. Project Data:                               | Total Gross Acreage: 57.41<br>Total Buildings: 1<br>Total Building Square Footage: 1,440                                      |
| 8. Environmental Concerns:                     | See attached environmental assessment   |

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42133**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3627**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Agriculture: Agriculture (AG:AG) (10 AC Min) and Open Space: Conservation (OS:C) Land Use Designation, but not all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Heavy Agriculture - 10 Acre Minimum (A-2-10), or with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The project is compatible with the present and future logical development of the area.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Agriculture: Agriculture (AG:AG) (10 AC Min) and Open Space: Conservation (OS:C) on the San Jacinto Valley Area Plan.
2. The proposed use, a manure and organic waste compost facility, is permitted in the Agriculture: Agriculture (AG:AG) (10 AC Min) designation.
3. The project site is surrounded by properties which are designated Open Space: Conservation (OS:C) to the north, south, and west, and Agriculture: Agriculture (AG:AG) (10 AC Min) to the east.
4. The proposed project is consistent with all Land Use Policies of the San Jacinto Policy Area.
5. The existing zoning classification for the subject site is Heavy Agriculture - 10 Acre Minimum (A-2-10.)

6. The proposed use, a manure and organic waste compost facility, is consistent with the development standards set forth in the Heavy Agriculture - 10 Acre Minimum (A-2-10) zoning classification.
7. The project site is surrounded by properties which are zoned Controlled Development (W-2) to the north, and Heavy Agriculture - 10 Acre Minimum (A-2-10) to the east, south, and west.
8. Agricultural uses exist in the project's vicinity.
9. This project is located within Criteria Area and specifically Cell Group 'H' (Cell Numbers 1881,1978, 2073) and Group 'N': Criteria Cell (Cell Numbers 1977 and 2072) of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). Accordingly, it has been determined that the criteria set in the WRCMSHCP requires no conservation, as determined through HANS01383 and HANS02012. The project is required to provide a landscaping plan which shall ensure that no invasive species listed in Table 6-2 of the MSHCP are utilized on the site. In addition, all grading plans shall be reviewed by the Environmental Programs Department (EPD) to ensure no grading occurs in the Open Space (OS) designated area, south of the landscaping area or in any offsite, adjacent existing conserved lands. This project fulfills those requirements.
10. Environmental Assessment No. 42133 identified the following potentially significant impacts:
  - a. Air Quality
  - b. Biological Resources
  - c. Cultural Resources
  - d. Recreation
  - e. Hydrology/Water Quality
  - f. Utilities/Service Systems
  - g. Geology/Soils

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

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters in opposition and two (2) letters in support have been received.

The Project site is located within:

- a. Community of Gilman Hot Springs:
- b. San Jacinto Valley Area Plan:
- c. 5th Supervisorial District:
- d. WRCMSHCP Group 'H' (Criteria Cell Numbers 1881,1978, 2073) and Group 'N': (Criteria Cell Numbers 1977 and 2072).
- e. Agriculture: Agriculture (AG:AG) (10 AC Min) and Open Space: Conservation (OS:C) General Plan Land Use Designations:
- f. Heavy Agricultural – 10 Acre Minimum (A-2-10) Ordinance 348 Zoning Designation:
- g. San Jacinto River General Policy Area:
- h. San Jacinto Valley Ordinance 659 (DIF) Fee Area and subject to mitigation fees
- i. Ordinance 810 (MSHCP) Fee area and subject to mitigation fees
- j. Ordinance 824 (TUMF) Fee Area and subject to mitigation fees
- k. San Jacinto Unified School District:
- l. Eastern Municipal Water District:

- m. Riverside County Flood Control District/zone:
- n. San Jacinto Valley Watershed:
- o. SKR fee area Ord. 663.10
- p. FTL fee area Ord. 457 & 460
- q. San Jacinto Fault zone:
- r. Moderate Liquefaction Potential:
- s. Active Subsidence:
- t. Lighting Ordinance 655 zone:
- u. County Service Area 152:
- v. High Paleontological Sensitivity:

2. The Project site is not located within:

- a. City sphere of influence:
- b. A Specific Plan:
- c. General Plan Overlay:
- d. Redevelopment area:
- e. Agricultural Preserve:
- f. Airport Influence Area/Zone:
- g. High Fire Area

- 2. The subject site is currently designated as Assessor's Parcel Numbers 425-080-064 and -068.
- 3. This project was filed with the Planning Department on July 20, 2009.
- 4. This project was reviewed by the Land Development Committee two (2) times; September 17, 2009 and March 18, 2010.
- 5. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$28,581.42.

MS:jh

Y:\Planning Case Files-Riverside office\CUP03627\DH-PC-BOS Hearings\CUP03627. Staff Report.doc  
Date Prepared: 4/21/10



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP03627**  
**VICINITY/POLICY AREAS**

Date Drawn: 8/31/10  
 Vicinity Map

Supervisor Ashley  
 District 5



Assessors Bk. Pg. 425-08  
 Thomas Bros. Pg. 749, J5, J6  
 Edition 2009

Zoning District : Hemet-San Jacinto  
 Township/Range: T4SR2W, T3SR2W  
 Section: 1,36

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 865-8277 (Eastern County) or website at <http://www.ltrpa.co.riverside.ca.us/index.html>.



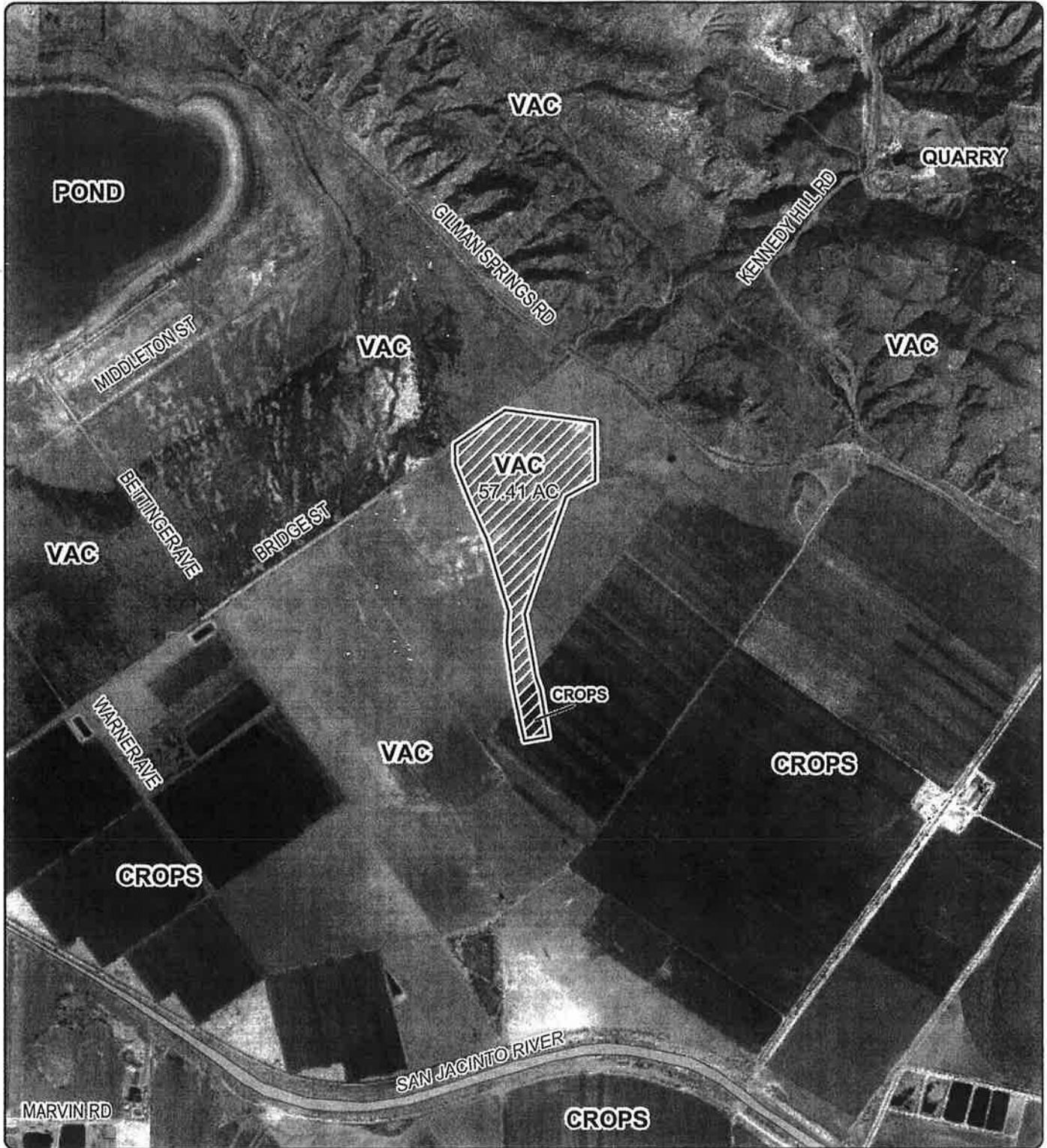
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03627

LAND USE

Supervisor Ashley  
District 5

Date Drawn: 8/31/10  
Exhibit 1



Zoning District : Hemet-San Jacinto  
Township/Range: T4SR2W, T3SR2W  
Section: 1,36

Assessors Bk. Pg. 425-08  
Thomas Bros. Pg. 749, J5, J6  
Edition 2009



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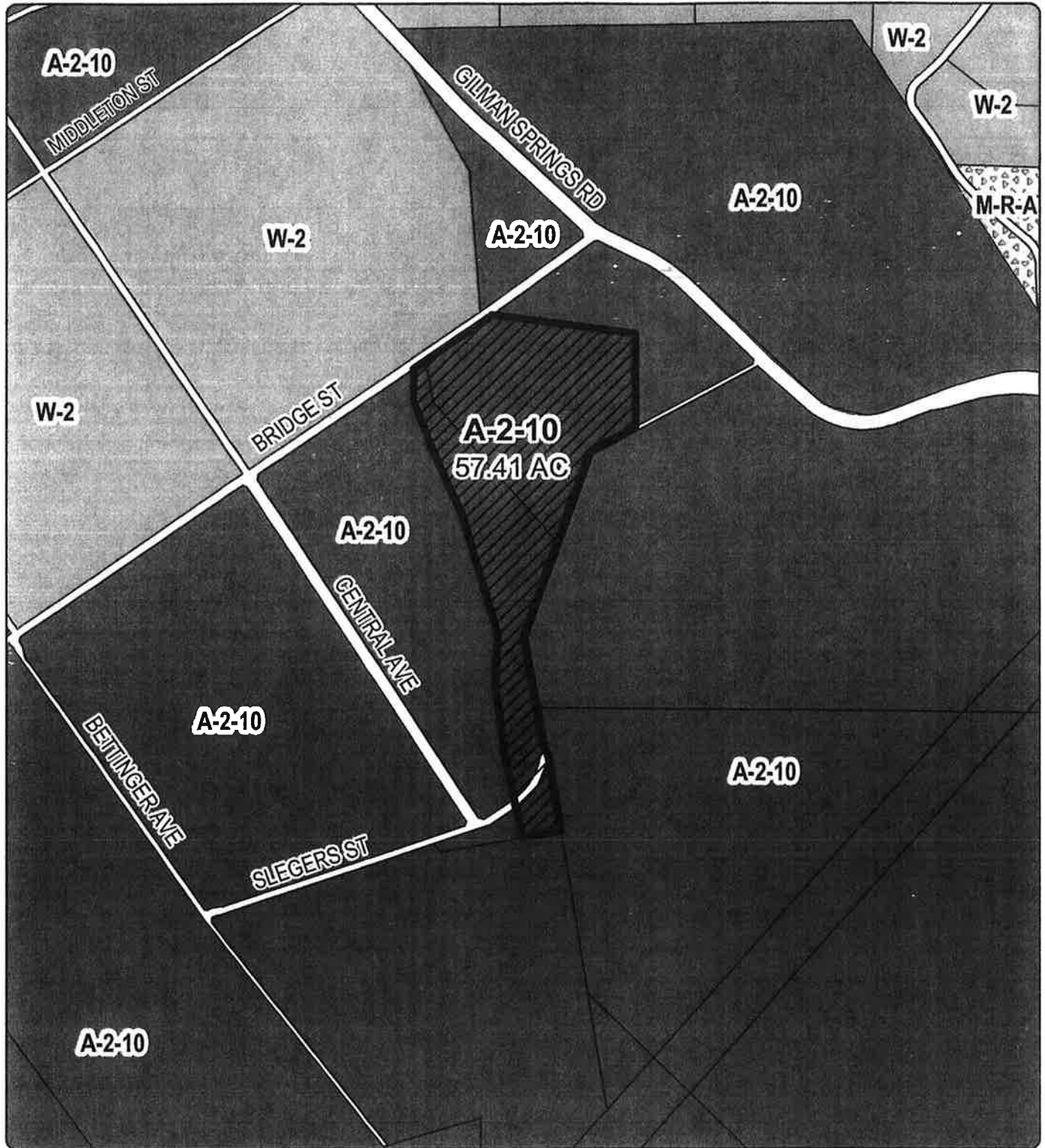
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03627

EXISTING ZONING

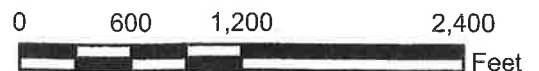
Supervisor Ashley  
District 5

Date Drawn: 6/29/10  
Exhibit 2



Zoning District : Hemet-San Jacinto  
Township/Range: T4SR2W, T3SR2W  
Section: 1,36

Assessors Bk. Pg. 425-08  
Thomas Bros. Pg. 749, J5, J6  
Edition 2009



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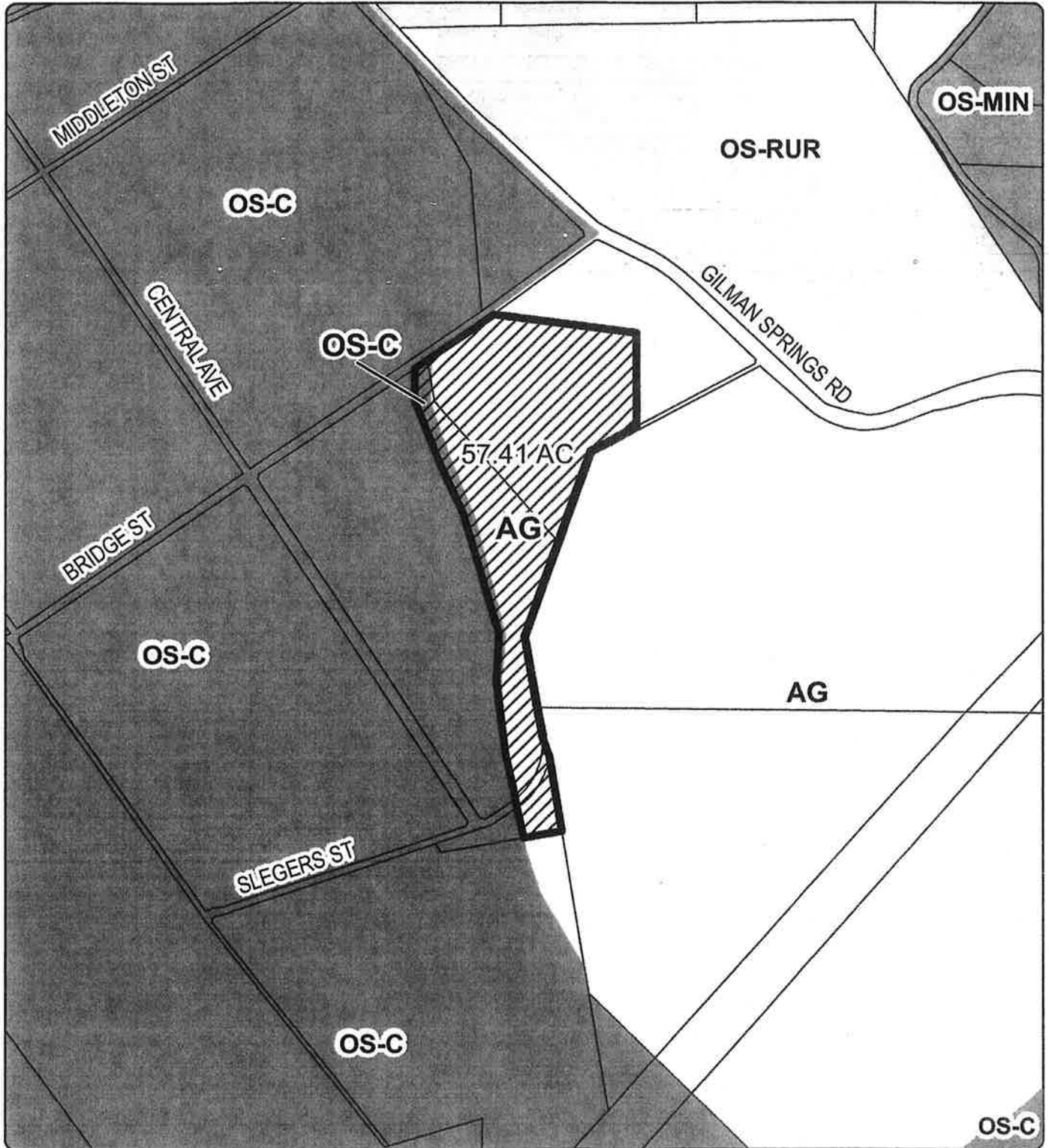
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03627

EXISTING GENERAL PLAN

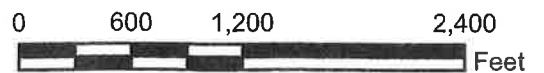
Supervisor Ashley  
District 5

Date Drawn: 8/31/10  
Exhibit 5



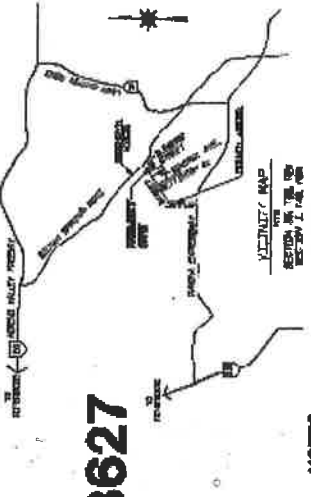
Zoning District : Hemet-San Jacinto  
Township/Range: T4SR2W, T3SR2W  
Section: 1,36

Assessors Bk. Pg. 425-08  
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Edition 2009



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# COUNTY OF RIVERSIDE FRANK & MELINDA FUENTES CONDITIONAL USE PERMIT NO. 3627



## NOTES

1. THIS PROJECT SHALL BE CONSIDERED AS A CONDITIONAL USE PERMIT UNDER CHAPTER 91A OF THE RIVERSIDE COUNTY ZONING ORDINANCES.
2. ALL WORKS SHALL BE IN ACCORDANCE WITH THE RIVERSIDE COUNTY ZONING ORDINANCES AND ANY OTHER APPLICABLE REGULATORY REQUIREMENTS.
3. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 3 FEET BELOW THE FINISHED GRADE SURFACE.
4. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 3 FEET BELOW THE FINISHED GRADE SURFACE.
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30. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 3 FEET BELOW THE FINISHED GRADE SURFACE.

<b>APPLICANT</b>	<b>OWNERS</b>
FRANK & MELINDA FUENTES 2420 E. COLTON AVE RIVERSIDE, CA 92503	FRANK & MELINDA FUENTES 2420 E. COLTON AVE RIVERSIDE, CA 92503
<b>PREPARED BY</b>	<b>APPROVED BY</b>
WEBB ENGINEERS, INC. 1635 E. MICHIGAN AVE. RIVERSIDE, CA 92503	FRANK & MELINDA FUENTES

<b>GENERAL PLAN</b>	<b>LEGISLATIVE HISTORY</b>
GENERAL PLAN NO. 1577 APPROVED MAY 18, 1994 RECEIVED JULY 15, 1994 RIVERSIDE COUNTY BOARD OF SUPERVISORS	LEGISLATIVE HISTORY: 1994-1577
<b>APPROVED BY</b>	<b>DATE</b>
FRANK & MELINDA FUENTES	10/10/94

**LEGAL DESCRIPTION**  
PART OF THE 1635 ACRES MORE OR LESS, TRACT OF LAND MORE OR LESS, BEING THE SOUTHWEST 1/4 OF SECTION 16, T4S, R10E, S4E, AS SHOWN ON MAP 1577, RIVERSIDE COUNTY, CALIFORNIA, AS THE SAME APPEARS ON RECORDS.

**ADJACENT PARCELS**  
TO THE NORTH: 1635 ACRES MORE OR LESS, TRACT OF LAND MORE OR LESS, BEING THE SOUTHWEST 1/4 OF SECTION 16, T4S, R10E, S4E, AS SHOWN ON MAP 1577, RIVERSIDE COUNTY, CALIFORNIA, AS THE SAME APPEARS ON RECORDS.  
TO THE SOUTH: 1635 ACRES MORE OR LESS, TRACT OF LAND MORE OR LESS, BEING THE SOUTHWEST 1/4 OF SECTION 16, T4S, R10E, S4E, AS SHOWN ON MAP 1577, RIVERSIDE COUNTY, CALIFORNIA, AS THE SAME APPEARS ON RECORDS.

**PROJECT DESCRIPTION**  
CONSTRUCTION OF A 4000 GPM CAPACITY SEWER LIFT STATION AND 24 INCH DRAINAGE PIPES TO BE INSTALLED WITHIN THE PROJECT AREA. ALL WORKS SHALL BE IN ACCORDANCE WITH THE RIVERSIDE COUNTY ZONING ORDINANCES AND ANY OTHER APPLICABLE REGULATORY REQUIREMENTS.

**ENVIRONMENTAL CONSIDERATIONS**  
THE PROJECT SHALL BE CONSIDERED AS A CONDITIONAL USE PERMIT UNDER CHAPTER 91A OF THE RIVERSIDE COUNTY ZONING ORDINANCES.

**EMERGENCY RESPONSE KIT**

1. 24 HOUR EMERGENCY RESPONSE KIT TO BE MAINTAINED ON SITE AT ALL TIMES.

2. 24 HOUR EMERGENCY RESPONSE KIT TO BE MAINTAINED ON SITE AT ALL TIMES.

3. 24 HOUR EMERGENCY RESPONSE KIT TO BE MAINTAINED ON SITE AT ALL TIMES.

4. 24 HOUR EMERGENCY RESPONSE KIT TO BE MAINTAINED ON SITE AT ALL TIMES.

5. 24 HOUR EMERGENCY RESPONSE KIT TO BE MAINTAINED ON SITE AT ALL TIMES.

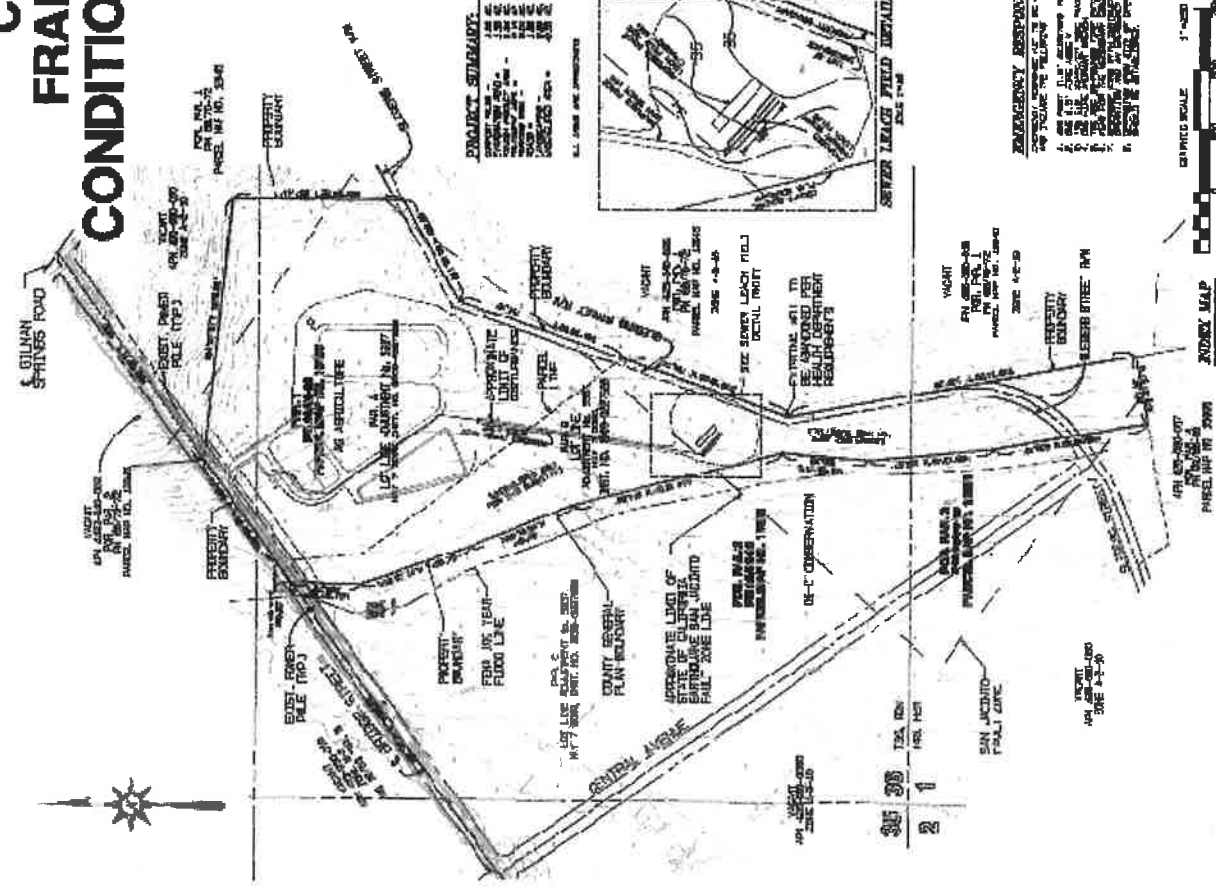
6. 24 HOUR EMERGENCY RESPONSE KIT TO BE MAINTAINED ON SITE AT ALL TIMES.

7. 24 HOUR EMERGENCY RESPONSE KIT TO BE MAINTAINED ON SITE AT ALL TIMES.

8. 24 HOUR EMERGENCY RESPONSE KIT TO BE MAINTAINED ON SITE AT ALL TIMES.

9. 24 HOUR EMERGENCY RESPONSE KIT TO BE MAINTAINED ON SITE AT ALL TIMES.

10. 24 HOUR EMERGENCY RESPONSE KIT TO BE MAINTAINED ON SITE AT ALL TIMES.



<b>REMARKS</b>	<b>DATE</b>
ALL WORKS SHALL BE IN ACCORDANCE WITH THE RIVERSIDE COUNTY ZONING ORDINANCES AND ANY OTHER APPLICABLE REGULATORY REQUIREMENTS.	10/10/94
ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 3 FEET BELOW THE FINISHED GRADE SURFACE.	10/10/94
ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 3 FEET BELOW THE FINISHED GRADE SURFACE.	10/10/94
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ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 3 FEET BELOW THE FINISHED GRADE SURFACE.	10/10/94

<b>APPLICANT</b>	<b>DATE</b>
FRANK & MELINDA FUENTES	10/10/94
<b>APPROVED BY</b>	<b>DATE</b>
FRANK & MELINDA FUENTES	10/10/94

**WEBB ENGINEERS, INC.**  
1635 E. MICHIGAN AVE.  
RIVERSIDE, CA 92503

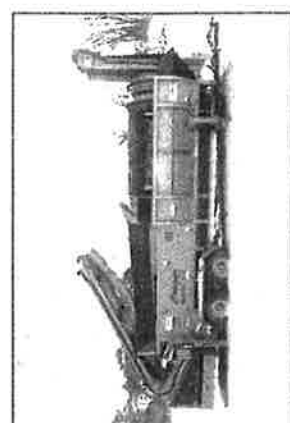
**PROJECT NO. 3627**  
DATE OF WORK PERMIT: 10/10/94

**PERMITS**

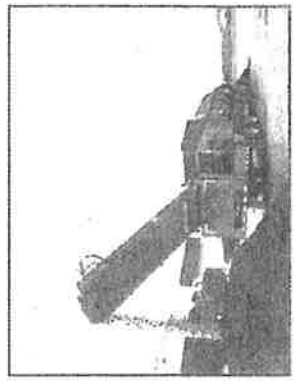
NO.	DATE	DESCRIPTION	STATUS
1	10/10/94	CONDITIONAL USE PERMIT	ISSUED

**SCALE** 1" = 40'

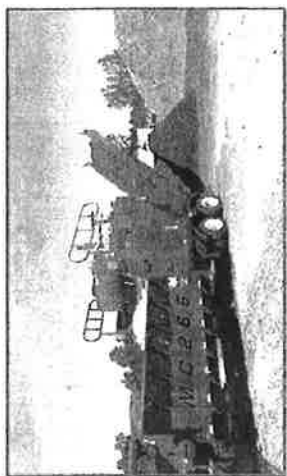




**WILDCAT COUGAR 610  
SCREENER**



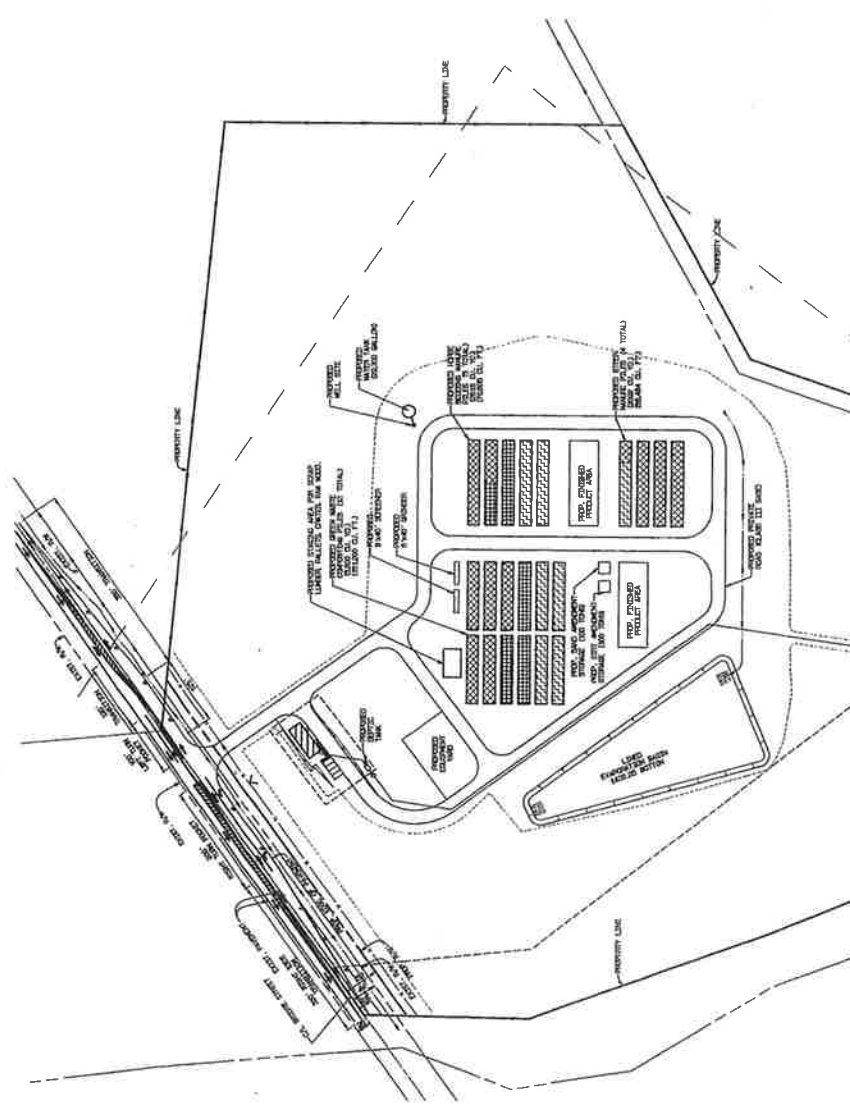
**WILDCAT COUGAR 610  
SCREENER**



**ROTOCHOPPER MC286  
GRINDER**

GRAPHIC SCALE 1"=80'

C.U.P. NO. 3827  
SHEET NO. 3  
COUNTY OF RIVERSIDE  
FRANK & MELINDA FLENTES  
PHASING MAP, BRIDGE ST. LAINE STRIPING  
AND EQUIPMENT PHOTOS



**PHASING AND BRIDGE STREET STRIPING DETAIL**  
SCALE 1"=80'

**FIRE DEPARTMENT REQUIREMENTS:**

- PHASE 1 [Diagonal hatching] 80' x 20' FT. FIRE PROTECTION REQUIREMENTS TO BE RE-EVALUATED
- PHASE 2 [Vertical hatching] 80' x 20' FT. FIRE PROTECTION REQUIREMENTS TO BE RE-EVALUATED
- PHASE 3 [Horizontal hatching] 80' x 20' FT. FIRE PROTECTION REQUIREMENTS TO BE RE-EVALUATED

**BECHMARK:**  
- 2500 GALLON WATER STORAGE TANK  
- NO VAD'S NEEDED  
- ALL PROTECTION REQUIREMENTS TO BE RE-EVALUATED

**A L L E R T**  
**WEBB**  
CIVIL ENGINEERS  
5788 ACRYL ST.  
RIVERSIDE CA 92506  
951-509-0700

SCALE: 1/4" = 30' 0"

PROJECT NO. 9/17/2010

DIGALERT  
CIVIL ENGINEER

NOTE:  
SHALL ONLY BE USED WITH THESE PLANS  
FOR THE PROJECT DESCRIBED HEREIN. ANY  
CHANGES TO THESE PLANS SHALL BE  
MADE BY THE ENGINEER'S SIGNATURE AND  
DATE. NO OTHER CHANGES OR ALTERATIONS  
SHALL BE MADE WITHOUT THE WRITTEN  
APPROVAL OF THE ENGINEER.

DATE	BY	FOR

**CIVIL ENGINEER**

**SUB-ENGINEER**

SCALE: 1/4" = 30' 0"

PROJECT NO. 9/17/2010

DATE: 9/17/2010

COUNTY

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42133  
**Project Case Type (s) and Number(s):** **CONDITIONAL USE PERMIT NO. 3627**  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Matt Straite, Project Planner  
**Telephone Number:** (951) 955-8631  
**Applicant's Name:** Melinda Fuentes  
**Applicant's Address:** 698 Deardoff Drive Hemet CA 92544  
**Engineer's Name:** Webb and Associates  
**Engineer's Address:** 3788 McCray Street Riverside CA

### I. PROJECT INFORMATION

**A. Project Description:** The Conditional Use Permit proposes to permit a facility to process organic green waste and manure (horse and steer) into fertilizer and soil amendments on two (2) parcels (APN 425-080-064, and 425-080-068) totaling approximately 57.41 gross acres. Development includes onsite grinder and screener equipment, a 1440 sq. ft. modular office, 1.28 acres for compost windrows (a maximum of 5,600 cubic yards of green waste, 2,615 cubic yards of horse bedding manure, and 2,094 cubic yards of steer manure), 0.34 acres for finished product, 0.15 acres for equipment storage, a 1.33 acre evaporation pond, a private road (Class III Base) for internal circulation, and four (4) parking spots including one (1) accessible space. Approximately 40 acres will remain undeveloped.

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

**C. Total Project Area:** 57.41 Gross Acres

<b>Residential Acres:</b> N/A	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b> N/A	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b> 57 Gross Acres	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b> 1,440	<b>Est. No. of Employees:</b> 8
<b>Other:</b>			

**D. Assessor's Parcel No(s):** 425-080-064 and -068

**E. Street References:** Northerly of Romona Expressway, southerly of Bridge Street, easterly of Central Avenue, and westerly of Gilman Springs Road

**F. Section, Township & Range Description or reference/attach a Legal Description:** SEC36,T3S,R2W, and SEC1,T4S,R2W.

**G. Brief description of the existing environmental setting of the project site and its surroundings:** Existing project area is characterized with open space and agricultural land uses. Topography of the site is generally flat ranging from 1,424 feet and 1,447 feet above sea level, and spans from the southwestern foothills of the San Jacinto Mountains to the northerly edge of the San Jacinto River.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

**A. General Plan Elements/Policies:**



1. **Land Use:** The project site is currently designated Agriculture: Agriculture (AG:AG) (10 AC Min) and Open Space: Conservation (OS:C)
  2. **Circulation:** Adequate circulation facilities exist and are provided. The project meets all other applicable circulation polices of the General Plan
  3. **Multipurpose Open Space:** The project is located partially within WRCMSHCP Cell Group 'H' (Cell Numbers 1881, 1978, 2073) and Group 'N' (Cell Numbers 1977 and 2072). HANS 2012 has determined in a letter addressed to the project proponent on March 4, 2010 that no conservation is described for this criteria cell, previously determined by HANS 1383 and the RCA letter dated May 2, 2006.
  4. **Safety:** A portion of the project site is located within the San Jacinto River floodplain and floodway. A portion of the site is located within the 100 year Flood Zone. The project proposes no permanent or habitable structures within the Flood Zone. The project has allowed for sufficient provision of emergency response and the project meets all other applicable Safety Element policies.
  5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets all other applicable Noise Element policies
  6. **Housing:** The project does not propose any new housing to be constructed and the proposed project meets all applicable Housing Element policies.
  7. **Air Quality:** The proposed project meets all other applicable Air Quality Element policies.
- B. General Plan Area Plan(s):** San Jacinto Valley
- C. Foundation Component(s):** Agriculture (AG) and Open Space (OS)
- D. Land Use Designation(s):** Agriculture (AG:AG) (10 AC Min) and Conservation (OS:C)
- E. Overlay(s), if any:** N/A
- F. Policy Area(s), if any:** San Jacinto River
- G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** Reche Canyon/Badlands to the north, San Jacinto River Policy Area to the west and San Jacinto Valley to the east, south, and west.
- H. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** N/A
  2. **Specific Plan Planning Area, and Policies, if any:** N/A
- I. Existing Zoning:** Heavy Agriculture - 10 Acre Minimum (A-2-10)
- J. Proposed Zoning, if any:** N/A

**K. Adjacent and Surrounding Zoning:** Controlled Development (W-2) to the north, and Heavy Agriculture - 10 Acre Minimum (A-2-10) to the east, south, and west.

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

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



Signature

September 13, 2010

Date

Matt Straite, Project Planner

Printed Name

For Carolyn Syms Luna, Planning Director

## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

### Findings of Fact:

- a) The project parcel limits are located within 530 feet of Gilman Springs Road, a designated scenic highway. The active project area, in this case, the manure stockpiles, are located about 1200 feet from Gilman Springs Road. The General Plan specifies that scenic highways are required to maintain scenic elements within 50 feet of the approved right of way of the street or highway. The project limits are well beyond the 50 foot limits. Further, the uses permitted by this project are similar in character and intensity to those surrounding the project site and is consistent with the intent of the Gilman Springs Road Scenic Highway Corridor as expressed in the San Jacinto subsection of the General Plan. Therefore there is no impact.
- b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, there are no prominent features existing on the site, therefore there is no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Ordinance No. 655?

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

Findings of Fact:

- a) According to the RCIP, the project site is located 36.00 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. All proposed outdoor lighting shall comply with Ordinance No. 655, which includes the use of low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or luminaries. (COA 10.PLANNING.31) This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

- a) With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. All proposed outdoor lighting shall comply with Ordinance No. 655, which includes the use of low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or luminaries. (COA 10.PLANNING.06). Lighting will be hooded and shielded in accordance with county requirements to prevent creation of substantial light. Reflective surfaces will be minimized in construction of the development which would limit the potential for substantial glare created by the project. (COA 10.PLANNING.06). The low impact nature of the project will ensure the project will not create a new source of substantial light or glare and will not adversely affect day or nighttime views in the area. With the mitigations, the impacts will be less than significant.
- b) There are limited adjacent residences to the north and south and Open Space to the east and west. Any lighting associated with the proposed project must comply with Ordinance No. 655 due to its proximity to Palomar Observatory.

Mitigation: No mitigation measures are necessary

Monitoring: No mitigation measures are necessary

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AGRICULTURE &amp; FOREST RESOURCES</b> Would the project				
<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

- a) The project is located in area designated as Farmland of Local Importance per the Riverside County General Plan. The proposed use, a compost facility, is a permitted use within the project site's Heavy Agriculture (A-2-10) zoning classification. Since the project will not include permanent housing or non-agricultural development, the project would not convert this property to non-agricultural uses; therefore the impacts would be less than significant.
- b) No agricultural uses are being conducted at the project site and the project site is not under a Williamson Act contract, therefore the impacts will be less than significant.
- c) The project has no potential to cause development of non-agricultural uses within 300 feet of agriculturally zoned properties (Ordinance No. 625 "Right-to-Farm"); or involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland to non-agricultural use as the project site is zoned Heavy Agriculture (A-2-10). The project must comply with all aspects of County Ordinance 625 and shall be required to inform users regarding the adjacent agricultural uses. The impacts would be less than significant.
- d) The proposed project will not involve other changes in the existing environment that will result in the conversion of farmland to non-agricultural uses.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

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

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

**Findings of Fact:**

- a) The project site and surrounding area are designated as agricultural land. Therefore the project will not Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)).
- b) The project site and surrounding area are designated as Prime Farmland and Farmland of Local Importance. Therefore, the project would not result in the loss of forest land or conversion of forest land to non-forest use.
- c) The land uses surrounding the project site do not include active forest land and are primarily agricultural. Therefore, the project is not anticipated to result in other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>AIR QUALITY</b> Would the project				
<b>6. Air Quality Impacts</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
1 mile of the project site to project substantial point source emissions?				
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2, Title 14

**Findings of Fact:** Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

- a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.
- b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Southwest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard



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

county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day).

- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project is surrounded by lands that are designated Open Space: Conservation (OS:C) to the north and west, Agriculture (AG) to the south, and Open Space: Rural (OS:R) and Open Space: Mineral Resources (OS:M) to the east. The surrounding land uses do not contain any existing or support the future development of any sensitive receptors, therefore the proposed project will have a less than significant impact on the exposure of sensitive receptors to substantial pollutant concentrations. However, the proposed project may expose sensitive receptors to pollutant concentrations during project grading and construction. The nearest sensitive receptors to the project site include a single-family home located one-mile to the north along Gilman Springs Road.

Additional air emissions will be emitted by construction equipment and fugitive dust will be generated during grading, site preparation and construction activities. Long-term operational emissions generated by the proposed project will primarily be from motor vehicles. In addition, emissions will be generated by the use of natural gas for the generation of electricity off-site. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (COA 10.BS GRADE.5). This is a standard condition of approval and not considered CEQA for mitigation purposes.

- f) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. As such, no point-source emitters are located within a close proximity to future occupants of the site. Therefore, the project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter.
- g) The proposed project has the potential to result in or create objectionable odors. Condition of Approval 60.PLANNING.29, and 60.PLANNING.15 require that prior to the issuance of the grading permit, the applicant shall prepare, implement and maintain a site-specific odor impact

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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minimization plan. A complete plan shall be submitted to Environmental Health- Local Enforcement Agency (LEA) with the 'Enforcement Agency Notification' (a required notification based on the proposed use) or permit application and shall include the following:

(a) All compostable material handling operations and facilities shall prepare, implement and maintain a site-specific odor impact minimization plan. A complete plan shall be submitted to the Enforcement Agency with the Enforcement Agency Notification or permit application.

(b) Odor impact minimization plans shall provide guidance to on-site operation personnel by describing, at a minimum, the following items. If the operator will not be implementing any of these procedures, the plan shall explain why it is not necessary.

(1) An odor monitoring protocol which describes the proximity of possible odor receptors and a method for assessing odor impacts at the locations of the possible odor receptors; and,

(2) A description of meteorological conditions effecting migration of odors and/or transport of odor-causing material off-site. Seasonal variations that effect wind velocity and direction shall also be described; and,

(3) A complaint response protocol; and,

(4) A description of design considerations and/or projected ranges of optimal operation to be employed in minimizing odor, including method and degree of aeration, moisture content of materials, feedstock characteristics, airborne emission production, process water distribution, pad and site drainage and permeability, equipment reliability, personnel training, weather event impacts, utility service interruptions, and site specific concerns; and,

(5) A description of operating procedures for minimizing odor, including aeration, moisture management, feedstock quality, drainage controls, pad maintenance, wastewater pond controls, storage practices (e.g., storage time and pile geometry), contingency plans (i.e., equipment, water, power, and personnel), biofiltration, and tarping.

(c) The odor impact minimization plan shall be revised to reflect any changes, and a copy shall be provided to the LEA, within 30 days of those changes.

(d) The odor impact minimization plans shall be reviewed annually by the operator to determine if any revisions are necessary.

(e) The odor impact minimization plan shall be used by the LEA to determine whether or not the operation or facility is following the procedures established by the operator. If the LEA determines that the odor impact minimization plan is not being followed, the LEA may issue a Notice and Order (pursuant to section 18304) to require the operator to either comply with the odor impact minimization plan or to revise it.

(f) If the odor impact minimization plan is being followed, but the odor impacts are still occurring, the LEA may issue a Notice and Order (pursuant to section 18304) requiring the operator to take additional reasonable and feasible measures to minimize odors.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** Prior to the issuance of the grading permit, the applicant shall prepare, implement and maintain a site-specific odor impact minimization plan. A complete plan shall be submitted to the Riverside County Department of Environmental Health- Local Enforcement Agency (LEA) with the Enforcement Agency Notification or permit application. (COA 60.PLANNING.29, and 60.PLANNING.15). Prior to the issuance of the first building permit a Department of Environmental Health (DEH) site evaluation shall be performed.

**Monitoring:** Monitoring shall occur through the Department of Environmental Health (DEH) and Planning Department plan check process.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** GIS database, WRC-MSHCP and/or CV-MSHCP, On-site Inspection

a) The project is located within the Criteria Area and specifically Cell Group 'H' (Cell Numbers 1881,1978, 2073) and Group 'N' (Cell Numbers 1977 and 2072) of the Western Riverside County

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Multiple Species Habitat Conservation Plan (WRCMSHCP). It has been determined through HANS (HANS 1383 and 2012) (a copy of the files are available for review at the Environmental Programs Department) that no conservation is required.

Per Section 6.1.4 of the WRMSHCP, no nuisance runoff shall be directed off site into adjacent conservation areas. The final project exhibit for approval must clearly show how the site is to be drained and confirm that adequate water quality treatment has been implemented for flows which do enter conservation areas. (COA 60.EPD.01)

The Environmental Programs Department (EPD) shall visit the site prior to issuance of any building permit to ensure that nuisance runoff has not been directed off site into adjacent conservation areas. In addition EPD personnel shall confirm that adequate water quality treatment has been implemented for flows which do enter conservation areas. (COA 80.EPD.01)

- b) The project site has been disturbed by previous agricultural activity. Therefore, the proposed project is not anticipated to contain endangered or threatened species as listed on Title 14 of California Code of Regulations or in Title 50, Code of Federal Regulations. Therefore, there is considered less than significant.
- c) Implementation of the project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California department of Fish and Game or U. S. Wildlife Service. Therefore, there will be no impact as a result of the project.
- d) Implementation of the project will not Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there will be no impact as a result of the project.
- e) The project as designed will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service as none exists on the project site. The conditions as mentioned above will require protection of any drainage that may occur offsite and will require review prior to any extensive grading, therefore the impacts will be less than significant.
- f) The site does not support waters, drainage features, riparian vegetation, or riparian, riverine, or vernal pool habitats. The project will not have substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act.
- g) Implementation of the project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there will be no impact as a result.

Mitigation: Per Section 6.1.4 of the WRMSHCP, no nuisance runoff shall be directed off site into adjacent conservation areas. The final project exhibit for approval must clearly show how the site is to be drained and confirm that adequate water quality treatment has been implemented for flows which do enter conservation areas. (COA 60.EPD.01)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Environmental Programs Department (EPD) shall visit the site prior to issuance of any building permit to ensure that nuisance runoff has not been directed off site into adjacent conservation areas. In addition EPD personnel shall confirm that adequate water quality treatment has been implemented for flows which do enter conservation areas. (COA 80.EPD.01)

**Monitoring:** Monitoring shall occur through the Environmental Programs Department plan check process.

**CULTURAL RESOURCES** Would the project

**8. Historic Resources**

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** On-site Inspection, Project Application Materials, and Riverside County Archaeologist

**Findings of Fact:**

- a) The site does not contain a historical site and the project does not propose demolition of any potential historic resource, therefore there is no impact.
- b) The site does not propose changes of any nature to cause a substantial adverse change to any historical resource, therefore there is no impact.

**Mitigation:** No mitigation measures are necessary

**Monitoring:** No monitoring measures are necessary

**9. Archaeological Resources**

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** On-site Inspection, Project Application Materials, and Riverside County Archaeologist Review

**Findings of Fact:**

- a-b) The project site has the potential to contain archaeological site or resources; therefore, archaeological monitoring is required. Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor 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 to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. (COA 60.PLANNING.02)

Additionally, Native American monitoring is required for this project. Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility. The Tribal Monitors shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Special Interest Monitors 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 appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian. The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. (COA 60.PLANNING.03)

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. (COA 90.PLANNING.02)

- c) The project may disturb human remains, including those interred outside of formal cemeteries. If human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to the origin. (COA 10.PLANNING.01) This is a standard condition and not considered mitigation for CEQA purposes.
- d) There are no known existing religious or sacred uses within the potential impact area. The proposed project will not restrict existing religious or sacred uses within the potential impact area.

Mitigation: Prior to grading permit issuance, the applicant must obtain a qualified archaeologist for monitoring services for any proposed grading with respect to potential impacts to cultural resources (COA 60.Planning.02). Prior to the issuance of grading permits, the developer/permit holder shall

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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enter into contract and retain a monitor(s) designated by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians. These groups shall provide tribal monitoring should each tribe decide to participate. (COA 60.Planning.03) Prior to final inspection of the first building permit, a Phase IV Cultural Resources Monitoring Report shall be submitted (COA 90.PLANNING.02).

Monitoring: Monitoring shall take place through the Planning Department and Building and Safety Plan Check Process.

**10. Paleontological Resources**

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Geologist Review

Findings of Fact: This site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource.

a) Prior to the issuance of grading permits: 1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). 2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP. (COA 60.PLANNING.01)

Prior to building final inspection, the applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories. (COA 90.PLANNING.01)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** Prior to the issuance of grading permits, the applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (COA 60.PLANNING.01). Prior to building final inspection, the applicant shall submit to the County Geologist the Paleontological Monitoring Report prepared for site grading operations at this site. (COA 90.PLANNING.01)

**Monitoring:** Monitoring shall take place through the Planning Department and County Geologist Plan Check Process.

**GEOLOGY AND SOILS** Would the project

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

**Source:** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologic Report (GEO) No. 2194, submitted for this project (CUP03627), was prepared by LOR Geotechnical Group, Inc. and is entitled: "Letter of Reliance, 40.7 Acre Parcel, Eden Hot Springs Area, Riverside County, California", dated March 31, 2010, Geologist Comments

**Findings of Fact:**

a-b) The project site's closest active fault (San Jacinto Fault - San Jacinto Segment, also known as the Claremont Fault) is located about 50 feet from the far northeast portion of the site and portions of the site lie within the State of California Earthquake Fault Zone (A-P Zone) for this fault. The potential for surface fault rupture at the site is possible. However, the currently proposed project indicates all proposed buildings are located outside of the A-P zone boundary and no known mapped faults are known to project through or toward the proposed habitable structures.

The seismic design of structures shall adhere to the seismic design parameters in the most recently adopted version of the Universal Building Code (UBC 2007). Due to the potential for this site to be affected by surface fault rupture, further studies should be performed for any buildings proposed within the AP-Zone after the building locations are firmly established. Appropriate structural setbacks from any active faults should be provided. Current project design places no structures for human occupancy within the AP-Zone. The depths of the required removals to mitigate the potential for settlement of the proposed structures should be further evaluated during future site specific geotechnical investigations (design level study). The actual depths of removal should be more accurately estimated during future site specific preliminary soils investigations and ultimately determined during the grading operation. (COA 10.PLANNING.37)

**Mitigation:** Through site design, the project places no structures for human occupancy within the AP-Zone. The seismic design of structures shall adhere to the seismic design parameters in the most recently adopted version of the Universal Building Code (UBC 2007). Due to the potential for this site to be affected by surface fault rupture, further studies should be performed for any buildings proposed



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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within the AP-Zone after the building locations are firmly established. Appropriate structural setbacks from any active faults should be provided. (COA 10.PLANNING.37)

Monitoring: Monitoring shall take place through the Planning Department and County Geologist Plan Check Process.

**12. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", County Geologic Report (GEO) No. 2194, submitted for this project (CUP03627), was prepared by LOR Geotechnical Group, Inc. and is entitled: "Letter of Reliance, 40.7 Acre Parcel, Eden Hot Springs Area, Riverside County, California", dated March 31, 2010

Findings of Fact:

a) The project site has a potential for liquefaction. A quantitative liquefaction analysis should be performed utilizing the data developed during the future site specific geotechnical investigation (design level study). (COA 10.PLANNING.37)

Mitigation: A quantitative liquefaction analysis should be performed utilizing the data developed during the future site specific geotechnical investigation (design level study). (COA 10.PLANNING.37)

Monitoring: Monitoring shall take place through the Planning Department and County Geologist Plan Check Process.

**13. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologic Report (GEO) No. 2194, submitted for this project (CUP03627), was prepared by LOR Geotechnical Group, Inc. and is entitled: "Letter of Reliance, 40.7 Acre Parcel, Eden Hot Springs Area, Riverside County, California", dated March 31, 2010

Findings of Fact:

Based on location in the seismically active Southern California region, the site is susceptible to ground shaking events. However, potential impacts would not be higher at the project site than elsewhere in the region. The project is conditioned to comply with all building codes which will ensure adequate protection against ground shaking events. These are not considered mitigation for CEQA purposes.

In addition, according to the County of Riverside General Plan, the proposed project site is not located within a significant seismic groundshaking zone. The proposed project will not result in significant impacts due to seismic ground shaking.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

**14. Landslide Risk**

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologic Report (GEO) No. 2194, submitted for this project (CUP03627), was prepared by LOR Geotechnical Group, Inc. and is entitled: "Letter of Reliance, 40.7 Acre Parcel, Eden Hot Springs Area, Riverside County, California", dated March 31, 2010

Findings of Fact:

a) There is a potential for this site to be affected by seismically induced lateral spreading originating off-site in the abruptly rising topography to the northeast of the site. There is a low potential for seismically induced rockfall due to the absence of large, exposed, loose or unrooted boulders upslope of the site. Future development plans should incorporate further evaluation of landsliding/lateral spreads occurring on-site or potentially impacting the site from topographically higher areas immediately northeast of the site (design level study).

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

**15. Ground Subsidence**

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

Source: County Board of Supervisors Resolution No. 94-125, County Geologic Report (GEO) No. 2194, submitted for this project (CUP03627), was prepared by LOR Geotechnical Group, Inc. and is entitled: "Letter of Reliance, 40.7 Acre Parcel, Eden Hot Springs Area, Riverside County, California", dated March 31, 2010

Findings of Fact:

a) According to the Riverside County General Plan, the project site is not located within an area of potential ground subsidence. However, compliance with the County's UBC construction requirements would ensure the protection of structures. No significant adverse site stability impacts are forecast to occur as a result of project implementation.

Mitigation: No mitigation measures are necessary

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

**16. Other Geologic Hazards**

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

Source: On-site Inspection, Project Application Materials, GEO02194

Findings of Fact: There is a low potential for this site to be affected by seismically induced flooding from a reservoir failure up gradient from the site due to the absence of any such facilities. There is a potential for the site to be affected by a seismically induced seiche emanating from the nearby body of water locally known as Mystic Lake. The analysis shows the magnitude of the waves expected are such that the currently proposed grades should adequately raise the building areas above the level that would be impacted by this phenomena.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

**17. Slopes**

a) Change topography or ground surface relief features?

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

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, GEO02194

Findings of Fact:

a-c) Development of the proposed project will not substantially change the existing topography. The project does not propose to create slopes at a ratio greater than two to one (2:1) and higher than ten (10) feet. The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

**18. Soils**

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

b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

- a) The development of the project may have the potential to result in soil erosion during grading and construction. Standard conditions of approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.
- b) The geologic reports prepared for the project did not identify any expansive soils on the surface of the site. The project may be located on expansive soil; however, Universal Building Code (UBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As UBC requirements are applicable to all development they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.
- c) The proposal is serviced by sewer, and therefore will be affected by soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

**19. Erosion**

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

- a) Trenching, grading, and compacting associated with construction of structures, modification/relocation of underground utility lines, and landscape/hardscape installation could expose areas of soil to erosion by wind or water during these construction processes. A condition (COA 60.BS GRADE.7) has been placed on the project to comply with the National Pollution Discharge Elimination System (NPDES) during grading and/or construction activities. The project is conditioned (COA 10.BS GRADE.6) to provide erosion control on graded but undeveloped land. The Riverside County Geologist and the Building and Safety Department-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Grading Division have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. The addition of paved and landscaped areas would, over the long term, decrease the potential for erosion because fewer exposed soils would exist at the site. With the implementation of erosion controls the project will have a less than significant impact on soils. This is a standard condition of approval and are not considered mitigation for CEQA purposes.

- b) The project is not located on expansive soil, as defined in Table 18-1-B of the Uniformed Building Code (1994), creating substantial risks to life or property

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

- a) The proposed project is not subject to on or off-site wind erosion or blowsand.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

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

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

Source: GHG Emissions and Climate Change Impact Analysis by Webb and Associates dates June 18, 2010.

Findings of Fact:

- a) Analysis by Albert A. Webb Associates indicates the project's annual GHG emissions will be 3,714.37 metric tons per year (MTY) of CO<sub>2</sub>-equivalents (CO<sub>2</sub>e). Pursuant to current County methodology, the proposed project's GHG emissions are below the draft CARB threshold for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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industrial projects of 7,000 MTCO<sub>2</sub>E/yr from non-transportation-related GHG emission sources. This project total includes both direct (amortized construction, area source and mobile emissions) and indirect (electricity, solid waste and water usage) GHG emissions. Therefore, the project will not result in significant generation of greenhouse gases, either directly or indirectly, and will not have a significant impact on the environment due to greenhouse gas emissions.

- b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-e) The project will not create a hazard to the public through the transport, use, or disposal of hazardous materials. The project will not store or utilize any hazardous materials that may be released into the environment. The project will not interfere with any emergency plan. The project is not located within one-quarter mile of any existing school and the project is not located on a known hazardous materials site.

Mitigation: No mitigation measures are necessary.

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

**23. Airports**

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

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

Findings of Fact:

a-d) The project is not located in an Airport influence area and will not have any effect on any airport operations.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

**24. Hazardous Fire Area**

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The project site is not located within a hazardous fire area; therefore, implementation of the project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands. No impacts are anticipated; therefore, no mitigation measures are required.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

**HYDROLOGY AND WATER QUALITY** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>25. Water Quality Impacts</b>				
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) This site is subject to sheet flow type runoff from a drainage area of approximately 610 acres from the hills to the east. There is a culvert crossing at Gilman Springs Road just east of the site with a tributary drainage area of approximately 45 acres. There is another culvert crossing just north of the intersection of Bridge Street and Gilman Springs Road with a tributary drainage area of approximately 450 acres. From aerial photographs, it appears the outlet flows from this culvert traverse along the north side of Bridge Street and mostly away from this site. However, it is possible that flows could break out and impact the northwest corner of this site. The development of this site will not be required to mitigate for increase runoff as the development's impervious area is minimal but will need to mitigate for water quality.
- b) The creation of a greenwaste processing facility will not violate any water quality standards or waste discharge requirements. The project has been conditioned prior to grading and building permit issuance to submit copies of the BMP improvement plans, a copy of the project specific WQMP, and any other necessary documentation to the RCFCD for review. (COA 60.FLOOD RI.03 and 80.FLOOD RI.03). All proposed BMP's shall be shown on the grading plan. The



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit (COA 60.FLOOD RI.02 and 80.FLOOD RI.02). Therefore, the impact is considered less than significant with mitigation incorporated.

Additionally, the project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit. The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner/operator would 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. Therefore, the impact is considered less than significant with mitigation incorporated.

- c) The project will be serviced with well water. Surface runoff has been designed to filtrate and should contribute to recharge the groundwater. The proposed development shall not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- d) Proposed site is not located within a 100-year zone and does not propose housing, therefore, the project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation maps.
- e) The project will not place any structures within a 100-year flood hazard area which would impede or redirect flood flows.
- f) The project will not otherwise substantially degrade water quality.
- g) The project proposes to construct new BMPs in the form of earthen berms and a 1.33 acre lined retention basin. The project has been conditioned prior to grading and building permit issuance to submit copies of the BMP improvement plans, a copy of the project specific WQMP, and any other necessary documentation to the RCFCDD for review. (COA 60.FLOOD RI.03 and 80.FLOOD RI.03). All proposed BMP's shall be shown on the grading plan. The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit (COA 60.FLOOD RI.02 and 80.FLOOD RI.02). Therefore, the impact is considered less than significant with mitigation incorporated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 District for review and approval prior to the issuance of occupancy permits. (COA 90.FLOOD RI.04)

**Mitigation:** Prior to issuance of grading and building permits, a copy of the improvement plans, grading plans, N.P.D.E.S. compliance, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. (COA 60.FLOOD RI.03 and 80.FLOOD RI.03).

Prior to issuance of grading and building permits, a copy of the BMP improvement plans along with any necessary documentation shall be submitted to the District's Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit (COA 60.FLOOD RI.02 and 80.FLOOD RI.02).

Prior to issuance of building permits, the applicant shall submit a BMP maintenance plan, containing 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 District for review and approval prior to the issuance of occupancy permits. (COA 90.FLOOD RI.04)

**Monitoring:** The Riverside County Flood Control District will monitor the project conditions of approval prior to approval of the Final Map and Grading Plan Check processes

**26. Floodplains**

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

NA - Not Applicable       U - Generally Unsuitable       R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

- a) This site is subject to sheet flow type runoff from a drainage area of approximately 610 acres from the hills to the east. There is a culvert crossing at Gilman Springs Road just east of the site with a tributary drainage area of approximately 45 acres. There is another culvert crossing just north of the intersection of Bridge Street and Gilman Springs Road with a tributary drainage area of approximately 450 acres. From aerial photographs, it appears the outlet flows from this culvert traverse along the north side of Bridge Street and mostly away from this site. However, it is possible that flows could break out and impact the northwest corner of this site. The development of this site will not be required to mitigate for increase runoff as the development's impervious area is minimal but will need to mitigate for water quality.
- b) The existing site will not cause a change in absorption rates or an increase in runoff.
- c) The project site is located adjacent to the San Jacinto River floodplain and floodway. However, no development is proposed within the floodplain/way limits, therefore impacts will be less than significant.
- d) The project does not propose any permanent structures and will not seriously impact the surface water in any body of water, therefore there is no impact.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

**LAND USE/PLANNING** Would the project

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

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

- a) The project proposes to permit a greenwaste processing facility. The Conditional Use Permit application is consistent with the Riverside County General Plan and will not result in a substantial alteration of the planned land use in the area. Therefore with the approval of the Conditional Use permit, the impacts will be less than significant.
- b) The project is not located in a city sphere or adjacent to a city, therefore there is no impact.

Mitigation: No mitigation measures are necessary

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

**28. Planning**

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

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

Findings of Fact:

- The project site's existing zoning classification is Heavy Agriculture (A-2) and the use is consistent with those requirements based on the conditional use of the project. Therefore the proposed use will be less than significant.
- The proposed project is compatible with the existing and surrounding zoning classifications as adjacent parcels are zoned Heavy Agriculture (A-2) to the north, west, south, and east.
- The proposed project is compatible with the existing and planned surrounding land uses in the area as adjacent properties are designated Open Space: Conservation (OS:C) to the north, south, and west, and Agriculture: Agriculture (AG:AG) (10 AC Min) to the east.
- The proposed development is consistent with the Agriculture: Agriculture (AG:AG) (10 AC Min.) land use designations.
- The proposed project will not disrupt or divide the physical arrangement of an established community as the project site is vacant and adjacent parcels are vacant.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

- a) Per RCIP, the project site is located within Mineral Zone MRZ-3; however, no mineral resources have been identified on the project site and there is no historical use of the site or surrounding area for mineral extraction purposes.
- b) The development of the proposed project will not result in the loss of availability of a locally-important mineral resource recovery site.
- c) The project site is not located adjacent to a State classified or designated area or existing surface mine.
- d) The project does not propose or is located within existing or abandoned quarries or mines.

**Mitigation:** No mitigation measures are necessary

**Monitoring:** No monitoring measures are necessary

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

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

NA  A  B  C  D

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

NA  A  B  C  D

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

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project site is not located within an Airport Influence Area or within the vicinity of a private airstrip therefore no impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Railroad Noise**

NA  A  B  C  D

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

Findings of Fact: The project site is not located adjacent to or near an active railroad line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is not located adjacent to or within the vicinity of a highway. No impacts are expected to

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**33. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database

Findings of Fact: No other noise impacts are expected in or immediately surrounding the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>34. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The proposed project will result in the increase of permanent existing ambient noise levels due to the vehicle traffic and machinery associated with the processing use of a commercial development. The project will not exceed County ordinance requirements.

b) The proposed project will result in an increase to existing noise levels due to short-term construction activities. Short-term, construction-related noise impacts may occur during project grading and construction. However, the impacts are temporary and considered less than significant.

Time limits on construction involving the operation of powered equipment are established by Riverside County Ordinance 457.90, Section 1G, of the Riverside County Building and Safety Department, states the following: "Whenever a construction site is within one-quarter (.25) a mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m., during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May." Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official.

c) The proposed project does not have the potential to result in the exposure of dwelling units to noise levels in excess of standards established in the County of Riverside General Plan or noise ordinance, since the project has no proposed residential pads within the site. Impacts however, will be less than significant, since noise levels in the project vicinity are typical of a low-density residential area.

d) The proposed project will not expose a person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>35. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) Implementation of the project will not displace substantial numbers of existing housing as the site is currently vacant and will, therefore, not necessitate the construction of replacement housing elsewhere.
- b) The project will not create any significant demand for housing.
- c) No persons live on the project site, so no displacement of people can result from project implementation.
- d) The project site is not located within a County Redevelopment Project Area, so such designated area can not be impacted.
- e) Based on the nature of the project, it is not forecast to cause a cumulatively significant exceedance of official regional or local population projections.
- f) All required infrastructure is available within existing roadways, either adjacent to or near the project site. Therefore, no major extension of infrastructure, and related growth inducement, will result from implementing the proposed project. No significant population or housing impacts are forecast to occur from project implementation.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

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

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: RCIP

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project will not substantially physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to Sheriff services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**38. Schools**

Source: San Jacinto Unified School District correspondence, GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project will not have a substantial impact on schools in the area as no housing is proposed at this time.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Libraries**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: The project will not create a significant incremental demand for library services.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

**40. Health Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: The proposed project will not create a significant incremental demand for health services. The project will not require the provision of new or altered government facilities at this time.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary

**RECREATION**

**41. Parks and Recreation**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

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

- a) The proposed project does not include provisions for recreational facilities so no adverse impact can result from its implementation.
- b) The proposed project is not forecast to cause a significant increase in local population or in the demand for use of offsite existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- c) The proposed development is not located within a County Service Area.

**Mitigation:** No mitigation measures are necessary.

**Monitoring:** No monitoring measures are necessary.

**42. Recreational Trails**

**Source:** Open Space and Conservation Map for Western County trail alignments

**Findings of Fact:** The project shall provide an easement for a fourteen (14) foot multipurpose trail easement along the south side of Bridge Street in conformance with the Circulation Element of the San Jacinto Valley Area Plan. Prior to the issuance of grading permits, the applicant shall offer the dedication of the multiple-use trail shown on the map to Riverside County Regional Park and Open-Space District. Said easement dedication will be offered on behalf of the vested interest of Riverside County and will not become part of the District's maintained trail system. (COA 60.PARKS.01) Prior to building final inspection the applicant shall construct the trail as shown on the approved map and per Riverside County Regional Park and Open-Space District standards. The applicant shall arrange for an inspection of the constructed trail with the District. (COA 90.PARKS.01)

**Mitigation:** Prior to the issuance of grading permits, the applicant shall offer the dedication of the multiple-use trail shown on the map to Riverside County Regional Park and Open-Space District. Said easement dedication will be offered on behalf of the vested interest of Riverside County and will not become part of the District's maintained trail system. (COA 60.PARKS.01) Prior to building final inspection the applicant shall construct the trail as shown on the approved map and per Riverside County Regional Park and Open-Space District standards. The applicant shall arrange for an inspection of the constructed trail with the District. (COA 90.PARKS.01)

**Monitoring:** Monitoring shall occur by the Riverside County Regional Park and Open-Space District during plan check process.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets,

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, Transportation Department Review, *Trip Generation*, 8<sup>th</sup> Edition.

Findings of Fact:

- a) The project has an existing primary access point located on the southerly-easterly side of Bridge Street, a Major Highway within the circulation element. The project proposed to dedicate and additional 15 feet of right-of-way to provide for a 59 foot half-width along the project frontage. Therefore, the map will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.
- b) The proposed project will cause an increase in vehicular traffic. The project proposes a daily increase of two (2) water truck trips, six (6) passenger vehicle trips, and twenty (20) heavy-heavy duty (HHD)(an Environmental Protection Agency classification) truck tips. The project's only access point is along Bridge Street, classified as a four lane Major Highway within the County's Circulation Plan (Figure C-1). Figure C-3, Link/Volume Capacity/Level of Service for Riverside County Roadways, of the Circulation Element describes a Service Level "C" four lane Urban Arterial Highway as having 28,700 average daily trips (ADT). As such, the proposed project's additional 28 ADT will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system or result in inadequate parking capacity. The project will not conflict with an applicable congestion management program, including, but not limited to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The impact is considered less than significant.

- c) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.
- d) The proposed project will not change or alter waterborne, rail or air traffic. Therefore, there is no impact.
- e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Although the project will provide for an increase in larger trucks, the project is proposing to construct acceleration lanes on Bridge Street from the site and a deceleration/turn lane into the site along the north bound lane. Therefore, there is no impact.
- f) No new roads are proposed by the project. Therefore, the project will not create any new county maintained roads and will not cause a need for new or altered maintenance.
- g) Implementation of the project will not cause a substantial effect upon circulation during the proposed project's construction. Therefore, this impact is considered less than significant.
- h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.
- i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**44. Bike Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: The proposed project does not include the provision of bicycle lanes as part of the project design. No conflicts with the County's General Plan have been identified and no mitigation is required.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary

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**UTILITY AND SERVICE SYSTEMS** Would the project

**45. Water**

- a) Require or result in the construction of new water

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review and project application materials

Findings of Fact:

a-b) Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required. The requirements for a water supply permit are as follows:

- 1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable.
- 2) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development.
- 3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems.
- 4) Satisfactory information concerning how the system will be owned and operated.

Mitigation: Prior to building permit final, the applicant shall obtain a well water permit from the Department of Environmental (DEH). (90.ENVH.05)

Monitoring: Monitoring shall occur through the Department of Environmental Health (DEH) plan check process.

**46. Sewer**

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

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

Source: Department of Environmental Health Review, "Soils Percolation Report Project#31889.4", prepared by LOR Geotechnical, dated July 26, 2005.

Findings of Fact:

a) The project proposes a Onsite Wastewater Treatment System (OWTS) based on LOR Geotechnical Soils Percolation Report Project#31889.4 dated July 26, 2005. The following are



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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additional OWTS design considerations noted by Webb and Associates:

1) The proposed project will utilize effluent pumps, dosing tanks and velocity reducers to assist the effluent to travel along the extensive tight line and reach the disposal area, as well as, ensure that the leach line trench depth does not exceed the maximum depth tested in the LOR Geotechnical Report.

2) It is estimated that only one restroom will be proposed in the office building which will only service approximately 4 to 8 employees.

Prior to the issuance of the first building permit, the applicant must submit to DEH for review a detailed, contoured plot plan drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Guidance Manual. If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Any significant grading at the proposed OWTS area may require further soils percolation testing and/or engineering. Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing. (COA 80.ENVH.01)

Additionally, a Department of Environmental Health (DEH) site evaluation is required. The applicant must ensure that the groundwater detection boring (4" perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate. The applicant must also ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked. If groundwater levels are observed by DEH staff to be shallower than 10 feet below the existing natural and undisturbed grade at the area of the proposed leach field, further engineering will be required. In addition, Santa Ana Regional Water Quality Control Board (SARWQCB) clearance will be required. (COA 80.ENVH.02)

b) Since the project is served by an onsite wastewater treatment system, there is no impact to a provider.

**Mitigation:** Prior to the issuance of the first building permit, a detailed, contoured plot plan drawn to an appropriate scale as be submitted, showing the location of all applicable detail as required in the DEH Technical Guidance Manual. (COA 80.ENVH.01). Prior to the issuance of the first building permit a Department of Environmental Health (DEH) site evaluation shall be performed. In addition, Santa Ana Regional Water Quality Control Board (SARWQCB) clearance will be required. (COA 80.ENVH.02)

**Monitoring:** Monitoring shall occur through the Department of Environmental Health (DEH) plan check process.

**47. Solid Waste**

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ment Plan)?

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

- a) The project will not substantially alter existing or future solid waste generation patterns and disposal services.
- b) The project will be consistent with the County Integrated Waste Management Plan.

Mitigation: No mitigation measures are necessary

Monitoring: No monitoring measures are necessary

**48. Utilities**

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

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

Source: RCIP

Findings of Fact:

- a-c) The project proposes the addition a sales trailer/office, water, and septic system. The project will require utility services in the form of electricity, natural gas, and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of SCE, propane provider, and the telephone company will ensure that potential impacts to utility systems are reduced to a non-significant level.
- d) Storm water drainage will be handled off site.
- e) Cumulative traffic impacts from the project will result in the need for additional street lights. Electricity is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) Based on data available at this time, no offsite utility improvements will be required to support this project.

g) The project will not require additional government services.

Mitigation: No mitigation required.

Monitoring: No monitoring required

**49. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?

Source:

Findings of Fact: The project design does not conflict with adopted energy conservation plans.

Mitigation: No mitigation required.

Monitoring: No monitoring required

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials

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

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

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

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

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

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

**VI. EARLIER ANALYSES**

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

Earlier Analyses Used, if any:

GEO002194 County Geologic Report (GEO) No. 2194, submitted for this project (CUP03627), was prepared by LOR Geotechnical Group, Inc. and is entitled: "Letter of Reliance, 40.7 Acre Parcel, Eden Hot Springs Area, Riverside County, California", dated March 31, 2010. This report references the following documents previously reviewed and ultimately approved as GEO01983 for a previously proposed project (egg ranch) on this site:

1."Preliminary Geotechnical and Percolation Feasibility Study, Smith Property, 324+/- Acres of Agricultural Land, Eden Hot Springs Area, Riverside County, California", Project No. 31889.1 dated April 22, 2004.

2."Response to Review Comments, Preliminary Geotechnical and Percolation Feasibility Study, Smith Property, 324+/- Acres of Agricultural Land, Eden Hot Springs Area, Riverside County, California", Project No. 31889.14 dated June 25, 2008.

3."Response to Review Comments #2, Preliminary Geotechnical and Percolation Feasibility Study, Smith Property, 324 +/- Acres of Agricultural Land, Eden Hot Springs Area, Riverside County, California", Project No. 31889.15 dated August 18, 2008.

4."Response to Review Comments #3, Preliminary Geotechnical and Percolation Feasibility Study, Smith Property, 324 +/- Acres of Agricultural Land, Eden Hot Springs Area, Riverside County, California", Project No. 31889.16 dated September 5, 2008.

"Soils Percolation Report Project#31889.4", prepared by LOR Geotechnical, dated July 26, 2005.

"Greenhouse Gas Emissions and Climate Change Impact Analysis", prepared by Albert A. Webb Associates, dated June 2010.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department  
 4080 Lemon Street, 9th Floor  
 Riverside, CA 92505

**VII. AUTHORITIES CITED**

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

File: EA42133.CUP03627

Revised: 9/20/2010 8:29 AM

DITIONAL USE PERMIT Case #: CUP03627

Parcel: 425-080-068

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is a facility to process organic green waste and manure (horse and steer) into fertilizer and soil amendments. Development includes onsite grinder and screener equipment, a 1440 sq. ft. modular office, 1.28 acres for compost windrows (a maximum of 5,600 cubic yards of green waste, 2,615 cubic yards of horse bedding manure, and 2,094 cubic yards of steer manure), 0.34 acres for finished product, 0.15 acres for equipment storage, a 1.33 acre evaporation pond, a private road (Class III Base) for internal circulation, and four (4) parking spots including one (1) accessible space. Approximately 40 acres will remain undeveloped, most of which lies within the boundaries of a Flood Plain.

10. EVERY. 2

USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (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 an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 3627. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

10. EVERY. 3

USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3627 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Conditional Use Permit No. 3627, Exhibit A, Amended No. 2, dated May 3, 2010.

APPROVED B & C = Elevations and Floor Plans for Conditional Use Permit No. 3627, Exhibit B & C, dated August 20, 2009.

DITIONAL USE PERMIT Case #: CUP03627

Parcel: 425-080-068

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

Approved Exhibit L = Landscape Plan for Conditional Use Permit No. 3627, Exhibit L, Amended No. 2, dated May 3, 2010.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE-G1.6 DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. PM10 plan may be required at the time a grading permit is issued.



DITIONAL USE PERMIT Case #: CUP03627

Parcel: 425-080-068

10. GENERAL CONDITIONS

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.BS GRADE. 7 USE-G2.5 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 8 USE-G2.6SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical height - unless addressed in a previous report.

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

10.BS GRADE. 10 USE-G2.8MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 11 USE-G2.9DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "GRADING".

ADDITIONAL USE PERMIT Case #: CUP03627

Parcel: 425-080-068

10. GENERAL CONDITIONS

10.BS GRADE. 12 USE-G2.10 SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 13 USE-G2.23 OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 14 USE-G.3.1NO 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 Grading Division of the Building and Safety Department.

10.BS GRADE. 15 USE-G3.3RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 16 USE-G3.4CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 17 USE-G4.1E-CL 4:1 OR STEEPER RECOMMND

lant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with

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10. GENERAL CONDITIONS

10.BS GRADE. 17 USE-G4.1E-CL 4:1 OR STEEPER (cont.) RECOMMND

additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

10.BS GRADE. 18 USE-G4.3PAVING INSPECTIONS RECOMMND

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

10.BS GRADE. 19 USE-G2.17LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 20 USE-G1.4 NPDES/SWPPP RECOMMND

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

For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 LEA CLEARANCE RECOMMND

Conditional Use Permit#3627 (CUP#3627) is proposing to process manure and organic waste compost into fertilizer. Therefore, the applicant must contact the Department of Environmental Health (DEH), Local Enforcement Agency (LEA) at (951) 955-8982 to obtain information regarding

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10. GENERAL CONDITIONS

10.E HEALTH. 1 LEA CLEARANCE (cont.) RECOMMND  
regulatory requirements.

10.E HEALTH. 2 NO OWTS/ATUs IN EASEMENTS RECOMMND  
All components of any proposed Onsite Wastewater Treatment System (OWTS) and/or Advanced Treatment Unit must remain outside of any dedicated easement.

10.E HEALTH. 3 OWTS/ATUs - MAINTAIN SETBACKS RECOMMND  
All proposed Onsite Wastewater Treatment System (OWTS) and/or Proposed Advanced Treatment Unit (ATUs) must maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, and State and Local Laws. Please note that the most restrictive minimum setback may be applied at the discretion of DEH.

In addition, no part of the proposed OWTS and/or ATU can be located within Environmental Constraint Areas including specified "Do Not Disturbed" areas without written consent from the appropriate regulatory agency.

10.E HEALTH. 4 WELL ABANDONMENT/REMOVAL RECOMMND  
All unused wells must be properly abandoned or removed under permit with the Department of Environmental Health (DEH). For further information please contact (951) 955-8980.

10.E HEALTH. 5 SANTA ANA RWQCB RECOMMND  
Santa Ana Regional Water Quality Control Board (SARWQCB) clearance may be required to ensure that the project complies with current SARWQCB Basin Plan Requirements. Please contact SARWQCB at (951) 781-4130 for further information.

FIRE DEPARTMENT

10.FIRE. 1 USE-#84-TANK PERMITS RECOMMND  
Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed

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10. GENERAL CONDITIONS

10.FIRE. 1 USE-#84-TANK PERMITS (cont.) RECOMMND

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

10.FIRE. 2 USE-#25-GATE ENTRANCES RECOMMND

ny 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. 3 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic or manual operated, 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 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

Conditional Use Permit 03627 proposes to process manure and organic waste compost into fertilizer on a 40.7-acres site in the San Jacinto area just south of Mystic Lake. The project site is located northerly of Ramona Expressway, southerly of Bridge Street, easterly of Central Avenue and westerly of Gilman Springs Road.

This site is also subject to sheet flow type runoff from a drainage area of approximately 610 acres from the hills to the east. There is a culvert crossing at Gilman Springs Road just east of the site with a tributary drainage area of approximately 45 acres. There is another culvert crossing just north of the intersection of Bridge Street

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

and Gilman Springs Road with a tributary drainage area of approximately 450 acres. From aerial photographs, it appears the outlet flows from this culvert traverse along the north side of Bridge Street and mostly away from this site. However, it is possible that flows could break out and impact the northwest corner of this site. The development of this site will not be required to mitigate for increase runoff as the development's impervious area is minimal but will need to mitigate for water quality.

The developer has submitted a hydrology report dated April, 2010 and a preliminary Water Quality Management Plan (WQMP) dated June, 2009 and revised in April, 2010. It appears that both the reports are in accordance with the District and the Regional Board requirements and therefore acceptable to the District.

To protect the horse manure and green waste from the offsite runoff the developer proposes an un-compacted dirt berm around the area. This dirt berm may not protect the site in the major event but since no structures are proposed this is acceptable to the District. To mitigate for water quality the developer is proposing a retention basin along the western boundary. According to the WQMP, this basin is also designed to hold 25 yr 24 hr event for volume per the Regional Board requirement for the composting facility. The retention basin would be lined with an impermeable liner. Thus, the water quality is mitigated by retaining all of the projects Vbmp onsite and in the retention basin. This mitigation scheme is acceptable; however, the District review is limited to ensuring the retention basin has enough capacity to mitigate the required Vbmp. It is expected that 25yr 24hr volume capacity would be verified by the Regional Board.

10.FLOOD RI. 5

USE SUBMIT FINAL WQMP >PRELIM

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 USE SUBMIT FINAL WQMP >PRELIM (cont.)

RECOMMND

requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: [www.rcflood.org](http://www.rcflood.org) under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 6 USE WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly



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10. GENERAL CONDITIONS

10.FLOOD RI. 6

USE WQMP ESTABL MAINT ENTITY (cont.)

RECOMMND

burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

PLANNING DEPARTMENT

10.PLANNING. 1

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 2

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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 Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 3

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,

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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

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

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

10.PLANNING. 5 USE - FEES FOR REVIEW RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 6 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 8 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 9 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 7:00 a.m. to 5:00 p.m., Monday through Friday.

10.PLANNING. 12 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. 13 USE - NO USE PROPOSED LIMIT RECOMMND

The balance (undeveloped) portion of the property, APN 425-080-067, and -068, shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 18 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. 20 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - NO RESIDENT OCCUPANCY (cont.) RECOMMND  
residence.

10.PLANNING. 22 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 45 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 25 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. 26 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 29 USE - LEA LETTER RECOMMND

The project shall confirm to the letter from the Local Enforcement Agency (LEA) letter dated September 16, 2009, summarized as follows:

1.A green material composting facility that has up to 12,500 cubic yards of feedstock, compost, or chipped and ground material on-site at any one time shall comply with the Enforcement Agency (EA) Notification requirements set forth in Title 14, California Code of Regulations, Division 7, Chapter 5.0, Article 3.0 (commencing with section 18100).

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10. GENERAL CONDITIONS

10. PLANNING. 29

USE - LEA LETTER (cont.)

RECOMMND

2. All compostable material handling operations and facilities shall prepare, implement and maintain a site-specific odor impact minimization plan. A complete plan shall be submitted to the Enforcement Agency (EA) with the EA Notification or permit application.

3. The application package shall be submitted to:  
Riverside County Department of Environmental Health  
Attention: Alice Beasley  
P.O. Box 1280  
Riverside, CA 92502

4. Only green material as defined by Title 14, section 17852 (a) (21) shall be accepted on this site. Green material feedstock includes, but is not limited to, yard trimmings, untreated wood wastes, natural fiber products, construction and demolition wood waste, manure and paper products. Green material does not include food material, biosolids, mixed solid waste, material processed from commingled collection, wood containing lead-based paint or wood preservative, mixed construction or mixed demolition debris.

5. In order for a feedstock to be considered green material, as defined in section 17852 (a) (21), the following requirements shall be met:

"The feedstock shall undergo load checking to ensure that physical contaminants are no greater than one (1.0) percent of total weight. Load checking shall include both visual observation of incoming waste loads and load sorting to quantify percentage of contaminating materials.

"A minimum of one percent of daily incoming feedstock volume or at least one truck per day, whichever is greater, shall be inspected visually. The load shall be rejected if physical contaminants are greater than one percent of total weight.

6. The composting facility shall meet the state minimum standards for general operating, sampling requirements, and general record keeping requirements pursuant to Title 14, CCR, Chapter 3.1, Article 6, 7, and 8.

7. "Disposal" means:

"Stockpiling of compostable material onto land for a combined period of time greater than six months, or agricultural and green material for twelve months on prime

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10. GENERAL CONDITIONS

10.PLANNING. 29 USE - LEA LETTER (cont.) (cont.) RECOMMND

agricultural land as defined in Government Code section 51201, unless the RWQCB in consultation with the LEA makes a written finding that the material may remain within the operations area for a period of time greater than specified.

10.PLANNING. 31 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 32 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 Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 33 USE - PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 36 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

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10. GENERAL CONDITIONS

10.PLANNING. 36 USE - BUSINESS LICENSING (cont.)

RECOMMND

www.rctlma.org.buslic.

10.PLANNING. 37 USE - GEO02194

RECOMMND

County Geologic Report (GEO) No. 2194, submitted for this project (CUP03627), was prepared by LOR Geotechnical Group, Inc. and is entitled: "Letter of Reliance, 40.7 Acre Parcel, Eden Hot Springs Area, Riverside County, California", dated March 31, 2010. This report references the following documents previously reviewed and ultimately approved as GEO01983 for a previously proposed project (egg ranch) on this site:

1."Preliminary Geotechnical and Percolation Feasibility Study, Smith Property, 324+/- Acres of Agricultural Land, Eden Hot Springs Area, Riverside County, California", Project No. 31889.1 dated April 22, 2004.

2."Response to Review Comments, Preliminary Geotechnical and Percolation Feasibility Study, Smith Property, 324+/- Acres of Agricultural Land, Eden Hot Springs Area, Riverside County, California", Project No. 31889.14 dated June 25, 2008.

3."Response to Review Comments #2, Preliminary Geotechnical and Percolation Feasibility Study, Smith Property, 324 +/- Acres of Agricultural Land, Eden Hot Springs Area, Riverside County, California", Project No. 31889.15 dated August 18, 2008.

4."Response to Review Comments #3, Preliminary Geotechnical and Percolation Feasibility Study, Smith Property, 324 +/- Acres of Agricultural Land, Eden Hot Springs Area, Riverside County, California", Project No. 31889.16 dated September 5, 2008.

These reports are herein incorporated, by reference, as part of GEO No. 2194.

GEO No 2194 concluded:

1.The closest active fault to the site (San Jacinto Fault - San Jacinto Segment, also known as the Claremont Fault) is located about 50 feet from the far northeast portion of the site and portions of the site lie within the State of California Earthquake Fault Zone (A-P Zone) for this fault.



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10. GENERAL CONDITIONS

10. PLANNING. 37 USE - GEO02194 (cont.)

RECOMMND

2. A peak site acceleration of 0.9g is expected at the project site from a magnitude 6.9 earthquake on the nearby San Jacinto fault.

3. The potential for surface fault rupture at the site is possible. However, the currently proposed project indicates all proposed buildings are located outside of the A-P zone boundary and no known mapped faults are known to project through or toward the proposed habitable structures.

4. There is a potential for liquefaction at this site.

5. There is a potential for the site to be affected by a seismically induced seiche emanating from the nearby body of water locally known as Mystic Lake. The analysis shows the magnitude of the waves expected are such that the currently proposed grades should adequately raise the building areas above the level that would be impacted by this phenomena.

6. There is a potential for this site to be affected by seismically induced lateral spreading originating off-site in the abruptly rising topography to the northeast of the site.

7. There is a low potential for this site to be affected by seismically induced flooding from a reservoir failure up gradient from the site due to the absence of any such facilities.

8. There is a low potential for seismically induced rockfall due to the absence of large, exposed, loose or unrooted boulders upslope of the site.

GEO No 2194 recommended:

1. The seismic design of structures shall adhere to the seismic design parameters in the most recently adopted version of the California Building Code (CBC 2007).

2. Due to the potential for this site to be affected by surface fault rupture, further studies should be performed for any buildings proposed within the AP-Zone after the

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10. GENERAL CONDITIONS

10.PLANNING. 37

USE - GEO02194 (cont.) (cont.)

RECOMMND

building locations are firmly established. Appropriate structural setbacks from any active faults should be provided. Current project design places no structures for human occupancy within the AP-Zone.

3.The depths of the required removals to mitigate the potential for settlement of the proposed structures should be further evaluated during future site specific geotechnical investigations (design level study). The actual depths of removal should be more accurately estimated during future site specific preliminary soils investigations and ultimately determined during the grading operation.

4.A quantitative liquefaction analysis should be performed utilizing the data developed during the future site specific geotechnical investigation (design level study).

5.Future development plans should incorporate further evaluation of landsliding/lateral spreads occurring on-site or potentially impacting the site from topographically higher areas immediately northeast of the site (design level study).

GEO No. 2194 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 2194 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

TRANS DEPARTMENT

10.TRANS. 1

USE - TS/EXEMPT

RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

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10. GENERAL CONDITIONS

10.TRANS. 4 USE - STD INTRO 3 (ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement tandards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 5 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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - LIFE OF THE PERMIT

RECOMMND

The life of Conditional Use Permit No. 3627 shall terminate on January 1, 2031. This permit shall thereafter be null and void and of no effect whatsoever.

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 may review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation may be further restricted.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

20.PLANNING. 5 USE- PARCEL MERGR REQD (2) RECOMMND

A Parcel Merger of the two project parcels is required because the septic system crosses the lot lines. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standrads of teh A-2-10 zone.

This condition shall be considered MET if Condition of Approval No. 60.PLANNING.16 is satisfied.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 2 USE-G2.4GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2                   USE-G2.4GEOTECH/SOILS RPTS (cont.)                   RECOMMND

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 3                   USE-G2.7DRNAGE DESIGN Q100                   RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 4                   USE-G2.14OFFSITE GDG ONUS                   RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 5                   USE-G2.15NOTRD OFFSITE LTR                   RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 6                   USE-G2.16REC'D ESMT REQ'D                   RECOMMND

A recorded easement is required for off site drainage facilities.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7

USE-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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. 8

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. 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 and the Environmental Programs 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 will be required.

EPD DEPARTMENT

60.EPD. 1

EPD - MSHCP DRAINAGE

RECOMMND

MSHCP DRAINAGE

Per Section 6.1.4 of the WRMSHCP no nuisance runoff shall be directed off site into adjacent conservation areas. The final project exhibit for approval must clearly show how the site is to be drained and confirm that adequate water

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1                      EPD - MSHCP DRAINAGE (cont.)                      RECOMMND

quality treatment has been implemented for flows which do enter conservation areas.

60.EPD. 1                      EPD- BMPS                      RECOMMND

BMPs

Prior to issuance of any grading permit Best Management Practices (BMP's) shall be installed to prevent impacts to the Riparian/Riverine Drainages present on the project site. BMP's shall include but are not limited to installation of silt fencing and erosion control measures along all sides of the drainages to insure that grading activities do not impact downstream functions and values. Silt fencing shall be installed around all proposed grading activities. All BMP's shall be installed by a qualified biologist currently holding a MOU with the County. EPD shall be contacted directly once BMP's are installed and EPD shall confirm that all BMP's are secure and in place prior to issuance of any grading permit. EPD may be contacted directly at 951-955-6892 for any questions.

60.EPD. 2                      EPD - MSHCP LANDSCAPING                      RECOMMND

A copy of the landscaping plan for this project shall be submitted to EPD for review to ensure no invasive species are proposed to be utilized. The list of species not to be included within conservation areas can be found on pages 6-44 through 6-46 of the WRMSHCP (Table 6.2).

FLOOD RI DEPARTMENT

60.FLOOD RI. 2                      USE SUBMIT PLANS MINOR REVIEW                      RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL EASEMENT

RECOMMND

Prior to grading permit issuance, the applicant shall offer the dedication of the multiple-use trail shown on the map to Riverside County Regional Park and Open-Space District. Said easement dedication will be offered on behalf of the vested interest of Riverside County and will not become part of the District's maintained trail system.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

6.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

7.Procedures and protocol for collecting and processing of samples and specimens.

8.Fossil identification and curation procedures to be employed.

9.Identification of the permanent repository to receive any recovered fossil material. \* The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.All pertinent exhibits, maps and references.

11.Procedures for reporting of findings.

12.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

60.PLANNING. 2 GEN - CULTURAL RESOURCES PROFE RECOMMND

As a result of previous archaeological investigation, archaeological monitoring shall be required.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor 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 to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3

GEN - TRIBAL MONITOR

RECOMMND

As a result of information submitted by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians, tribal monitoring shall be required.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Soboba Band of Luiseno Indians and the Pechanga Band of Luiseno Indians. This group shall be known as the Tribal Monitor for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitors are allowed to be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitors 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 appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and tribal monitor throughout the process.

2)Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all groups interests only.

3)This agreement shall not modify any condition of approval

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 GEN - TRIBAL MONITOR (cont.)

RECOMMND

or mitigation measure.

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribal groups has not been met.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

60.PLANNING. 10 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 57.41 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. 13 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3627, 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14 USE - SARWCQB CLEARANCE LTTR

RECOMMND

A clearance letter from Santa Ana Region Water Quality Control Board shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated September 17, 2009 summarized as follows:

1. File a Report of Waste Discharge.
2. Prove compost facility is designed, constructed, and maintained to protect it from inundation.
3. Base of any runoff containment structures shall be a minimum of five (5) feet above groundwater.

60.PLANNING. 15 USE - ODOR PLAN

RECOMMND

Prior to the issuance of a grading permit the project applicant shall prepare an Odor Minimization Plan and submit plan to Environmental Health LEA for approval.

Odor impact minimization plans shall provide guidance to on-site operation personnel by describing, at a minimum, the following items. If the operator will not be implementing any of these procedures, the plan shall explain why it is not necessary.

- (1) An odor monitoring protocol which describes the proximity of possible odor receptors and a method for assessing odor impacts at the locations of the possible odor receptors; and,
- (2) A description of meteorological conditions effecting migration of odors and/or transport of odor-causing material off-site. Seasonal variations that effect wind velocity and direction shall also be described; and,
- (3) A complaint response protocol; and,
- (4) A description of design considerations and/or projected ranges of optimal operation to be employed in minimizing odor, including method and degree of aeration, moisture content of materials, feedstock characteristics, airborne emission production, process water distribution, pad and site drainage and permeability, equipment reliability, personnel training, weather event impacts, utility service interruptions, and site specific concerns; and,
- (5) A description of operating procedures for minimizing odor, including aeration, moisture management, feedstock quality, drainage controls, pad maintenance, wastewater pond controls, storage practices (e.g., storage time and pile geometry), contingency plans (i.e., equipment, water, power, and personnel), biofiltration, and tarping.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 15 USE - ODOR PLAN (cont.)

RECOMMND

(c) The odor impact minimization plan shall be revised to reflect any changes, and a copy shall be provided to the EA, within 30 days of those changes.

(d) The odor impact minimization plans shall be reviewed annually by the operator to determine if any revisions are necessary.

(e) The odor impact minimization plan shall be used by the EA to determine whether or not the operation or facility is following the procedures established by the operator. If the EA determines that the odor impact minimization plan is not being followed, the EA may issue a Notice and Order (pursuant to section 18304) to require the operator to either comply with the odor impact minimization plan or to revise it.

(f) If the odor impact minimization plan is being followed, but the odor impacts are still occurring, the EA may issue a Notice and Order (pursuant to section 18304) requiring the operator to take additional reasonable and feasible measures to minimize odors.

60.PLANNING. 16 USE- PARCEL MERGR REQD (1)

RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and aproved by the Planning Department. The Parcel Merger shall merge the two parcels because proposed septic lines cross the existing lot lines. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the A-2-10 zone.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE

RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE\* -G3.1NO B/PMT W/O G/PMT

RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 ENV HEALTH CLEARANCE REQUIRED

RECOMMND

Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) based on LOR Geotechnical Soils Percolation Report Project#31889.4 dated July 26, 2005. The following are additional OWTS design considerations noted by Webb and Associates:

- 1) The proposed project will utilize effluent pumps, dosing tanks and velocity reducers to assist the effluent to travel along the extensive tight line and reach the disposal area, as well as, ensure that the leach line trench depth does not exceed the maximum depth tested in the LOR Geotechnical Report.
- 2) It is estimated that only one restroom will be proposed in the office building which will only service approximately 4 to 8 employees.

Upon building submittal, the applicant must submit to DEH for review at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Guidance Manual.

If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed OWTS area may require further soils percolation testing and/or engineering.

Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank

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80. PRIOR TO BLDG PRMT ISSUANCE

- 80.E HEALTH. 1 ENV HEALTH CLEARANCE REQUIRED (cont.) RECOMMND  
sizing.
- 80.E HEALTH. 2 DEH SITE EVALUATION REQUIRED RECOMMND

The Department of Environmental Health (DEH) site evaluation is required. The applicant must ensure that the groundwater detection boring (4" perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

The applicant must also ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked.

Please note that per LOR Geotechnical Soils Percolation Report Project#31889.4 dated July 26, 2005, groundwater was found at various levels in multiple borings during their geotechnical investigation. If groundwater levels are observed by DEH staff to be shallower than 10 feet below the existing natural and undisturbed grade at the area of the proposed leach field, further engineering will be required. In addition, Santa Ana Regional Water Quality Control Board (SARWQCB) clearance will be required.

EPD DEPARTMENT

- 80.EPD. 1 EPD - MSHCP DRAINAGE RECOMMND

MSHCP DRAINAGE

EPD shall visit the site prior to issuance of any building permit to ensure that nuisance runoff has not been directed off site into adjacent conservation areas. In addition EPD personnel shall confirm that adequate water quality treatment has been implemented for flows which do enter conservation areas.

FIRE DEPARTMENT

- 80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.



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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2

USE-#4-WATER PLANS

RECOMMND

Water tank shall be a minimum of 29,300 gallons for Phase I, connected to a well system.

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval.

Plans shall be signed and approved by a registered civil engineer 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."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2

USE SUBMIT PLANS MINOR REVIEW

RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3

USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 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 Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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 Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 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 Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

80.PLANNING. 5 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - CONFORM TO ELEVATIONS (cont.) RECOMMND

conformance with the elevations shown on APPROVED EXHIBIT B.

80.PLANNING. 6 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 7 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 11 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 12 USE - REC & PARK DIST MITIG. RECOMMND

The permit holder shall enter into an agreement with the County Service Area No. (CSA) 152 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. 20 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 21 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3627, the Planning Department shall determine the status of the deposit based fees for project. If the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 21 USE - FEE STATUS (cont.) RECOMMND

case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 22 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated April 1, 2009, summarized as follows:

1. Developer shall consult with with DEH (LEA) to determine if a Solid Waste Facility Permit (SWFP) is required.

2. Department requests applicant provide detailed information on material type, tonnage, and source for AB 939 mandate.

3. No hazardous materials allowed.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE\*G4.3PAVING INSPECTIONS RECOMMND

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457.

E HEALTH DEPARTMENT

90.E HEALTH. 1 CONTACT VECTOR CONTROL RECOMMND

The applicant must contact Vector Control at (951) 766-9454 to obtain information regarding permitting requirements.

90.E HEALTH. 2 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 3 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. 4 USE - HAZMAT CONTACT RECOMMND

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

90.E HEALTH. 5 MAP - WELL/WATER STATEMENT RECOMMND

Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required.

The requirements for a water supply permit are as follows:

- 1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable.
- 2) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development).
- 3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems.
- 4) Satisfactory information concerning how the system will be owned and operated.

90.E HEALTH. 6 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 7 USE-FEE STATUS RECOMMND

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

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EPD DEPARTMENT

90.EPD. 1

EPD- MSHCP LIGHTING/LANDSCAPE

RECOMMND

MSHCP LIGHTING

EPD shall visit the site prior to final inspection to ensure proper shielding has been utilized or that lighting has been directed away from adjacent conservation areas. (specifically accross Bridge Street to the NW)

MSHCP LANDSCAPING

EPD shall visit the site prior to final inspection to ensure the landscaping in place matches what was provided in the initial landscaping plan.

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-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2

USE BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website [www.floodcontrol.co.riverside.ca.us](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

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90.FLOOD RI. 2 USE BMP - EDUCATION (cont.)

RECOMMND

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 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. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 4 USE BMP MAINTENANCE & INSPECT

RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PARKS DEPARTMENT

90.PARKS. 1 USE - TRAIL CONSTRUCTION

RECOMMND

Prior to building final inspection the applicant shall construct the trail as shown on the approved map and per Riverside County Regional Park and Open-Space District standards (PARKS-4001). The applicant shall arrange for an inspection of the constructed trail with the District.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:



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90.PLANNING. 1 USE - PALEO MONITORING REPORT (cont.) RECOMMND

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

90.PLANNING. 2 GEN - CULTURAL RESOURCES RPT RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 3 USE - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

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

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

90.PLANNING. 7                   USE - PARKING PAVING MATERIAL                   RECOMMND

A minimum of four (4) 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. 8                   USE - ACCESSIBLE PARKING                   RECOMMND

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk.

90.PLANNING. 12                  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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90.PLANNING. 15 USE - UTILITIES UNDERGROUND

RECOMMND

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

90.PLANNING. 27 USE - SKR FEE CONDITION

RECOMMND

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

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 57.41 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. 28 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. 31 USE - ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection rior to use or occupancy for cases without final inspection or certificate of

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90.PLANNING. 31 USE - ORD 810 O S FEE (2) (cont.)

RECOMMND

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. 3627 is calculated to be 13.67 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 32 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. 3627 has been calculated to be 13.67 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.

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TRANS DEPARTMENT

90.TRANS. 1 USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: 1. Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: [www.rctlma.org/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

2. If you do not prepare the improvement plans per the policies and guidelines, it may cause a delay in the processing of your plans.

90.TRANS. 3 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. 4 USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, and cable television lines shall be designed to be relocated in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

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90.TRANS. 5 USE - UTILITY INSTALL

RECOMMND

Electrical power, telephone, communication, and cable television lines shall be relocated 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. 6 USE - EXISTING MAINTAINED

RECOMMND

Bridge Street along project boundary is a paved County maintained road designated as a Major Highway and shall be improved with 24 feet of half-width AC pavement along project site, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59 foot half-width dedicated right-of-way in accordance with County Standard No. 94. (24'-28'/59') (Modified for no curb and gutter and no sidewalk, and reduced AC pavement improvements from 38' to 24'.)

- NOTE: 1. Construct and strip a left turn pocket at the proposed driveway. It shall be 12 foot wide and 100' long with 120' transition AC pavement or as directed by the Director of Transportation.
2. Construct transition AC pavement tapering at the driveway for acceleration and deceleration lane and join existing AC pavement to the north and south project boundaries or as approved by the Director of Transportation.
3. No bio-swale shall be allowed along the ultimate road right-of-way of Bridge Street.