

**SUBMITTAL TO THE BOARD OF DIRECTORS OF THE
REDEVELOPMENT AGENCY
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

839



FROM: Redevelopment Agency

SUBMITTAL DATE:
May 25, 2011

SUBJECT: Adoption of RDA Resolution No. 2011-019, Authorization to Purchase Real Property in the Unincorporated area of Lakeland Village/Wildomar, County of Riverside, California – District 1

RECOMMENDED MOTION: That the Board of Directors:

1. Adopt the Initial Study/Negative Declaration (IS/ND) attached hereto as Attachment A for Environmental Assessment ED1103100202, based on the findings incorporated therein;
2. Adopt RDA Resolution No. 2011-019, Authorization to Purchase Real Property located at 18641 Grand Avenue in the unincorporated area of Lakeland Village/Wildomar, Riverside County, California, also known as Assessor's Parcel Number 371-210-028;
3. Allocate the sum of \$481,250 for the purchase of real property, due diligence, appraisal, title and escrow fees, and labor expenses from the 1-1986 Redevelopment Project Area Capital Improvement Funds – Lakeland Village/Wildomar Sub-Area as needed for the completion of the project;

(Continued)

Robert Field
Robert Field
Executive Director

FINANCIAL DATA

Current F.Y. Total Cost:	\$ 481,250	In Current Year Budget:	Yes
Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	No
Annual Net County Cost:	\$ 0	For Fiscal Year:	2010/11

COMPANION ITEM ON BOARD OF SUPERVISORS AGENDA: No

SOURCE OF FUNDS: 1-1986 Redevelopment Project Area Capital Improvement Funds – Lakeland Village/Wildomar Sub-Area	Positions To Be Deleted Per A-30	<input type="checkbox"/>
	Requires 4/5 Vote	<input type="checkbox"/>

C.E.O. RECOMMENDATION: APPROVE

BY: *Jennifer L. Sargent*
Jennifer L. Sargent

County Executive Office Signature

MINUTES OF THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY

On motion of Supervisor Buster, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Stone, Benoit and Ashley
Nays: None
Absent: Tavaglione
Date: June 7, 2011
xc: RDA, Auditor

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

Prev. Agn. Ref.: N/A

District: 1

Agenda Number: 4.2

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

FISCAL PROCEDURES APPROVED
PAUL ANGULO, CPA, AUDITOR-CONTROLLER
BY: *Samuel Wong* DATE: 5-23-11
Department of Finance
FORM APPROVED COUNTY COUNSEL
BY: *Ami C. Willis* DATE: 5-18-11

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

RECOMMENDED MOTION: (Continued)

4. Approve and authorize the Chairman of the Board of Directors to execute the attached Acquisition Agreement between the Redevelopment Agency for the County of Riverside and Elsinore Lodge No. 1021, Loyal Order of Moose Incorporated, a California corporation;
5. Authorize the Chairman of the Board of Directors to execute all documents related to this transaction;
6. Authorize and direct the Clerk of the Board to certify acceptance of any documents pertaining to this transaction; and
7. Authorize the Executive Director of the Redevelopment Agency, or designee, to take all necessary steps including executing associated documents in order to complete this purchase.

BACKGROUND:

The subject property consists of an existing building of approximately 3,750 square feet located on a 2.66 acre lot also known as Assessor's Parcel Number 371-210-028, in an unincorporated area of Lakeland Village/Wildomar, Riverside County, California, depicted in Attachment B attached hereto and incorporated herein

RDA staff has successfully negotiated the acquisition of the subject property at the purchase price of \$420,000 which is based on an independent fee appraisal report.

It is recommended that the Board of Directors adopt RDA Resolution No. 2011-019 authorizing the purchase of the subject property and the allocation of funds from the 1-1986 Redevelopment Project Area Capital Improvement Funds – Lakeland Village/Wildomar Sub-Area.

As the Lead Agency, the Redevelopment Agency for the County of Riverside (RDA) prepared an Initial Study for the proposed project.

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21177) and California Code of Regulations Section 15063, the Initial Study analyzed the proposed project to determine if any potential significant impacts upon the environment would result from project implementation.

The results of the analysis demonstrate that the project would not have any significant impacts on the environment. The Initial Study/Negative Declaration (IS/ND) public comment period ended on May 9, 2011. The IS/ND and Notice of Determination are included as Attachment A.

Notice of publication to satisfy California Government Code Section 6063 has been completed.

The Form 11 has been reviewed and approved by County Counsel as to legal form.

FINANCIAL DATA: (Commences on Page 3)

Redevelopment Agency

Adoption of RDA Resolution No. 2011-019, Authorization to Purchase Real Property in the Unincorporated area of Lake Elsinore, County of Riverside, California – District 1

May 25, 2011

Page 3

FINANCIAL DATA:

The following summarizes the costs necessary to purchase the real property identified as Assessor's Parcel Number 371-210-028.

Acquisition	\$ 420,000
Due Diligence Expenses	\$ 25,000
Real Property Appraisal	\$ 4,000
Title & Escrow Fees	\$ 5,000
Preliminary Title Report	\$ 450
Advertising	\$ 1,800
EDA Administrative Cost	\$ 25,000
Total	\$ 481,250

Attachments:

Attachment A - Initial Study/Negative Declaration (IS/ND)

Attachment B - Map

Agreement of Purchase and Sale and Joint Escrow Instructions

2
3 **RESOLUTION NO. 2011-019**
4 **AUTHORIZATION TO PURCHASE REAL PROPERTY**
5 **IN THE UNINCORPORATED AREA OF LAKE ELSINORE**
6 **IN THE COUNTY OF RIVERSIDE**
7 **(First District)**
8

9 **WHEREAS**, the Redevelopment Agency for the County of Riverside (the
10 "Agency") is a redevelopment agency duly created, established and authorized to
11 transact business and exercise its powers, all under and pursuant to the provisions of
12 the Community Redevelopment Law which is Part 1 of Division 24 of the California
13 Health and Safety Code (commencing with Section 33000 et seq.); and

14 **WHEREAS**, Agency has adopted a Redevelopment Plan, hereinafter referred to
15 as the "Plan," for the 1-1986 Project Area, hereinafter referred to as "Project Area,";
16 and

17 **WHEREAS**, pursuant to Section 33670 of the Health and Safety Code, the
18 Agency began receiving tax increment from the Project Areas in January 2001, and
19 continues to receive annual tax increment revenue; and

20 **WHEREAS**, pursuant to the provisions of the Community Redevelopment Law,
21 Section 33391 of the Health and Safety Code, the Agency may acquire, within a survey
22 area or for purpose of redevelopment, any interest in real property; and

23 **WHEREAS**, the Agency has, based on an independent appraisal report,
24 negotiated a purchase price of \$481,250 for the purchase of real property, due
25 diligence, appraisal, advertising, title and escrow fees for Assessor's Parcel Number
26 371-210-028, hereinafter referred to as ("the Property"), more particularly described in
27 Exhibit "A" attached hereto and incorporated herein by reference; and

28 ///

1 **WHEREAS**, the Property is owned by Elsinore Lodge 1021 Loyal Order of
2 Moose Incorporated, a California corporation who wishes to sell the Property to
3 Agency; and

4 **WHEREAS**, the Property is located in the unincorporated area of Lake Elsinore,
5 and in the 1-1986 Project Area; and

6 **WHEREAS**, the Agency is purchasing the Property to assist the Agency in
7 meeting its goal of enhancing communities within the County of Riverside and
8 implementing the Plan for the 1-1986 Project Area; and

9 **WHEREAS**, prior to the Agency using the Property for purposes described in
10 the Plan, the Agency agrees to fully comply with the California Environmental Quality
11 Act.

12 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of
13 Directors of the Redevelopment Agency for the County of Riverside, State of California,
14 in regular session assembled on June 7, 2011, as follows:

15 1. That the Board of Directors hereby finds and declares that the above
16 recitals are true and correct.

17 2. That the Redevelopment Agency for the County of Riverside is
18 authorized to purchase real property known as Assessor's Parcel Number 371-210-
19 028, more particularly described in Exhibit "A" for the amount of \$481,250 for the
20 purchase of real property, due diligence, appraisal, advertising, title and escrow fees.

21 3. That the Chairman of the Board of Directors is hereby authorized to
22 execute any and all documents necessary to purchase the Property.

23 4. That the Executive Director of the Redevelopment Agency or designee is
hereby authorized to take necessary steps to complete this transaction including
executing subsequent relevant and necessary documents.

24 /// ROLL CALL:

25 /// Ayes: Buster, Stone, Benoit, and Ashley
26 Nays: None
27 Absent: Tavaglione

The foregoing is certified to be a true copy of a
resolution duly adopted by said Board of Super-
visors on the date therein set forth.

KECIA HARPER-IHEM Clerk of said Board

By _____ Deputy

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Riverside, and described as follows:

The southeasterly 305 feet of Lot(s) 28 of Block D of Elsinore, as shown by map of Resubdivision of said Block on file in Book 6 Page(s) 296, of Maps, Records of Records of San Diego County, California, said 305 feet being measured along the northeasterly line of said lot;

Excepting therefrom that portion thereof described as follows:

Beginning at the most easterly corner of said lot;

Thence northwesterly on the northeasterly line of said lot, 115 feet;

Thence southwesterly parallel with the southeasterly line of said lot, 250 feet;

Thence southeasterly parallel with the northeasterly line of said lot, 115 feet;

Thence northeasterly on the southeasterly line of said lot, 250 feet to the point of beginning;

Excepting therefrom that portion of Pamela Road by Resolution No. 94-007, recorded February 23, 1994 as Instrument No. 75869 of Official Records of Riverside County, California.

APN 371-210-028

(End of Legal Description)

Attachment B



Selected parcel(s):
371-210-028

IMPORTANT

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

REPORT PRINTED ON...Tue Apr 26 09:23:09 2011

Version 101221

THE PRESS- ENTERPRISE

CLASSIFIED ADVERTISING

Printed by: Tinajero, Maria
at: 2:57 pm
on: Thursday, Apr 28, 2011

PROOF

Ad #: 10637566

3450 Fourteenth St.
Riverside, CA 92501-3878
1-800-880-0345
951-684-1200
951-368-9018 Fax

Account Information

Phone #: (951) 955-2207
Name: RIVERSIDE CNTY FACILITIES
MGMT
Address: 3133 MISSION INN AVE

RIVERSIDE CA 92507

Acct #: 286110
Client:
Placed by: Craig Olsen
Fax #: (951)

Ad Information

Classification: Legals
Publications: Press-Enterprise

Ad Copy:

NOTICE OF INTENT TO PURCHASE OF REAL PROPERTY BY THE REDEVELOPMENT AGENCY IN THE UNINCORPORATED AREA OF LAKE ELSINORE ASSESSOR'S PARCEL NUMBER 371-210-028 (First Supervisorial District)

Notice is hereby given pursuant to California Health and Safety Code Section 33397 and Government Code 6063 that the Redevelopment Agency for the County of Riverside, the "Agency," intends to purchase real property identified as Assessor's Parcel Number 371-210-028 and the Board of Directors of the Redevelopment Agency will consider Resolution Number 2011-019 and Agreement of Purchase and Sale and Joint Escrow Instructions on June 7, 2011, at 9:00 a.m., or as soon thereafter as the Board agenda permits, at the Riverside County Administrative Center, 4080 Lemon Street, 1st Floor, Riverside, California to consider the following:

It is proposed that the Board approve the Agreement of Purchase and Sale and Joint Escrow Instructions by and between Elsinore Lodge No. 1021, Loyal Order of Moose Incorporated, a California corporation and the Redevelopment Agency for the County of Riverside. The proposed agreement specifies that the real property, known as Assessor's Parcel Number 371-210-028, consisting of an existing building of approximately 3,750 square feet located on a 2.66 acre lot on Grand Avenue in the unincorporated area of Lake Elsinore, County of Riverside, will be purchased for a total price of \$420,000 plus escrow fees.

At anytime, no later than the hour set forth above, any person may submit written comments regarding this proposed action to the Clerk of the Board of Directors at the above address. At the hour set forth above, the Board of Directors shall proceed to hear and pass upon all written and oral testimony relating to the proposed acquisition of the Subject Property. Interested persons may contact the Riverside County Economic Development Agency, 3403 10th Street Suite 500, Riverside, CA 92501 or by calling Craig Olsen, Real Property Agent at (951) 955-4840.

5/2, 9, 16

Start date: 05-02-11

Stop date: 05-16-11

Insertions: 3

Rate code: LE-County

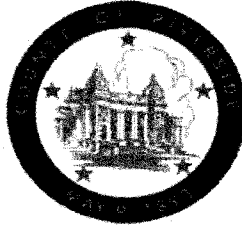
Ad type: Ad Liner

Taken by: Tinajero, Maria

Size: 2x49.420

Bill size: 99.00x 5.14 agate lines

Amount due: **\$366.30**



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

6/7/11
Date

KB
Initial

Notice of Determination

To:

☐ **Office of Planning and Research:**

For U.S Mail: P.O. Box 3044
Sacramento, CA 95812-3044

Street Address: 1400 Tenth Street
Sacramento, CA 95814

From:

Public Agency: Redevelopment Agency for the
County of Riverside

Address: 3043 10th Street, 4th Floor
Riverside, CA 92501

Contact: Claudia Steiding
Phone: (951) 955-8174

☒ **County Clerk:**

County of: Riverside
Address: 2724 Gateway Drive
P.O. Box 751
Riverside, CA 92502-0751

Lead Agency: Same as above

Address:
Contact:
Phone:

SUBJECT: **Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code**

State N/A
Clearinghouse
Number (if any):

Project Title: **Moose Lodge Purchase & Demolition (ED 1103100202)**

Project Location The Project site is located at 18641 and 18665 Grand Avenue, Lake Elsinore, Riverside County
(include county): (APN 371-210-028). The Project is generally located on Grand Avenue between Trinity Way/Fairmont Lane and Pamela Road, Lake Elsinore, CA.

The Project site is located within Township 6 South, Range 4 West, Sections 19, 20, and 29, San Bernardino Baseline and Meridian.

Latitude: 33° 37' 37.11" N, Longitude: 117° 19' 36.87" W

Project RDA proposes to purchase real property located at 18641 and 18665 Grand Avenue, in the
Description: unincorporated area of Lake Elsinore, Riverside County. The Project would entail the proper removal/remediation and demolition of a potentially hazardous structure, inactive water well, and abandoned septic system. Collectively, the purchase of real property and the remediation/demolition of the existing onsite facilities comprise the "Project."

The RDA proposes to purchase and demolish Elsinore Moose Lodge No. 1021, which is owned and operated by Elsinore Lodge No. 1021, Loyal Order of Moose Incorporated, a California corporation. The Lodge facility has been improved in random phases, however the improvements were not consistently built to code, which has created a health and safety issue for the workers, visitors and patrons of the Lodge.

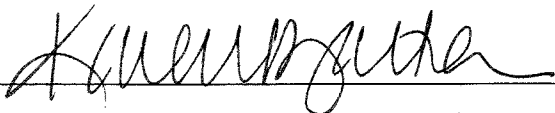
There are currently no future plans to construct on this parcel after the existing structures are removed. Therefore, further environmental analysis and California Environmental Quality Act (CEQA) documentation would be required prior to any future development of the site.

This is to advise that the **Lead agency, County of Riverside Redevelopment Agency Board of Directors**, approved the above project on **June 7, 2011** and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were not made a condition of the approval of the project.
4. A Mitigation reporting or monitoring plan was not adopted for this project.
5. A statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval, is available to the General Public at:

County of Riverside
Economic Development Agency
3043 10th Street, 5th Floor
Riverside, CA 92501

Signature (Public Agency): 

Title: Board Assistant

Date: June 7, 2011

Date received for filing at OPR: _____

**AGREEMENT OF PURCHASE AND SALE
AND JOINT ESCROW INSTRUCTIONS
BY AND BETWEEN**

**ELSINORE LODGE NO. 1021, LOYAL ORDER OF MOOSE
INCORPORATED, A CALIFORNIA CORPORATION**

AS SELLER

AND

REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE

AS BUYER

RELATING TO

**ASSESSOR'S PARCEL NUMBER 371-210-028 LOCATED AT
18641 GRAND AVENUE, LAKE ELSINORE, CALIFORNIA**

JUN 07 2011

42

1 AGREEMENT OF PURCHASE AND SALE
2 AND JOINT ESCROW INSTRUCTIONS
3

4 THIS AGREEMENT OF PURCHASE AND SALE AND JOINT ESCROW
5 INSTRUCTIONS ("Agreement") is made and entered into this ____ day of
6 _____, 2011, by and between REDEVELOPMENT AGENCY FOR THE
7 COUNTY OF RIVERSIDE ("Buyer"), and ELSINORE LODGE NO. 1021, LOYAL ORDER OF
8 MOOSE INCORPORATED, A CALIFORNIA CORPORATION (Seller").

9 **WHEREAS**, Buyer is a redevelopment agency duly created, established and authorized
10 to transact business and exercise its powers, all under and pursuant to the provisions of the
11 Community Redevelopment Law which is Part 1 of Division 24 of the California Health and
12 Safety Code (commencing with Section 33000 et seq.);

13 **WHEREAS**, The Riverside County Board of Supervisors has adopted, by Ordinance
14 No. 793, on July 20, 1999, a redevelopment plan for an area within the County known as the 1-
15 1986 Project Area (hereinafter "Project Area");

16 **WHEREAS**, The Redevelopment Plan (hereinafter "Plan") for the Project Area was
17 adopted in order to eliminate blight and revitalize the substandard physical and economic
18 conditions that exist within the Project Area;

19 **WHEREAS**, Health and Safety Code Section 33391 authorizes the Buyer, within the
20 survey area or for the purposes of redevelopment to acquire real or personal property; and

21 **WHEREAS**, the purchase of the Property, as further defined herein, will assist the
22 Buyer in meeting its goal of enhancing communities and eliminating blight.

23 **NOW THEREFORE** Buyer and Seller agree as follows:

24 1. **Definitions.** For the purposes of this Agreement the following terms will be
25 defined as follows:

26 (a) **"Effective Date"**: The Effective Date is the date on which this
27 Agreement is executed by Buyer as listed on the signature page of this Agreement;

28 (b) **"Property"**: Seller is the owner of certain real property consisting of an existing

1 building of approximately 3,750 square feet located on a 2.66 acre lot also known as
2 Assessor's Parcel Number 371-210-028, in an unincorporated area of Riverside County,
3 California, more particularly described in Exhibit A attached hereto and incorporated herein;

4 (c) **"Purchase Price"**: The Purchase Price for the Property is Four
5 Hundred Twenty Thousand Dollars (\$420,000.00);

6 (d) **"Escrow Holder"**: Stewart Title Company at the address set forth in
7 subparagraph (h) below.

8 (e) **"Title Company"**: Stewart Title Company at the address set forth in
9 subparagraph (h) below. The title order number is 363852 and Norm Burdick is the Title
10 Officer;

11 (f) **"Closing" and "Close of Escrow"**: Are terms used interchangeably in
12 this Agreement. The Closing or the Close of Escrow will be deemed to have occurred when the
13 Grant Deed (as defined in Paragraph 5.1) is recorded in the official records of the County of
14 Riverside;

15 (g) **"Closing Date"**: The Closing Date shall be on or before August 1,
16 2011, unless otherwise agreed to by both parties;

17 (h) **"Notices"**: Will be sent as follows to:

18 Seller: Rick Christie or Kenny Teyler
19 Elsinore Moose Lodge
20 18641 Grand Avenue
21 Lake Elsinore, CA 92530
Telephone: (951) 678-3950

22 Buyer: REDEVELOPMENT AGENCY FOR
23 COUNTY OF RIVERSIDE
24 3403 10th Street, Suite 500
25 Riverside, California 92501
26 Attn: Craig Olsen
Telephone: (951) 955-4840
27 Fax No: (951) 955-4837
28 Email: CAOlsen@rivcoeda.org

Escrow Holder: STEWART TITLE COMPANY
2010 Main Street, Suite 250
Irvine, California 92614
Attn: Grace Kim
Telephone: (949) 224-8606
Fax: (714) 242-9886
Email: gkim@stewart.com

Title Company: STEWART TITLE COMPANY
Norm Burdick
7065 Indiana Ave Suite 100
Riverside, CA 92506
Telephone: (951)276-2700
Email: nburdick@stewart.com

- (i) **Exhibits:**
Exhibit A - Legal Description
Exhibit B - Form of Deed

2. **Purchase and Sale.** Upon and subject to the terms and conditions set forth in this Agreement, Seller agrees to sell to Buyer and Buyer agrees to buy from Seller the Property, together with all easements, appurtenances thereto and all improvements and fixtures situated thereon.

3. **Purchase Price.** The Purchase Price for the Property will be paid as follows: Upon the approval of this Agreement and execution by the Board of Directors (the date upon which this Agreement has been fully executed and delivered to both parties is the "**Effective Date**"), Buyer shall order the full purchase price, plus costs to cover buyer's escrow fees and shall deposit the sum in the form of a cashier's check or other immediately available funds payable to the order of Escrow Holder. Should escrow be unable to close immediately, due to some unforeseen circumstances, Escrow Holder shall deposit said funds in an interest bearing account which shall be applied against the Purchase Price at closing and any overages including the interest shall returned to Buyer at close of escrow.

4. **Escrow.** Buyer and Seller shall open an escrow (the "**Escrow**") with Escrow Holder within three (3) business days after the Effective Date by delivery to Escrow Holder a

1 fully executed originally executed counterparts of this Agreement and this date shall be the
2 official Opening Date of Escrow referenced herein. This purchase shall be contingent upon the
3 approval by the Board of Directors of the Authorization to Purchase and the approval of
4 the Purchase and Sale and Joint Escrow Instructions document. This contingency will be
5 removed from escrow upon the receipt of the Signed Purchase and Sale Agreement and Joint
6 Escrow Instructions document signed by the Board of Directors. Buyer and Seller agree to
7 execute any additional instructions reasonably required by the Escrow Holder. In the event the
8 Board of Directors has not approved this Agreement on or before June 1, 2011, this Agreement
9 shall be null and void and both parties shall be relieved from any liabilities and/or obligations
10 under this Agreement. If there is a conflict between any printed escrow instructions and this
11 Agreement, the terms of this Agreement will govern.

12 5. **Deliveries to Escrow Holder.**

13 5.1 By Seller. On or prior to the Closing Date, Seller will deliver or cause
14 to be delivered to Escrow Holder the following items:

15 (a) A Grant Deed ("**Grant Deed**"), in the form attached to this
16 Agreement as Exhibit B, duly executed and acknowledged by Seller and in recordable form
17 conveying the Property to Buyer; and

18 (b) A Transferor's Certificate of Non-Foreign Status ("**FIRPTA**
19 **Certificate**").

20 5.2 By Buyer. On or prior to the Closing Date (and in any event in a manner
21 sufficient to allow Escrow to close not later than the Closing Date), Buyer will deliver or cause
22 to be delivered to Escrow Holder the following items:

23 (a) The Purchase Price in accordance with Paragraph 3.1; and

24 (b) The amount due Seller and any third parties, if any, after the
25 prorations are computed in accordance with Paragraph 12.

26 5.3 By Buyer and Seller. Buyer and Seller will each deposit such other
27 instruments consistent with this Agreement as are reasonably required by Escrow Holder or
28 otherwise required to close escrow. In addition, Seller and Buyer will designate the Title

Company as the "**Reporting Person**" for the transaction pursuant to Section 6045(e) of the Internal Revenue Code.

6. Condition of Title.

6.1 At the Close of Escrow, fee simple title to the Property will be conveyed to Buyer by Seller by Grant Deed subject only to the following matters ("**Permitted Exceptions**");

(a) A lien for local real property taxes and assessments not then delinquent;

(b) Matters of title respecting the Property approved or deemed approved by Buyer in accordance with this Agreement; and

(c) Matters affecting the condition of title to the Property created by or with the written consent of Buyer.

7. Conditions to the Close of Escrow.

7.1 Conditions Precedent to Buyer's Obligations. The following conditions must be satisfied not later than the Closing Date or such other period of time as may be specified below:

(a) Title. Buyer has obtained a preliminary report for the Property prepared by the Title Company dated as of January 27, 2011, and referenced as Order No. 363852 together with copies of the documents described in such report. Buyer hereby objects to exceptions A, B, C, 6, 7, 8, 9, 10, and 11 as shown in the preliminary report. Seller will have ten (10) days after the Effective Date to advise Buyer that:

(i) Seller will remove any objectionable exceptions to title or obtain appropriate endorsements to the title policy on or before the Closing Date; or

(ii) Seller will not cause the exceptions to be removed. If Seller advises buyer that it will not cause the exceptions to be removed, Buyer will have ten (10) days to elect, at its sole remedy, to:

(iii) Proceed with the purchase and acquire the Property subject to such exceptions without reduction in the Purchase Price; or

1 (iv) Renegotiate the terms and conditions set forth in this
2 Agreement; or

3 (v) Cancel the Escrow and this Agreement by written notice
4 to Seller and the Escrow Holder, in which case any deposit together with interest thereon will
5 be returned to Buyer and the cancellation costs will be borne by Buyer.

6 Buyer's failure to give Seller notice of its election within such ten (10)
7 day period shall not result in any conditional of title having been deemed approved. Any
8 approval of a condition of title must be by affirmative act, in writing by the Buyer's authorized
9 representative.

10 If Seller commits to remove any objection to title and fails to do so by the
11 Closing Date, Seller will be in default under this Agreement and Buyer may, at Buyer's election,
12 terminate this Agreement and pursue its remedies as set forth herein.

13 (b) Title Insurance. As of the Close of Escrow, the Title Company
14 will issue or have committed to issue the Title Policy to Buyer with only the Permitted
15 Exceptions.

16 (c) Delivery of Information. Within ten (10) days after the Opening of
17 Escrow, seller shall deliver to buyer the original or true copies of all surveys, plans and
18 specifications, residential disclosure statements (as required), building conditions audits, past
19 hazardous material studies, as-built drawings, building permits, certificates of occupancy,
20 certificates of completion, soil reports, engineers' reports, other contracts, but not limited to,
21 studies and similar information which it may have in its possession relating to the Property
22 except as specifically set forth herein, such items shall be delivered by Seller to Buyer and
23 shall be to the best of Seller's actual knowledge true and correct and complete copies of the
24 items in Seller's possession and except as expressly set forth herein, Seller makes no warranty
25 regarding the contents of such items. If the Escrow shall fail to close for any reason, all such
26 items shall be immediately returned to Seller.

1 The conditions set forth in this Paragraph are solely for the benefit of
2 Buyer and may be waived only by Buyer. At all times Buyer has the right to waive any
3 condition. Such waiver or waivers must be in writing to Seller and Escrow Holder.

4 The Close of Escrow and Buyer's obligations with respect to this
5 transaction are subject to Seller's delivery to Escrow Holder on or before the Closing Date the
6 items described in Paragraph 5 and 6.1 and the removal of the items described in Paragraph
7 7.1.

8 7.2 Conditions Precedent to Seller's Obligations. The following shall be
9 conditions precedent to Seller's obligation to consummate the purchase and sale transaction
10 contemplated herein:

11 (a) Buyer shall have delivered to Escrow Holder, prior to the Closing
12 for disbursement as directed hereunder, all cash or other immediately available funds from
13 Buyer in accordance with this Agreement; and

14 (b) Buyer shall have delivered to Escrow Holder the items described
15 in Paragraphs 5.2 and 5.3.

16 The conditions set forth in this Paragraph are solely for the benefit of
17 Seller and may be waived only by Seller. At all times Seller has the right to waive any
18 condition. Such waiver or waivers must be in writing to Buyer and Escrow Holder.

19 7.3 Termination of Agreement. In the event that, for any reason, the Closing
20 does not occur on or before the Closing Date, either party to this Agreement, who is not in
21 default of its obligations under this Agreement, shall have the right to terminate this Agreement
22 upon written notice to the other party and to Escrow Holder. Unless Seller is materially in
23 default hereunder, failure by Buyer to cause Escrow to close on or before the Closing Date
24 shall constitute a material Buyer default as a result of which Seller may elect to terminate this
25 Agreement and the Escrow created hereunder.

26 8. **Due Diligence By Buyer.**
27
28

1 8.1 Matters To Be Reviewed. Buyer must complete its due diligence and
2 approve the following matters not later than ninety (90) days following the Effective Date (the
3 **"Due Diligence Period"**). Seller shall cooperate with Buyer in its investigation.

4 (a) The physical condition of the Property at the time of sale,
5 including without limitation, any structural components, electrical, system, plumbing or any
6 irrigation system, paving, soil conditions, the status of the Property with respect to hazardous
7 and toxic materials, if any, and in compliance with all applicable laws, including any laws
8 relating to hazardous and toxic materials and all applicable government ordinances, rules and
9 regulations and evidence of Seller's compliance therewith including without limitation zoning
10 and building regulations;

11 (b) All applicable government ordinances, rules and regulations and
12 evidence of Seller's compliance therewith including without limitation zoning and building
13 regulations; and

14 (c) All licenses, permits and other governmental approvals and/or
15 authorizations relating to the Property which shall remain in effect after the Close of Escrow.

16 8.2 Notice and Resolution of Objections.

17 (a) If Buyer fails to notify Seller in writing of any objections to items
18 (a) and (b) in Paragraph 8.1 above or to request an extension prior to the end of the Due
19 Diligence Period such failure shall not be considered a waiver and Buyer shall not be deemed
20 to have approved such items and nor shall Buyer have been deemed to have elected to
21 proceed with the acquisition of the Property;

22 (b) If Buyer notifies Seller in writing of any objections to the condition
23 of the Property at the time of sale or any other matters relating to the Property as set forth in
24 Section 8.1 prior to the end of the due diligence period, the parties will have five (5) business
25 days to agree upon a resolution of the objections(s); provided however, that if, as a result of
26 investigations and inspections any deficiencies are found or repairs are needed, the cost to
27 remedy such deficiencies or to make such repairs shall be the exclusive responsibility of the
28 Seller. In the event that Seller fails to remedy such deficiencies or to make such repairs within

1 a reasonable time period then Buyer may terminate this Agreement by written notice to Seller
2 and Escrow.

3 (c) There shall be no waiver or deemed approval in the absence of a
4 timely objection or notice of termination. Upon notice of such failure to timely object or notice
5 of termination, Buyer shall have the opportunity to affirmatively approve or disapprove the
6 condition of the property

7 8.3 Material New Matters. If Buyer discovers any new matter prior to close
8 of escrow which was:

9 (a) Not reasonably discoverable prior to the Close of Escrow and
10 that matter is one which:

11 (i) Would appear as an exception to the Title Policy; or
12 (ii) Is materially inconsistent with a disclosure by Seller or
13 with any representations or warranties contained in Paragraph 15.2; and

14 (iii) Such new matter is of such a nature that, in Buyer's
15 reasonable judgment, it would materially and adversely affect the acquisition, development,
16 sale or use of the Property for Buyer's intended purpose; then Buyer is entitled to treat such
17 new matter as a failure of condition to the Close of Escrow.

18 (b) If Buyer elects to treat such new matter as a failure of condition to
19 the Close of Escrow, Buyer must give notice to Seller of Buyer's election to terminate this
20 Agreement within fifteen (15) days of Buyer's obtaining knowledge of such new matter, but in
21 no event later than the Closing Date.

22 (c) However, if Buyer gives Seller notice of its election to terminate
23 this Agreement, Seller may elect, in its sole and absolute discretion by written notice to Buyer
24 and to Escrow Holder within five (5) business days following Seller's receipt of Buyer's notice,
25 to correct the new matter prior to the Close of Escrow. If Seller elects to correct the new matter,
26 Seller will be entitled to extend the Close of Escrow for not more than twenty (20) days in order
27 to correct the new matter and, in such event, this Agreement will not terminate. If Seller fails to
28 correct the new matter by the Closing Date as extended, Buyer, as Buyer's sole remedy, may

1 terminate this Agreement.

2 9. **Investigation and Inspection.** Buyer represents and warrants that prior to the
3 Close of Escrow, Buyer will have had the opportunity to make and will have made such an
4 investigation and inspection of all aspects of the condition of the Property as it has deemed
5 necessary or appropriate, including, but not limited to soils and the Property's compliance or
6 non-compliance with applicable laws, rules, regulations and ordinances (including any
7 Environmental Laws) as defined in Paragraph 15.1 and the existence or non-existence of
8 Hazardous Substances as defined in Paragraph 15.1 on, in or under the Property. Buyer
9 further represents and warrants that in purchase the Property, Buyer is relying solely upon its
10 own investigations and inspections of same.

11 10. **Title Insurance.** At the Close of Escrow, Seller will cause the Title Company to
12 issue to Buyer a CLTA standard coverage owner's policy in an amount equal to the Purchase
13 Price showing fee title to the Property vested in Buyer subject only to the Permitted Exceptions
14 ("**Title Policy**") and the standard printed exceptions and conditions in the policy of title
15 insurance. If Buyer elects to obtain any endorsements or an ALTA Extended Policy of Title, the
16 additional premium and costs of the policy survey for the ALTA Extended policy of title and the
17 cost of any endorsements will be at Buyer's sole cost and expense; however, Buyer's election
18 to obtain an ALTA extended policy of title will not delay the Closing and Buyer's inability to
19 obtain an ALTA extended policy of title or any such endorsements will not be deemed to be a
20 failure of any condition to Closing.

21 11. **Costs and Expenses.**

22 Seller will pay:

- 23 (a) CLTA standard coverage policy;
24 (b) Seller's escrow fees and costs; and
25 (c) Seller's share of prorations.

26
27 Buyer will pay:

- 28 (a) Buyers escrow fees and costs;

- (b) Any title endorsements; and
- (c) Buyer's share of prorations.

12. **Prorations.**

12.1 Tax Exempt Agency. All parties hereto acknowledge that the buyer is public entity and exempt from payment of any real property taxes. There will be no proration of taxes through escrow. Seller will be responsible for payment of any real property taxes due prior to close of escrow. In the event any real property taxes are due and unpaid at the close of escrow, Escrow Holder is hereby authorized and instructed to pay such taxes from proceeds due the Seller at the close of escrow. Seller understands that the Tax Collector will not accept partial payment of an installment of the real property due at the close of escrow. At the close of escrow, the Buyer will file any necessary documentation with the County Tax Collector/Assessor for the property tax exemption. Any prorated refund that will be due the Seller will be refunded to the Seller by the county Tax Collector/Assessor outside of escrow and Escrow Holder shall have no liability and/or responsibility in connection therewith.

12.2 Utility Deposits. Seller will notify all utility companies servicing the Property of the sale of the Property to Buyer and will request that such companies send Seller a final bill for the period ending on the last day before the Close of Escrow. Buyer will notify the utility companies that all utility bills for the period commencing on the Close of Escrow are to be sent to Buyer. In addition to the Purchase Price, Buyer will pay to Seller an amount equal to the total of all utility deposits held by utility companies and Seller will assign to Buyer all of Seller's right, title and interest in any such utility deposits. If Seller receives a bill for utilities provided to the Property for the period prior to the Close of Escrow, Seller will pay the bill.

12.3 Method of Proration. For purposes of calculating prorations, Buyer shall be deemed to be in title to the Property and therefore entitled to the income there from and responsible for the expenses thereof for the entire day upon which the Closing occurs. All prorations will be made as of the date of Close of Escrow based on a three hundred sixty-five (365) day year or a thirty (30) day month, as applicable. The obligations of the parties pursuant

1 to this Paragraph 12 shall survive the Closing and shall not merge into any documents of
2 conveyance delivered at Closing.

3 **13. Disbursements and Other Actions by Escrow Holder.** At the Close of
4 Escrow, Escrow Holder will promptly undertake all of the following:

5 **13.1 Funds.** Promptly upon Close of Escrow, disburse all funds deposited
6 with Escrow Holder by Buyer in payment of the Purchase Price as follows: (a) deduct or credit
7 all items chargeable to the account of Seller and/or Buyer pursuant to Paragraphs 11 and 12
8 (b) disburse the balance of the Purchase Price and (c) disburse any excess proceeds
9 deposited by Buyer to Buyer.

10 **13.2 Recording.** Cause the Grant Deed to be recorded with the County
11 Recorder and obtain conformed copies thereof for distribution to Buyer and Seller.

12 **13.3 Title Policy.** Direct the Title Company to issue the Title Policy to Buyer.

13 **13.4 Delivery of Documents to Buyer and Seller.** Deliver to Buyer the
14 FIRPTA Certificate and any other documents (or copies thereof) deposited into Escrow by
15 Seller. Deliver to Seller any other documents (or copies thereof) deposited into Escrow by
16 Buyer.

17 **14. Joint Representations and Warranties.** In addition to any express
18 agreements of the parties contained herein, the following constitute representations and
19 warranties of the parties each to the other:

20 **14.1** Each party has the legal power, right and authority to enter into this
21 Agreement and to consummate this transaction.

22 **14.2** The individuals executing this Agreement and the instruments
23 referenced herein on behalf of each party and the partners, officers or trustees of each party, if
24 any, have the legal power, right and actual authority to bind each party to the terms and
25 conditions of those documents.

26 **14.3** This Agreement and all other documents required to close this
27 transaction are and will be valid, legally binding obligations of and enforceable against each
28 party in accordance with their terms, subject only to applicable bankruptcy, insolvency,

1 reorganization, moratorium laws or similar laws or equitable principles affecting or limiting the
2 rights of contracting parties generally.

3 15. **Hazardous Substances.**

4 15.1 Definitions. For the purposes of this Agreement, the following terms
5 have the following meanings:

6 (a) "Environmental Law" means any law, statute, ordinance or
7 regulation pertaining to health, industrial hygiene or the environment including, without
8 limitation CERCLA (Comprehensive Environmental Response, Compensation and Liability Act
9 of 1980) and RCRA (Resources Conservation and Recovery Act of 1976);

10 (b) "Hazardous Substance" means any substance, material or waste
11 which is or becomes designated, classified or regulated as being "toxic" or "hazardous" or a
12 "pollutant" or which is or becomes similarly designated, classified or regulated under any
13 Environmental Law including asbestos, petroleum and petroleum products; and

14 (c) "Environmental Audit" means an environmental audit, review or
15 testing of the Property performed by Buyer or any third party or consultant engaged by Buyer to
16 conduct such study.

17 15.2 Seller's Representations and Warranties. Except as disclosed in the
18 Due Diligence Materials provided by Seller to Buyer as of the date of this Agreement, to
19 Seller's current actual knowledge.

20 (a) No Hazardous Substances exist now or have been used or
21 stored on or within any portion of the Property except those substances which are or have
22 been used or stored on the Property by Buyer in the normal course of use and operation of the
23 Property and in compliance with all applicable Environmental Laws;

24 (b) There are and have been no federal, state or local enforcement,
25 clean-up,-removal, remedial or other governmental or regulatory actions instituted or completed
26 affecting the Property;

27 (c) No claims have been made by any third party relating to any
28 Hazardous Substances on or within the Property; and

1 (d) There has been no disposal of Hazardous Substances or
2 accidental spills which may have contaminated the Property. There has been no on-site bulk
3 storage of vehicle fuels or waste oils.

4 15.3 Notices Regarding Hazardous Substances. During the term of this
5 Agreement, Seller will promptly notify Buyer if it obtains actual knowledge that Seller or the
6 Property may be subject to any threatened or pending investigation by any governmental
7 agency under any law, regulation or ordinance pertaining to any Hazardous Substance.

8 15.4 Environmental Audit. Buyer has ordered, at its sole cost and expense, to
9 perform an Environmental Audit. It shall do so prior to the end of the Due Diligence Period and
10 may quit this transaction if Buyer identifies problems in its sole and subjective judgment that
11 would preclude continuing with this transaction:

12 (a) The Environmental Audit shall be conducted pursuant to
13 standard quality control/quality assurance procedures. Buyer shall give Seller at least one (1)
14 business day's prior notice of any on-site testing of soil or subsurface conditions;

15 (b) Any groundwater, soil or other samples taken from the Property
16 will be properly disposed of by Buyer at Buyer's sole cost and in accordance with all applicable
17 laws. Buyer shall promptly restore the Property to the condition in which it was found
18 immediately prior to Buyer's Environmental Audit;

19 (c) Buyer will not conduct invasive testing of the building without
20 Seller's prior written consent; and

21 (d) Buyer hereby agrees to protect, indemnify, defend and hold
22 harmless Seller from and against any and all losses, liabilities, claims, liens, stop notices,
23 actions, obligations, damages and/or expenses caused by reason of Buyer's (or its agent's,
24 employee's or independent contractor's) entries into the Property prior to the close of escrow
25 pursuant to the foregoing. Buyer shall keep the Property free of mechanic's liens related to the
26 activities of Buyer.

27 16. **Notices.** All notices or other communications required or permitted hereunder
28 must be in writing, and be personally delivered (including by means of professional messenger

1 service) or sent by registered or certified mail, postage prepaid, return receipt requested to the
2 addresses set forth in Paragraph 1 (h). All notices sent by mail will be deemed received three
3 (3) days after the date of mailing.

4 **17. Miscellaneous.**

5 17.1 Counterparts. This Agreement may be executed in counterparts.

6 17.2 Partial Invalidity. If any term or provision of this Agreement shall be
7 deemed to be invalid or unenforceable to any extent, the remainder of this Agreement will not
8 be affected thereby and each remaining term and provision of this Agreement will be valid and
9 be enforced to the fullest extent permitted by law.

10 17.3 Waivers. No waiver of any breach of any covenant or provision
11 contained herein will be deemed a waiver of any preceding or succeeding breach thereof, or of
12 any other covenant or to, a licensed real estate broker (individual or corporate), agent, or finder
13 or other provision contained herein. No extension of time for performance or any obligation or
14 act will be deemed an extension of the time for, performance of any other obligation or act
15 except those of the waiving party which will be extended by a period of time equal to the period
16 of the delay.

17 17.4 Successors and Assigns. Neither party shall transfer or assign its rights
18 or responsibilities under this Agreement without the express written consent of the other party.

19 17.5 Entire Agreement. This Agreement (including all Exhibits attached
20 hereto) constitutes the entire contract between the parties hereto and may not be modified
21 except by an instrument in writing signed by the party to be charged.

22 17.6 Time of Essence. Seller and Buyer hereby acknowledge and agree that
23 time is strictly of the essence with respect to each and every term, condition, obligation and
24 provision hereof.

25 17.7 Governing Law. The parties hereto expressly agree that this Agreement
26 will be governed by, interpreted under, and construed and enforced in accordance with the
27 laws of the State of California. Venue for any proceeding related to this Agreement shall be in
28 the County of Riverside.

1 17.8 No Recordation. No memorandum or other document relating to this
2 Agreement shall be recorded without the prior written consent of Seller and Buyer.

3 17.9 Survival. Any provisions of this Agreement which by their terms require
4 performance by either party after the Close of Escrow shall survive the Close of Escrow.

5 17.10 Brokers. Seller and Buyer represent and warrant to the other that
6 neither Buyer nor Seller has employed any broker and/or finder to represent its interest in this
7 transaction. Each party agrees to indemnify and hold the other free and harmless from and
8 against any and all liability, loss, cost, or expense (including court costs and reasonable
9 attorney's fees) in any manner connected with a claim asserted by any individual or entity for
10 any commission or finder's fees in connection with the conveyance of the Property arising out
11 of agreements by the indemnifying party to pay any commission or finder's fee.

12 17.11 Exhibits. Each exhibit attached hereto is incorporated herein by this
13 reference as if set forth in full in the body of this Agreement.

14 17.12 Assignment. Buyer shall neither assign Buyer's rights nor delegate
15 Buyer's obligations hereunder without Seller's prior written consent, which may be withheld in
16 Seller's sole discretion.

17 ///

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27 ///

28

1 THIS AGREEMENT WILL BE NULL AND VOID IF NOT EXECUTED BY BUYER and
2 approved by the Board of Directors of the Redevelopment Agency for the County of Riverside.
3 IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and
4 year set forth below.

5
6 Dated: _____

7 ELSINORE LODGE NO. 1021, LOYAL
8 ORDER OF MOOSE INCORPORATED, A
9 CALIFORNIA CORPORATION

10 By: KA Tyler
11 Name: KENY TYLER
12 Its: Governor

13 By: Richard S. Christie
14 Name: Richard S. Christie
15 Its: Administrator

16 REDEVELOPMENT AGENCY FOR THE
17 COUNTY OF RIVERSIDE

18 By: Bob Buster
19 Bob Buster
20 Chairman, Board of Directors

21 APPROVED AS TO FORM:
22 PAMELA J. WALLS, Agency Counsel

23 By: Pamela J. Walls
24 Deputy

25 ATTEST:
26 Kacia Harper-Ihem
27 Clerk of the Board

28 By: Kacia Harper-Ihem

CO:ra/051611/398ED/13.994 S:\Real Property\TYPING\Docs-13.500 to 13.999\13.994.doc

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Riverside, and described as follows:

The southeasterly 305 feet of Lot(s) 28 of Block D of Elsinore, as shown by map of Resubdivision of said Block on file in Book 6 Page(s) 296, of Maps, Records of Records of San Diego County, California, said 305 feet being measured along the northeasterly line of said lot;

Excepting therefrom that portion thereof described as follows:

Beginning at the most easterly corner of said lot;

Thence northwesterly on the northeasterly line of said lot, 115 feet;

Thence southwesterly parallel with the southeasterly line of said lot, 250 feet;

Thence southeasterly parallel with the northeasterly line of said lot, 115 feet;

Thence northeasterly on the southeasterly line of said lot, 250 feet to the point of beginning;

Excepting therefrom that portion of Pamela Road by Resolution No. 94-007, recorded February 23, 1994 as Instrument No. 75869 of Official Records of Riverside County, California.

APN 371-210-028

(End of Legal Description)

EXHIBIT B

Recorded at request of and return
to:

Department of Facilities
Management
Real Property Division
3403 10th Street , Suite 500
Riverside, CA 92501

FREE RECORDING

This instrument is for the benefit of
the County of Riverside and is
entitled to be recorded without fee.
(Govt. Code 6103)

COra/051211/398ED/13.994

(Space above this line reserved for Recorder's use)

APN:

371-210-028

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ELSINORE LODGE NO. 1021, LOYAL ORDER OF MOOSE INCORPORATED, A
CALIFORNIA CORPORATION (WHO ACQUIRED TITLE AS ELSINOR LODGE NO. 1021,
LOYAL ORDER OF MOOSE INCORPORATED, A CALIFORNIA CORPORATION)

GRANTS to the REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE, a public
body, corporate and politic, organized and existing under, and by virtue of the State of
California, the real property in the County of Riverside, State of California, described as:

See Exhibit "A" attached hereto
And made part hereof

APN: 371-210-028

Dated: _____

ELSINORE LODGE NO. 1021, LOYAL
ORDER OF MOOSE INCORPORATED, A
CALIFORNIA CORPORATION

By: _____
Name:
Its:

State of California)
County of _____)

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

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

WITNESS my hand and official seal.

Signature _____

[SEAL]

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the within deed to the
COUNTY OF RIVERSIDE, a political subdivision, is hereby accepted by order of the Board of
Supervisors on the date below and the grantee consents to the recordation thereof by its duly
authorized officer.

Dated: _____

By: _____
Robert Field
Executive Director

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Riverside, and described as follows:

The southeasterly 305 feet of Lot(s) 28 of Block D of Elsinore, as shown by map of Resubdivision of said Block on file in Book 6 Page(s) 296, of Maps, Records of Records of San Diego County, California, said 305 feet being measured along the northeasterly line of said lot;

Excepting therefrom that portion thereof described as follows:

Beginning at the most easterly corner of said lot;

Thence northwesterly on the northeasterly line of said lot, 115 feet;

Thence southwesterly parallel with the southeasterly line of said lot, 250 feet;

Thence southeasterly parallel with the northeasterly line of said lot, 115 feet;

Thence northeasterly on the southeasterly line of said lot, 250 feet to the point of beginning;

Excepting therefrom that portion of Pamela Road by Resolution No. 94-007, recorded February 23, 1994 as Instrument No. 75869 of Official Records of Riverside County, California.

APN 371-210-028

(End of Legal Description)



COUNTY OF RIVERSIDE
ECONOMIC DEVELOPMENT AGENCY

**FINAL
INITIAL STUDY/NEGATIVE DECLARATION
MOOSE LODGE PURCHASE & DEMOLITION PROJECT
Riverside County, CA
ED #1103100202**

Prepared By:

**Redevelopment Agency for the
County of Riverside**
3403 10th Street, Fifth Floor
Riverside, CA 92501

Consultant:

URS Corporation
4505 Allstate Drive, Suite 7
Riverside, CA 92501

URS

May 2011

JUN 07 2011 4.2

APR 20 2011

LARRY W. WARD, CLERK
 By *R. Anderson* R. Anderson
 Deputy

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

Notice is hereby given that the public agency named below has completed an Initial Study of the following described project:

Public Agency:	Redevelopment Agency for the County of Riverside (RDA) 3403 Tenth Street, 5 th Floor, Riverside, CA 92501
Project Name:	Moose Lodge Purchase & Demolition (ED 1103100202)
Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	The Project site is located at 18641 and 18665 Grand Avenue, Lake Elsinore, Riverside County (APN 371-210-028). The Project is generally located on Grand Avenue between Trinity Way/Fairmont Lane and Pamela Road, Lake Elsinore, CA. The Project site is located within Township 6 South, Range 4 West, Sections 19, 20, and 29, San Bernardino Baseline and Meridian. Latitude: 33° 37' 37.11" N, Longitude: 117° 19'36.87" W
Project Description:	RDA proposes to purchase real property located at 18641 and 18665 Grand Avenue, in the unincorporated area of Lake Elsinore, Riverside County. The Project would entail the proper removal/remediation and demolition of a potentially hazardous structure, inactive water well, and abandoned septic system. Collectively, the purchase of real property and the remediation/demolition of the existing onsite facilities comprise the "Project." The RDA proposes to purchase and demolish Elsinore Moose Lodge No. 1021, which is owned and operated by Elsinore Lodge No. 1021, Loyal Order of Moose Incorporated, a California corporation. The Lodge facility has been improved in random phases, however the improvements were not consistently built to code, which has created a health and safety issue for the workers, visitors and patrons of the Lodge. There are currently no future plans to construct on this parcel after the existing structures are removed. Therefore, further environmental analysis and California Environmental Quality Act (CEQA) documentation would be required prior to any future development of the site.

This Initial Study was completed in accordance with the County's Guidelines implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. **On the basis of such Initial Study, the County Staff has concluded that the project will not have a significant effect on the environment, and has therefore prepared a Negative Declaration.** The Initial Study reflects the independent judgment of the County.

- ☒ The Project site IS NOT on a list compiled pursuant to Government Code section 65962.5.
- ☒ The proposed project IS NOT considered a project of statewide, regional or areawide significance.
- ☒ The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.
- ☒ A scoping meeting WILL NOT be held by the lead agency.

If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time and location of the scoping meeting are as follows:
No scoping meeting will be held.

County Clerk
 Neg Declaration/Ntc Determination
 Filed per P.R.C. 21152
 POSTED

APR 20 2011

Removed:

Copies of the Draft Initial Study and Negative Declaration are on file and are available for public review at:

**Redevelopment Agency for
the County of Riverside**
3403 10th Street, 5th Floor
Riverside, CA 92501
Claudia Steiding
(951) 955-8174
CSteiding@rivcoeda.org

Lake Elsinore Library
600 W. Graham
Lake Elsinore 92530
(951) 674-4517

Authority address: Redevelopment Agency for the County of Riverside
3403 10th Street, 5th Floor Riverside, CA 92501

Comments will be received until the following date: May 9, 2011

Any person wishing to comment on this matter must submit such comments, in writing, to the Authority prior to this date. Comments of all Responsible Agencies are also requested.

The Board of Directors will consider the Project and the Draft Negative Declaration. If the Board of Directors find that the Project will not have a significant effect on the environment, it may adopt the Negative Declaration. This means that the Board of Directors may consider the project without the preparation of an Environmental Impact Report.



TABLE OF CONTENTS

INTRODUCTION.....	3
ENVIRONMENTAL ASSESSMENT FORM/ INITIAL STUDY CHECKLIST	5
I. PROJECT INFORMATION	5
II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS.....	6
III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED.....	15
IV. DETERMINATION	15
V. ENVIRONMENTAL ISSUES ASSESSMENT	17
AESTHETICS.....	17
AGRICULTURE & FOREST RESOURCES	18
AIR QUALITY.....	19
BIOLOGICAL RESOURCES.....	22
CULTURAL RESOURCES.....	23
GEOLOGY AND SOILS	24
GREENHOUSE GAS EMISSIONS.....	28
HAZARDS AND HAZARDOUS MATERIALS.....	29
HYDROLOGY AND WATER QUALITY	31
LAND USE/PLANNING	33
MINERAL RESOURCES	34
NOISE	35
PUBLIC SERVICES	38
RECREATION.....	39
TRANSPORTATION/TRAFFIC.....	40
UTILITY AND SERVICE SYSTEMS.....	41
SUSTAINABILITY	43
OTHER.....	43
MANDATORY FINDINGS OF SIGNIFICANCE	44
VI. EARLIER ANALYSES	44
VII. AUTHORITIES CITED	45
RESOURCES.....	46

FIGURES

FIGURE 1 Project Location.....	9
FIGURE 2 Existing Conditions	11
FIGURE Site Photos	13

APPENDICES

APPENDIX A Air Quality – SCAQMD Rules 402 & 403; URBEMIS Results	
APPENDIX B Phase I Environmental Site Assessment	

INTRODUCTION

Purpose of the Environmental Assessment

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Sections 21000 – 21177), this Initial Study has been prepared to determine potentially significant impacts upon the environment resulting from the demolition of Elsinore Lodge No. 1021 (Moose Lodge). In accordance with Section 15063 of the *State CEQA Guidelines*, this Initial Study is a preliminary analysis prepared by the Redevelopment Agency for the County of Riverside (“County”) as Lead Agency, in consultation with other jurisdictional agencies, to inform the County decision makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed Project.

Incorporation by Reference

Pertinent documents relating to this Initial Study have been cited and incorporated, in accordance with Sections 15148 and 15150 of the State CEQA Guidelines, to eliminate the need for inclusion of large planning documents within the Initial Study. Of particular relevance are those previous studies that present information regarding description of the environmental setting, future development-related growth, and cumulative impacts. The following documents are hereby identified as being incorporated by reference:

Riverside County General Plan, June 2003

Riverside County Integrated Project, General Plan Final Program Environmental Impact Report
(SCH No. 20020511430), June 2003

Elsinore Area Plan, County of Riverside General Plan, October 2003

Organization of the Environmental Assessment

The Initial Study is organized as follows:

Introduction: Provides the purpose for the Initial Study and applicable citations pursuant to CEQA and the *State CEQA Guidelines*

County of Riverside Environmental Assessment Form: Initial Study: Provides the Project Description; existing environmental setting; the relationship of the Project to the County General Plan; and an environmental impact assessment for each impact area within the environmental checklist.

References: List of references used for the environmental analyses

Environmental Process

Upon completion of the Draft Initial Study, the document was circulated for public review and comment. Pursuant to Section 15073 of the State CEQA Guidelines, the Draft Initial Study was subject to a 20-day public review period that ended on May 9, 2011. The purpose of the review period is to solicit public and agency comments regarding the environmental analysis for the proposed Project.

The Draft Initial Study was available for public review at the Riverside County Economic Development Agency and also at the Lake Elsinore Library. A Notice of Intent (NOI) to adopt a Negative Declaration was sent via certified mail to property owners/residents within 300 feet of the proposed Project; a notice was posted in the Press Enterprise newspaper; and the NOI was posted at the Riverside County Clerk office. In addition, the NOI and a copy of the Draft Initial Study were sent to applicable local agencies to solicit agency comments on the proposed Project.

No comment letters were received on the proposed Project, and no changes were made to the Draft Initial Study.

If the Board of Directors for the Redevelopment Agency for the County of Riverside determines that the Project will have no significant long-term environmental effects, a Negative Declaration will be adopted for the Project.

COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM/ INITIAL STUDY CHECKLIST

Environmental Assessment (E.A.) Number: 1103100202

Lead Agency Name: Redevelopment Agency for the County of Riverside

Address: 3403 10th Street, 5th Floor, Riverside, CA 92501

Contact Person: Claudia Steiding

Telephone Number: 951.955.8174

Applicant's Name: Redevelopment Agency for the County of Riverside

Applicant's Address: 3403 10th Street, 5th Floor, Riverside, CA 92501

I. PROJECT INFORMATION

A. Project Description:

Redevelopment Agency for the County of Riverside (herein referred to as "County") proposes the purchase of real property located at 18641 and 18665 Grand Avenue (APN 371-210-028), in the unincorporated area of Lake Elsinore, Riverside County, California. The purchase of real property would entail the demolition of a hazardous, blighted structure and removal of a use that is not consistent with the community, as the structure entails a restaurant which resides across the street from an elementary school. Collectively, the purchase of real property and the demolition of the existing on-site structures comprise the "Project." See Figure 1 for a map of the Project vicinity; Figure 2 for an aerial map of the Project site; and Figure 3 for photos of the existing on-site structures.

The Project would include the removal of a blighted structure known as the Elsinore Moose Lodge (herein referred to as "Lodge"), which is owned and operated by Elsinore Lodge No. 1021, Loyal Order of Moose Incorporated, a California corporation. The Lodge is a single-story, wood-framed commercial structure originally constructed around 1964. Throughout the years, the Lodge facilities were improved in random phases, however the improvements were not consistently built to code, which has created a health and safety issue for the workers, visitors and patrons of the Lodge.

Because the structure was constructed in the 1960's, there is the potential for asbestos-containing material (ACM) and lead-based paint (LBP) to be present. Therefore, the structures on-site will be tested for ACM and LBP prior to any demolition activities. If hazardous chemicals, such as LPB, mercury or ACMs are identified, proper precautions would be taken during demolition activities, and the contaminants would be remediated in compliance with California environmental regulations.

An abandoned water supply well is located on the northwestern portion of the property. However, the site is currently connected to a municipal water supply and sewage system. Therefore, the Project also includes the proper abandonment of the inactive well following state and local guidelines.

A possible septic system or sewer cleanout pipe was noted to the west of the lodge structure. County building records indicate that a septic tank was demolished and the property was connected to a sewer system in 1987. The Project would include verification of proper abandonment, and the proper abandonment of the septic system according to state and local guidelines, if necessary.

There are currently no future plans to construct on this parcel after the existing structures are removed. Therefore, further environmental analysis and California Environmental Quality Act (CEQA) documentation would be required prior to any future development of the site.

B. Type of Project: Site Specific ☒ Countywide ☐ Community ☐ Policy ☐

C. Total Project Area: 2.66 acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 2.66	Lots: 1	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: 0
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A

D. Assessor's Parcel No(s): 371-210-028.

E. Street References: The Project site is located at 18641 and 18665 Grand Avenue. The Project is located in a primarily residential area in the unincorporated area of Lake Elsinore, Riverside County. Specifically, the Project is located on Grand Avenue between Trinity Way/Fairmont Lane and Pamela Road. The Project site is located at Latitude: 33° 37' 37.11" N; Longitude: 117° 19' 36.87" W.

F. Section, Township & Range Description or reference/attach a Legal Description: The Project site is located within Township 6 South, Range 4 West, Sections 19, 20, and 29, San Bernardino Baseline and Meridian.

G. Brief description of the existing environmental setting of the Project site and its surroundings: The site is completely developed. The lodge building is located on the southern end of the site and is accessed by an unimproved driveway off of Grand Avenue. The foundation component is designated as Rural Community, and the General Plan Land Use Designation for the Project site is Rural Community – Estate Density Residential (RC-EDR). North, northwest and southeast of the Project site is residential uses; southwest of the site is undeveloped; and Grand Avenue and Lakeland Village Middle School are northeast of the site.

H. Agency Approvals: The Redevelopment Agency for the County of Riverside

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1) Land Use:** The Project site is designated Rural Community – Estate Density Residential. This designation allows for single-family detached residences on large parcels of two acres minimum to five acres. Limited agriculture, intensive equestrian, and animal keeping uses are expected and encouraged. The purchase and demolition of the lodge would not result in any changes to the General Plan's land use designation of the Project site or adjacent uses.
- 2) Circulation:** The proposed Project would not impact the circulation of the area. The demolition of a blighted building on the Project site would not cause an increase in traffic or affect the level of service on Grand Avenue.
- 3) Safety:** The Project includes the removal/demolition of existing structures and related improvements. The structures will be tested for ACM and LBP prior to any demolition activities. If hazardous chemicals, such as LPB, mercury or ACMs are identified, proper precautions would be taken during demolition activities, and the contaminants would be remediated in compliance with California environmental regulations. An abandoned water supply well is located on the northwestern portion of the property. Therefore, the Project also includes the proper abandonment of the inactive well following state and local guidelines. A possible septic system or sewer cleanout pipe was noted on-site. County building records indicate that a septic tank was demolished and the property was connected to a sewer system in 1987. Therefore, the Project includes verification of proper abandonment, and the proper abandonment of the septic system according to state and local

guidelines, if necessary. The Project site is located within a Riverside County fault zone. As a result, Riverside County will require fault trenching perpendicular to the fault trace throughout a significant portion of the site prior to any future site development. The Project site has moderate to very low liquefaction potential and is susceptible to subsidence. While the Project site is located within a fault zone and has the potential for liquefaction and subsidence, there are currently no future plans to construct on this parcel after the existing structures are removed, and further analysis would be required prior to any future development of the site.

- 4) **Noise:** Implementation of the proposed Project would generate noise during the demolition of the Project. However, this short term impact would be considered generally acceptable because the Project would comply with the County of Riverside Ordinance No. 847 that imposes time restrictions on construction activities. The Project would be in compliance with the following Noise Element Policies:

N 12.1 Minimize the impacts of construction noise on adjacent uses within acceptable practices.

N 12.2 Ensure that construction activities are regulated to establish hours of operation in order to prevent and/or mitigate the generation of excessive or adverse noise impacts on surrounding areas.

N 12.4 Require that all construction equipment utilizes noise reduction features (e.g. mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.

- 5) **Housing:** The proposed Project does not involve the displacement of existing housing, nor does it create a need for new housing. The Project would demolish a blighted commercial building in a residential area. Therefore, the proposed Project would not conflict with General Plan Housing Element policies.
- 6) **Air Quality:** The proposed Project includes site demolition activities. The Project would comply with all applicable regulatory requirements to control fugitive dust, which includes compliance with all applicable regulatory requirements to control fugitive dust during construction and grading activities. As such, the proposed Project would be in compliance with General Plan policy AQ 4.9, which states:

AQ 4.9 Require compliance with South Coast Air Quality Management District (SCAQMD) Rules 403 and 403.1 and support appropriate future measures to reduce fugitive dust emanating from construction sites.

Appendix A, contained herein, includes the SCAQMD Rules 402 and 403 in their entirety.

- 7) **Multipurpose Open Space:** The proposed Project is not expected to conflict with areas identified for conservation, preservation, or reservation with the Multipurpose Open Space Element. There are no policies within the Multipurpose Open Space Element that are applicable to the proposed Project.

B. General Plan Area Plan(s): The Project is within the Elsinore Area Plan, which states that the "Temescal Wash, Murrieta Creek, and the San Jacinto River, as well as Lake Elsinore, pose significant flood hazards within the Elsinore Area Plan." However, the Project is a land purchase and demolition project and does not include the development of any structures.

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): The site is designated as Rural Community – Estate Density Residential (RC-EDR). The RC-EDR designation allows for single-family detached residences on large parcels that are a minimum of two acres to five acres, limited agriculture, intensive equestrian, and animal keeping uses.

E. Overlay(s), if any: None

F. Policy Area(s), if any: N/A

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The Project is local and does not impact any other planning areas.

H. Adopted Specific Plan Information

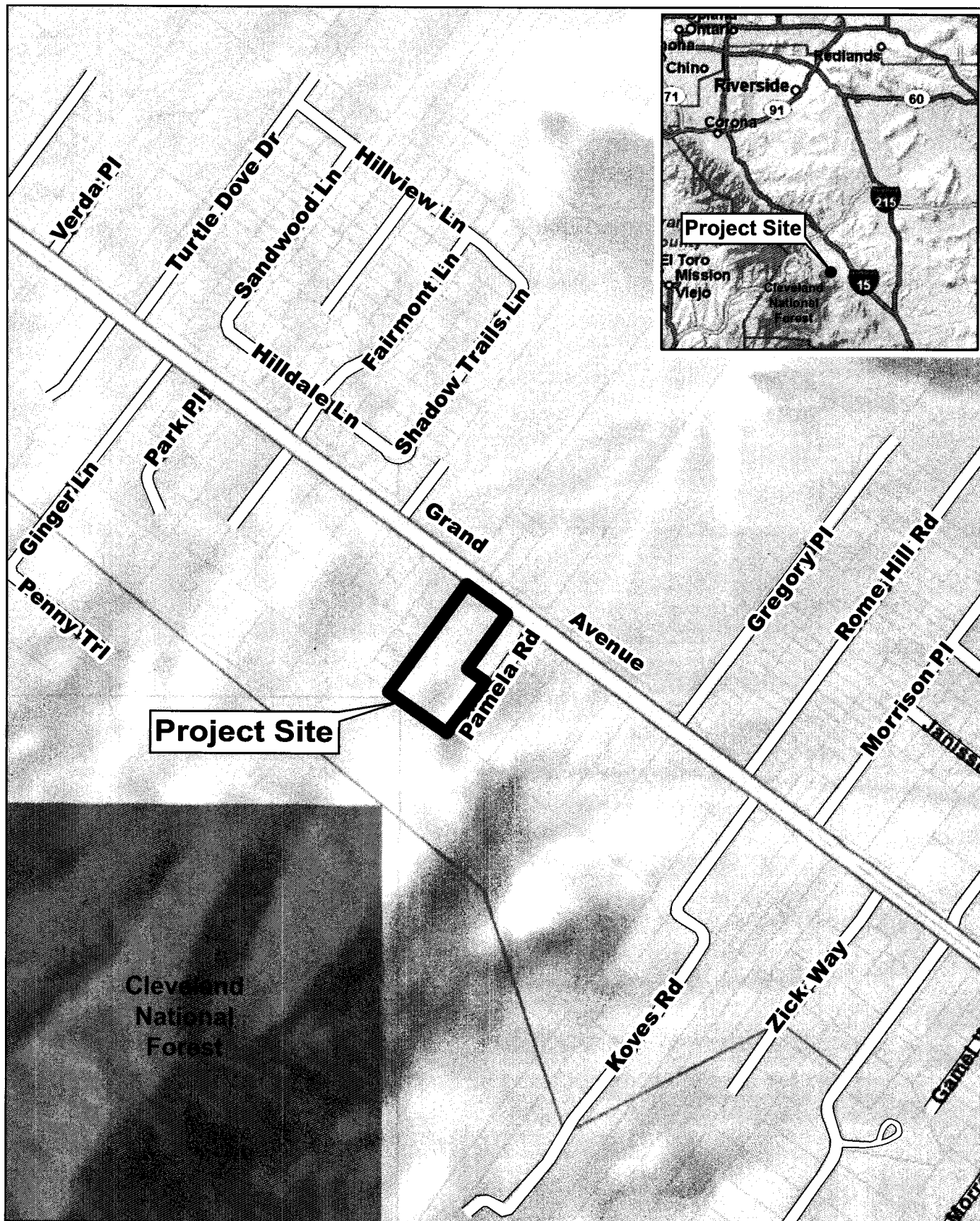
1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: The Project site is zoned Rural Residential (R-R).

J. Proposed Zoning, if any: N/A.

K. Adjacent and Surrounding Zoning: According to the Riverside County Land Information System, parcels to the immediate north, south, east, and west of the site are zoned Rural Residential (R-R).



SOURCE: ESRI Maps and Data, URS Corporation – April 2011

URS



600 300 0 600

APPROXIMATE SCALE IN FEET

04/2011

FIGURE 1

Project Location Map

Moose Lodge Demolition Project



SOURCE: ESRI Maps and Data, URS Corporation – April 2011



04/2011

FIGURE 2

Existing Conditions

Moose Lodge Demolition Project



Photo 1: Frontal view of Lodge



Photo 2: Backside view of Lodge



Photo 3: View of leaking rooftop air conditioner and unstable fence

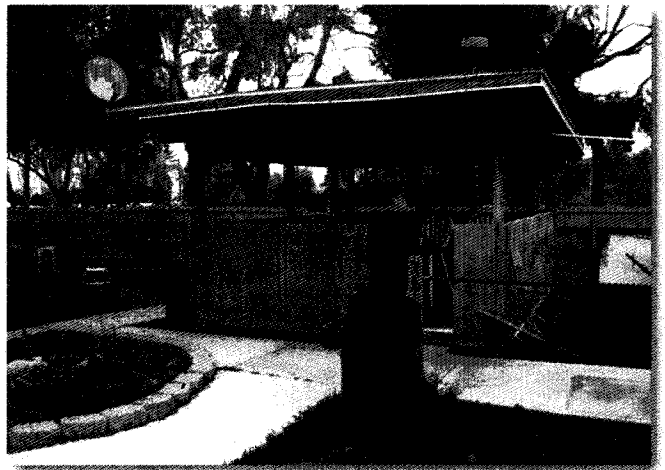


Photo 4: Onsite patio addition

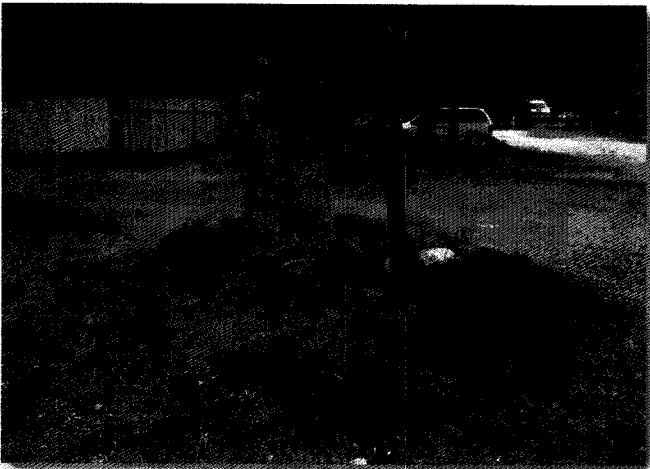


Photo 5: Potential Septic System



Photo 6: On-site water well

SOURCE: EEI Phase I ESA dated March 19, 2010

URS

04/2011

FIGURE 3

Site Photos

Moose Lodge Demolition Project

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

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.

Claudia Steiding
Claudia Steiding
Senior Environmental Planner
Riverside County Economic Development Agency

April 19, 2011
Date

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-7 "Scenic Highways", Riverside County Joint Powers Authority

Findings of Fact:

a) Scenic Highways provide the motorist with views of distinctive natural characteristics that are not typical of other areas in the County. The intent of these policies is to conserve significant scenic resources along scenic highways for future generations and to manage development along these corridors so as to not detract from the area's natural characteristics. There are no designated scenic highways or corridors within the Project area. No impacts are expected.

b) The site is currently developed and does not contain scenic resources. The proposed land purchase and building demolition would remove a blighted structure from the site, thereby improving the viewshed from its current condition. There will be no impact to scenic resources.

Mitigation: None

Monitoring: None

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

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

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Light pollution occurs when too much artificial illumination enters the night sky and reflects off of airborne water droplets and dust particles causing a condition known as "sky glow." It occurs when glare from improperly aimed and unshielded light fixtures cause uninvited illumination to cross property lines.

The Mount Palomar Observatory, located in San Diego County, requires unique nighttime lighting standards so that the night sky can be viewed clearly. The Project is located in Zone B approximately 32.5 miles away from the Mt. Palomar Observatory. The Project is a land purchase and demolition Project that does not include the installation of outdoor light fixtures. As such, lighting Ordinance No. 655 would not be applicable to the proposed Project. No impact would occur.

Mitigation: None

Monitoring: None

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Description, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a-b): The Project does not propose the installation of any lighting fixtures on the site. No impact would occur.

Mitigation: None

Monitoring: None

AGRICULTURE & FOREST RESOURCES

Would the project

4. Agriculture

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS Database (RCLIS)

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The site is located in a residential area and is designated as "Urban/Built-up Land." The site does not contain agricultural resources. Therefore, there would be no impact.

b) The site is not subject to a Williamson Act contract, nor is it located within an agricultural preserve. Therefore, there would be no impact.

c) The Project area is residential and commercial in nature, and is not zoned for primarily agricultural purposes (as defined by Ordinance No. 348). Therefore, there would be no impact.

d) The Project will not interfere with any existing and future residential agricultural activity, and will not convert or disturb agricultural uses in the area. Therefore, there would be no impact.

Mitigation: None

Monitoring: None

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

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

Findings of Fact:

a-c) The Project is located in a developed area. The site is not considered as forested land or a natural recreation area. Therefore, there would be no impact.

Mitigation: None

Monitoring: None

AIR QUALITY

Would the project

6. Air Quality Impacts

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

☐ ☐ ☒ ☐

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

☐ ☐ ☒ ☐

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)?

☐ ☐ ☒ ☐

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2, URBEMIS, Appendix A

Findings of Fact:

- a) The proposed Project site is located within the South Coast Air Basin (SCAB) and is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The boundaries of the SCAB range from the Pacific Ocean on the west to the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. It includes portions of Los Angeles County, all of Orange County, and the non-desert areas of Riverside and San Bernardino counties. The final 2007 Air Quality Management Plan (AQMP) was adopted by the SCAQMD Governing Board on June 1, 2007 and provides updates to federal standards regarding carbon monoxide (CO), nitrogen dioxide (NO₂), and standards for ozone and particulate matter less than or equal to 10 microns in diameter (PM₁₀). The SCAB is a federal and state non-attainment area for ozone, PM₁₀, and PM_{2.5}. An area is considered to be in non-attainment status when air pollution persistently exceeds the national ambient air standards. The 2007 AQMP establishes a comprehensive program to lead the SCAB into compliance with all federal and state air quality standards. The AQMP development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. As such, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plans and/or population projections.

The proposed Project consists of the demolition of an existing structure and will not alter the present or planned land use of this area, and the Project does not conflict with or obstruct implementation of the AQMP. Therefore, impacts are considered less than significant.

- b) Short-term impacts will occur during Project construction. The SCAQMD has established standard policies concerning the control of fugitive dust emissions, which are applicable to ground-disturbing activities for all projects. Rule 402 requires the implementation of dust control techniques to prevent fugitive dust from creating a nuisance off-site, while Rule 403 is designed to reduce the amount of fugitive dust entrained as a result of human activity. **All projects must comply with the provisions of Rules 402 and 403.** Appendix A includes SCAQMD Rules 402 and 403 in their entirety.

As shown below in Table 1, the emissions resulting from Project demolition activities do not exceed the SCAQMD's regional significance thresholds for construction activities. Therefore, impacts from short-term demolition activity are less than significant.

Table 1. Demolition Emissions (lbs/day)

Activity	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Demolition Fugitive Dust	0	0	0	0	2.05	0.43
Off-Road Diesel Equipment	1.05	7.22	4.58	0	0.55	0.50
On-Road Diesel Equipment	0.13	1.83	0.66	0	0.08	0.07
Worker Trips	0.03	0.05	0.97	0	0.01	0.01
Total:	1.21	9.10	6.21	0	2.69	1.01
SCAQMD Significance Threshold	75	100	550	150	150	55
Significant?	NO	NO	NO	NO	NO	NO

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Appendix A

- c) As demonstrated above, the demolition component of the Project would not create significant air quality impacts. Additionally, no direct emissions will be generated as a result of the real property purchase. There are no current plans for future development on this parcel. However, any future development will require further CEQA documentation and air quality analysis.

Since the proposed Project is in conformance with the AQMP and will not result in increased pollutant emissions, the Project's incremental contribution to criteria pollutant emissions for which the region is in non-attainment is not cumulatively considerable and is considered to be less than significant.

- d) The nearest sensitive receptors to the proposed Project are residences located to the east and west of the Project site. Additionally, Lakeland Village Middle School is located approximately 40 meters northeast of the Project site. In order to ensure a worst-case analysis, a receptor distance of 25 meters was used. It should be noted the SCAQMD recommends that 25 meters be utilized even when receptors are actually located nearer than 25 meters.

Localized impacts resulting from short-term Project construction were calculated based on the SCAQMD's LST Methodology. Since demolition activities will occur over an area of approximately 2.66 acres, linear regression was utilized consistent with SCAQMD LST guidance in order to derive the emissions thresholds for a site of this size. Table 2 below summarizes the results of the LST analysis for short term demolition activities.

Table 2. Localized Significance Summary - Demolition

Demolition	Pounds per Day			
	CO	NO ₂	PM ₁₀	PM _{2.5}
Peak Demolition Emissions	5.55	7.29	2.61	0.94
LST Threshold	1,270	255	8	5
Significant Impact?	NO	NO	NO	NO

Source: Appendix A

Short-term construction emissions of CO, NO_x, PM₁₀, and PM_{2.5} do not exceed the SCAQMD localized thresholds of significance.

As presented in Table 2 above, the Project will not expose sensitive receptors within one mile of the Project site to substantial point source emissions, and the impact is considered less than significant.

- e) The Project involves the demolition of an existing blighted structure and does not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter; thus, there will be no impacts in this regard.
- f) The Project presents the potential for generation of objectionable odors in the form of diesel exhaust during demolition activities. However, the LST analysis above demonstrates that significant emissions will not be produced at a local level during construction and the Project will not expose substantial numbers of people to objectionable odors. Therefore, impacts with regard to objectionable odors are considered less than significant.

Mitigation: None

Monitoring: None

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES				
Would the project				
7. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS Database (RCLIS), WRMSHCP, On-site Inspection

Findings of Fact:

a-g) The Project site is situated on property that is highly disturbed and lacks natural communities. The proposed Project site is not located within any Western Riverside Multi-Species Habitat Conservation Plan (WRMSHCP) cell, thus a criteria analysis and completion of the Habitat Purchase and Negotiation Process (HANS) is not required. The Project would not interfere with an adopted Habitat Conservation Plan, Natural Conservation Community Plan or other approved local, regional, or state conservation plan.

There are no natural watercourses or riparian habitat on-site. In addition, there are no depressed areas which could support formation of vernal pools or potential fairy shrimp habitat within the survey area. The Project site is situated in a developed/disturbed area and is not located within any WRMSHCP Cell nor is it located within close proximity to any conserved areas thus Urban/Wildlands Interface Guidelines do not apply. No impact would occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None

Monitoring: None

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: GIS Database (RCLIS), On-site Inspection

Findings of Fact:

a-b) Although the structures on-site date back to the 1960s, the integrity of the structures negate the potential for historic preservation. The site is not considered to be a historic resource. Therefore, there would be no impact.

Mitigation: None

Monitoring: None

9. Archaeological Resources

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

Source: GIS Database (RCLIS), On-site Inspection, Phase I ESA

Findings of Fact:

a-b) The site is not within tribal lands. The site contains has been previously graded/disturbed, and contains several structural improvements. Therefore, the potential to alter or destroy an archaeological site is extremely low. A less than significant impact would occur.

c) The Project site is located in a developed/disturbed area and is not situated on a known formal or informal cemetery. No impacts to human remains, including those interred outside of formal cemeteries are anticipated.

d) There are no known religious or sacred uses within the Project area. Therefore, no impact will occur as a result of Project implementation.

Mitigation: None

Monitoring: None

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. Paleontological Resources

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS Database (RCLIS); Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to the Riverside County Land Information System (RCLIS), the paleontological sensitivity of the site is undetermined. The Project site is situated in an area underlain by sedimentary rocks for which literature and unpublished studies are not available. However, the proposed Project is a demolition and real property purchase, and does not include development of the site. The site was previously graded to support the existing structures and utilities and very little earthwork is expected with the Project demolition. As such, the proposed Project has a very low potential to disturb any unique paleontological resource, site, or unique geologic feature. A less than significant impact would occur. Any subsequent improvements on-site would require further CEQA documentation and analysis.

Mitigation: None

Monitoring: None

GEOLOGY AND SOILS

Would the project

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS Database,

Findings of Fact:

a-b) The State of California Alquist-Priolo Earthquake Fault Zoning Act was passed in 1972 to mitigate the hazard of surface rupture along earthquake faults. The main purpose of the Alquist-Priolo Earthquake Fault Zoning Act is to prevent the construction of buildings used for human occupancy along fault lines.

Three major faults zones and some subordinate fault zones are found in the Lake Elsinore area. Specifically, the entire property lies within a County Fault Zone (a fault zone map is appended to the attached Phase I ESA; see Appendix B). Although the Project is located within a County fault zone, it does not propose the construction of habitable structures, as it is only a land purchase and demolition Project. Therefore, impacts to people and structures from rupture of known earthquake faults are considered less than significant. It should be noted that Riverside County will require fault trenching perpendicular to the fault trace throughout a significant portion of the site prior to any future site development.

Mitigation: None

Monitoring: None

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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12. Liquefaction Potential Zone

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

☐ ☐ ☒ ☐

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database (RCLIS)

Findings of Fact:

According to the Riverside County Land Information System, the site has a very low to moderate potential for liquefaction. However, Project implementation would not involve the construction of habitable buildings, and it would not contribute to increasing the potential for liquefaction on the site. Demolition of the existing Lodge would be in accordance with local, state and federal regulations. For these reasons, potential impacts with respect to liquefaction are considered less than significant.

Mitigation: None

Monitoring: None

13. Ground-shaking Zone

a) 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)

Findings of Fact:

a) As previously discussed in Item 11, Southern California is a seismically-active region; therefore, ground shaking resulting from earthquakes may occur during the lifetime of the Project. While the Project is located within a County Fault Zone, the Project does not include the construction of habitable structures. Potential impacts with respect to strong seismic ground shaking are considered less than significant.

Mitigation: None

Monitoring: None

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"

Findings of Fact: The site is not located in an area that is subject to landslide. Therefore, there would be no impact.

Mitigation: None

Monitoring: None

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15. Ground Subsidence

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

☐ ☐ ☒ ☐

Source: County Board of Supervisors Resolution No. 94-125; GIS Database (RCLIS)

Findings of Fact:

a) According to the Riverside County Land Information System, the Project site is susceptible to ground subsidence. Subsidence is compaction of soil and other surface material with little or no horizontal motion. Causes of subsidence include earthquake and changes in groundwater tables. Subsidence may occur if the groundwater level substantially decreases. The Project is a land purchase and demolition project that does not propose the construction of habitable structures. Demolition of the blighted Lodge structure would be in accordance with local, state and federal guidelines and regulations. As such, a less than significant impact is considered with respect to ground subsidence.

Mitigation: None

Monitoring: None

16. Other Geologic Hazards

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

☐ ☐ ☒ ☐

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) There are no known volcanoes in the vicinity of the proposed Project site. The topography of the site does not include steep slopes which could generate a mudflow. Lake Elsinore (water body) is located approximately one half mile from the Project site. However, the Project does not propose the construction or operation of habitable structures. Therefore, the impact would be less than significant.

Mitigation: None

Monitoring: None

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

Findings of Fact:

a-b) The site is relatively flat and the proposed Project demolition will not result in a change in topography or have the potential to create cut or fill slopes greater than 2:1 or higher than 10 feet. As such, no impact would occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) A possible septic system or sewer cleanout pipe was noted to the west of the lodge structure. County building records indicate that a septic tank was demolished and the property was connected to a sewer system in 1987. The Project would include verification of proper abandonment of the septic system according to state and local guidelines, if necessary. The impact would be less than significant.

Mitigation: None

Monitoring: None

18. Soils

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

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

Findings of Fact:

a) The proposed Project is a land purchase and demolition project that would not result in soil erosion or the loss of topsoil. Very little to no earthwork will be required for project demolition. However, sediment control and erosion control Best Management Practices (BMPs) would be implemented to reduce the impact to less than significant.

b) Soil in the vicinity of the site has been identified by the United States Department of Agriculture – Natural Resource Conservation Service, online Web Soil Survey Database as a mixture of sandy loam of the Hanford Soil Series on the central and western portion, and fine sandy loam of the San Emigdio Soil Series on the eastern portion at 2 to 9 percent slopes (USDA, 2011). These soil series consists of very deep, well drained soils that formed in moderately coarse textured alluvium dominantly from granite and dominantly sedimentary alluvium. These soils have negligible to low runoff and moderately rapid permeability. Further, the Project is a land purchase and demolition Project. The impact would be less than significant. c) The Project site supports existing sewer and wastewater infrastructure and does not have soils incapable of supporting this type of infrastructure. No impact would occur.

Mitigation: None

Monitoring: None

19. Erosion

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

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

Findings of Fact:

a) There are no rivers, streams or lakes on-site. Property purchase and demolition of the existing Lodge would not modify the channel of a river or stream or bed of a lake. No impact would occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Project implementation is not expected to result in any increase in water erosion on or off the site.

Mitigation: None

Monitoring: None

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

☐
☐
☒
☐

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

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

Findings of Fact:

a) The Project site is not located in an area highly susceptible Blowsand. Blowsand is not expected to enter the site from off-site sources due to the development of surrounding parcels. During the demolition, compliance with SCAQMD Rule 403 will be implemented to reduce the potential for wind erosion and the release of airborne particulate matter into the air throughout the site. Rule 403 requires (among other measures) that exposed soils (i.e., areas graded for sidewalks), be treated at least twice per day with water or chemical stabilizers, restricting vehicle speeds on un-paved sections of the Project requiring vegetative covers on inactive areas of exposed earthwork, and the cessation of grading work when wind speeds exceed 25 miles per hour. Compliance with Rule 403 as well as Ordinance 484 will reduce impacts to less than significant during the demolition of the blighted Lodge. See Appendix A for the SCAQMD Rules 402 and 403.

Mitigation: None

Monitoring: None

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: URBEMIS, 2007 Model

Findings of Fact:

a) Carbon dioxide emissions resulting from Project demolition activities were calculated using the URBEMIS 2007 model, and include emissions resulting from on-road and off-road diesel fuel consumption as well as worker commutes.

It is estimated that Project construction will result in total emissions of approximately 11.60 metric tonnes (MT) of carbon dioxide (CO₂). In comparison to global CO₂ emissions of approximately 26.4 giga tonnes, the Project's short-term construction CO₂ emissions of 11.60 metric tonnes comprise approximately 0.000000044 percent of the Earth's total annual CO₂ emissions from fossil fuel combustion. Compared to California's statewide annual CO₂ emissions of approximate 412 million MT, the Project's contribution represents

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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approximately 0.0000028 percent of statewide emissions. The proposed Project will not result in any significant long-term greenhouse gas emissions once demolition activities are complete. Therefore, the Project's CO₂ emissions do not constitute a substantial contribution to global climate change and will not result in significant impacts on the environment.

b) The County of Riverside has adopted policies and programs in its General Plan to promote the use of clean and renewable energy sources, facilitate alternative modes of transportation, and for the sustainable use of energy. However, because the County does not have an adopted plan (e.g. Climate Action Plan or GHG Reduction Plan) or regulation, the California Air Resources Board (CARB) Scoping Plan has been used for the purposes of this analysis.

The CARB Scoping Plan calls for a reduction in California's GHG emissions by approximately 30 percent as compared to business-as-usual projections for 2020, or about 10 percent from today's levels.

Since the proposed Project only includes the demolition of a blighted structure and will not result in any long-term operational greenhouse gas emissions. The Project will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, the Project's impact on global climate change is considered less than significant.

Mitigation: None

Monitoring: None

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?

☐ ☐ ☒ ☐

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?

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

☐ ☐ ☒ ☐

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?

☐ ☐ ☒ ☐

Source: EEI Phase 1 Environmental Site Assessment; Project Application Materials

Findings of Fact:

a) The proposed Project will not result in the transport or disposal of hazardous materials unless the proposed testing of the existing structure prior to demolition is found to contain Asbestos-Containing Material (ACM) or Lead-based Paint (LBP). In the event of ACM or LBP being discovered, disposal of these materials would be in

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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accordance with state and local guidelines and regulations (see b, below). A less than significant impact would occur.

b) A Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the property was performed by EEI on March 18, 2010. This Phase I ESA has revealed no evidence of recognized environmental conditions in connection with the property. However, there is the potential for ACM and LBP to be present in the Lodge structure as it was built prior to 1978. As a result of this potential for impact, the Project Proponent will perform ACM and LBP testing and removal (if positive results are indicated) on the structure prior to demolition as a part of the proposed Project. All testing and removal would be in accordance with all state and local guidelines and regulations. A less than significant impact would occur.

c) Access to emergency vehicles will be allowed at all times. The proposed Project will not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan. The Project will provide a Traffic Control Plan, which would assign detour routing and allow for appropriate emergency access and evacuation for the Project area during demolition. Therefore, impacts are considered less than significant in this regard.

d) The proposed Project is located in the Lake Elsinore Unified School District. The Lakeland Village Middle School is located directly across the street from the Project site on the northeast corner of Grand Avenue and its intersection with Gregory Place. As stated previously, SCM and LBP testing and removal (if positive results are indicated) is a part of the proposed Project. Testing and removal (if the results are positive) would be compliant with all applicable state and local guidelines and regulations; therefore, Project implementation would not pose a danger to the students. Therefore, a less than impact would occur.

e) According to the EEI Phase 1 ESA, the investigation has revealed no evidence of recognized environmental conditions in connection with the property. There are no gas stations located in the immediate Project vicinity. The proposed Project is not expected to create a significant hazard to the public. A less than significant impact would occur.

Mitigation: None

Monitoring: None

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

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS Database (RCLIS).

Findings of Fact:

a-d) The Project is not located within an airport influence area, and it is not located in an airport compatibility zone. However, Skydive Lake Elsinore, which contains a private airstrip, is located at 20701 Cereal Street in the City of Lake Elsinore and is situated nearly 3 miles northeast of the Project site. The property purchase and demolition activity would not interfere with airport operations and no impact would occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: None

Monitoring: None

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?

☐ ☐ ☐ ☒

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS Database (RCLIS), County of Riverside General Plan.

Findings of Fact:

a) The Project site is not located in a high fire area. Therefore, there would be no impact.

Mitigation: None

Monitoring: None

HYDROLOGY AND WATER QUALITY

Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

☐ ☐ ☒ ☐

b) Violate any water quality standards or waste discharge requirements?

☐ ☐ ☒ ☐

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)?

☐ ☐ ☒ ☐

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?

☐ ☐ ☒ ☐

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?

☐ ☐ ☐ ☒

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐ ☐ ☐ ☒

g) Otherwise substantially degrade water quality?

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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vectors or odors)?

Source: Federal Emergency Management Agency (FEMA) Flood Hazard Map online Database; Riverside County General Plan; GIS Database (RCLIS); Project Application Materials

Findings of Fact:

- a) There are no streams or rivers present on site. The existing hydrology would not be substantially altered, however the proposed demolition of the Lodge could alter the runoff that occurs in the affected area from the current condition. However, as required by the Clean Water Act, the proposed Project would comply with the Santa Ana Municipal Separate Storm Sewer (MS4) National Pollution Discharge Elimination Permit (NPDES) Permit. As such, Best Management Practices (BMPs) would mitigate any potential impacts to less than significant.
- b) The utilization of BMPs designed to minimize any potential runoff as well as compliance with state and County policies and procedures, would negate the potential for impact. The impact would be less than significant impact.
- c) The Project's purchase and proposed demolition would not utilize substantial water (other than for dust control during demolition). The impact would be less than significant.
- d) The topography of the Project area is characterized by land that gently slopes toward Lake Elsinore, which is located approximately one half mile north of the subject property. The elevation of the subject property ranges from approximately 1,305 feet above mean sea level (amsl) on the lower elevations along the northern margins and rises in elevation to approximately 1,330 feet amsl at the southern corner of the property. As discussed above in 25a, BMPs would be developed to control runoff and protect water quality, thereby preventing the potential for a significant impact. A less than significant impact would occur.
- e) The Project proposes the purchase of APN #371-210-028 and the demolition of the existing Moose Lodge facilities. No housing would be developed. As such, no impact would occur.
- f) According to the information reviewed on the Flood Insurance Rate Map (FIRM), Map No. FM06065C2039G, Panel 2039 of 3805 (effective August, 2008), the subject property is located within Zone X, which are areas outside the one percent annual chance floodplain; areas of one percent annual chance sheet flow flooding where average depths are less than one-foot; areas of one percent annual chance stream flooding where the contributing drainage area is less than one square mile, or areas protected from the one percent annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones. The Project does not propose to construct any structures that could impede or redirect flows. No impact would occur.
- g) As reported in the EEI Phase 1 ESA, the current property owner representative reported that the site is connected to a municipal water supply and sewage system. During EEI's site reconnaissance, a possible water supply well was observed on the northwestern portion of the property. The County of Riverside will abandon the inactive water well following state and local guidelines as a part of the proposed Project.

A possible septic system or sewer cleanout pipe was noted to the west of the lodge structure. County building records indicate that a septic tank was demolished and the property was connected to a sewer system in 1987. The County will verify that the inactive septic system was properly abandoned and will properly abandon it, if necessary, as a part of the proposed Project. A less than significant impact would occur.
- h) The types of stormwater control BMPs (i.e., silt fencing, sandbags, discharge point) would not result in significant environmental effects. No impact would occur.

Mitigation: None

Monitoring: None

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: EEI Phase 1 ESA; 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; GIS Database (RCLIS); Elsinore Area Plan

Findings of Fact:

a-b) The removal of existing structures will increase the amount of permeable surface area at the Project site, which would reduce the amount of surface runoff as long as the site remains vacant. The site will continue to have vegetation growth that would slow down and absorb on-site flows. A less than significant impact would occur. As stated previously, any future development of the site would undergo subsequent CEQA review.

c-d) Lake Elsinore (water body) is located one half mile north of the proposed Project. The Project is within the Elsinore Area Plan, which states that the "Temescal Wash, Murrieta Creek, and the San Jacinto River, as well as Lake Elsinore, pose significant flood hazards within the Elsinore Area Plan." However, the Project is a land purchase and demolition project and does not include the development of any structures. No impact would occur.

Mitigation: None

Monitoring: None

LAND USE/PLANNING

Would the project

27. Land Use

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

Source: RCIP, GIS Database (RCLIS), Project Application Materials

Findings of Fact:

a-b) The proposed Project would remove a blighted commercial building from the site. The Project site is currently designated RC-EDR, which allows for single-family detached residences on parcels ranging from two

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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acres minimum to five acres and limited agricultural, intensive equestrian, and animal keeping uses. The area surrounding the Project site is also designated for residential uses. Commercial use is not consistent with the General Plan designation for the Project site or the immediate surrounding area. Therefore, the removal of a commercial building from the Project site would facilitate consistency with planned land uses for the area. No impact would occur.

Mitigation: None

Monitoring: None

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

Source: Riverside County General Plan Land Use Element, Staff review, GIS Database (RCLIS)

Findings of Fact:

a-e) The proposed Project would facilitate land purchase and the demolition of a blighted structure in an area zoned R-R, Rural Residential. Typical uses include one-family dwellings, mobile homes, light agriculture, animal husbandry, farm animals, (maximum of 5 animals per acre), and kennels/catteries pursuant to provisions of Section 18.45 of the Zoning Code. The Zoning Code does not prohibit land purchase or the demolition of a blighted structure. This Project would improve the viewshed from its current condition, which would, in turn, enhance the local community in terms of aesthetics and potential value. No impact would occur.

Mitigation: None

Monitoring: None

MINERAL RESOURCES

Would the project

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

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 OS-5 "Mineral Resources Area"

Findings of Fact:

a-d) The proposed Project is located in Mineral Resource Zone (MRZ) 3, an area where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The demolition associated with this Project is highly unlikely to uncover any known mineral resources that have the potential to exist. The Project is not located on or near a locally-important mineral resource recovery site and would not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impact would occur.

Mitigation: None

Monitoring: None

NOISE

Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA ☐ A ☒ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

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

NA ☐ A ☒ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

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

Findings of Fact:

a-b) The Project is not located within an airport land use plan or within two miles of a public airport or public use airport. Skydive Lake Elsinore, which contains a private airstrip, is located at 20701 Cereal Street in the City of Lake Elsinore, but it is situated approximately 3 miles northeast of the Project site. The Project does not include any structures. Therefore, the Project would not result in excessive airport noise levels for people residing or working in the Project area. No impact would occur.

Mitigation: None

Monitoring: None

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
31. Railroad Noise				<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

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

Findings of Fact:

The proposed Project is not located in the vicinity of rail lines. Therefore, no impact would occur.

Mitigation: None

Monitoring: None

32. Highway Noise				<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The proposed Project is not located in close proximity to an existing highway; Interstate 15 is approximately two miles north of the site. The Project does not propose any action that would expose people in, or near the Project site to the potential for adverse impacts related to highway noise. No impact would occur.

Mitigation: None

Monitoring: None

33. Other Noise				<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project Application Materials, GIS Database

Findings of Fact: None.

Mitigation: None

Monitoring: None

34. Noise Effects on or by the Project				<input checked="" type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			<input checked="" type="checkbox"/>	
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			<input checked="" type="checkbox"/>	
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			<input checked="" type="checkbox"/>	

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials, County Ordinance 847

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 would demolish an existing structure, Elsinore Lodge No. 1021. While there would be a temporary increase in noise levels within the Project vicinity during the proposed demolition, there would be no permanent increase in ambient noise levels once construction is complete. No impact would occur.

b-c) Short-term construction noise impacts would occur during demolition activities. Residents surrounding the Project site will likely experience some periods during demolition when noise levels will exceed the thresholds provided in the County ordinance (55 dBA during daytime hours). Construction activity would adhere to Noise Ordinance 847 regarding construction hours being restricted to between 7:00 a.m. and 7:00 p.m. Monday through Saturday, and no construction on Sunday and all public holidays. All construction vehicles or equipment, fixed or mobile, would be equipped with properly operating and maintained mufflers. The construction noise impact would be temporary and is considered less than significant.

d) Proposed demolition activities have the potential to produce ground-borne vibrations in the short-term. However, Riverside County Ordinance No. 847 places time restrictions involving heavy equipment (see b & c, above) in order to protect sensitive receptors from impact. A less than significant impact would occur.

Mitigation: None

Monitoring: None

POPULATION AND HOUSING Would the project

35. Housing	<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 (RCLIS), Riverside County General Plan Housing Element

Findings of Fact:

a-f) The proposed Project is a land purchase and demolition Project. No residents or property owners would be displaced as a result of Project implementation. No impact would occur.

Mitigation: None

Monitoring: None

	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 proposed Project would facilitate the demolition of a blighted structure. The Project would not increase the population beyond the current condition, and, as such, would not result in the need for new fire facilities or increased fire-fighting personnel. No impact would occur.

Mitigation: None

Monitoring: None

37. Sheriff Services ☐ ☐ ☐ ☒

Source: RCIP

Findings of Fact:

The proposed Project would facilitate the demolition of a blighted structure. The Project would not increase the population beyond the current condition, and, as such, would not result in the need for new sheriff's facilities or increased sheriff personnel. No impact would occur.

Mitigation: None

Monitoring: None

38. Schools ☐ ☐ ☐ ☒

Source: Site reconnaissance, GIS Database (RCLIS)

Findings of Fact:

The Lakeland Village Middle School is the nearest school to Project area, which is located across the street, directly northeast of the Project site. The proposed Project does not include any structures or residences that would result in the need for new schools or increased school personnel. No impact would occur.

Mitigation: None

Monitoring: None

39. Libraries ☐ ☐ ☐ ☒

Source: RCIP

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project is a land purchase and demolition project that would not increase the population beyond the current condition. As such, the Project would not result in the need for new library facilities or increased library personnel. No impact would occur.

Mitigation: None

Monitoring: None

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 Project is a land purchase and demolition project that would not increase the population beyond the current condition. As such, the Project would not result in the need for new medical facilities. No impact would occur.

Mitigation: None

Monitoring: None

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS Database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-b) The Project does not include the construction or expansion of a recreational facility and does not propose to include the use of existing neighborhood or regional parks or other recreational facilities. No impact would occur.

c) A County Service Area (CSA) provides “enhanced” County/Governmental services in specified areas above the basic service level provided throughout the County. CSA’s are funded with special taxes generated from the area of service. Since the proposed Project is not located within a County Service Area, no impact would occur.

Mitigation: None

Monitoring: None

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Open Space and Conservation Map for Western County trail alignments, Project Application Materials

Findings of Fact:

There are no recreational trails located on the Project site. No impact would occur.

Mitigation: None

Monitoring: None

TRANSPORTATION/TRAFFIC

Would the project

43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, Site Plan, Site Reconnaissance, Traffic Control Plan

Findings of Fact:

a) The proposed Project would not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. A less than significant impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The demolition of the blighted structure would involve construction workers traveling to and from the Project site. However, any potential for impact would be temporary. Furthermore, the size of the Project is very small in magnitude and scale and any increase in the number of construction worker trips to- and-from the site would only marginally contribute to the existing traffic load. Implementation of the proposed Project would not have a significant impact on the existing level of service (LOS) of the local roadways. A less than significant impact would occur.

c) The Project would not have direct access to, or use of any air transportation facilities, and would not affect air traffic patterns. No impact would occur.

d) The proposed Project would not alter rail, water or air traffic. No impact would occur.

e) The proposed Project will not alter the existing roadway system. Therefore, there would be no impact.

f) The Project implementation would have no effect on the need for new or altered maintenance of roads from the current condition. No impact would occur.

g) Due to the small scale of the required demolition activity, the Project would not significantly impact local roadways. Therefore, impacts are considered less than significant.

h) Fire and emergency access would be provided in compliance with the Uniform Fire Code. Due to the small scale of the required demolition activity, the Project would not significantly affect emergency access or access to nearby uses. The impact would be less than significant.

i) The proposed Project would not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. No impact would occur.

Mitigation: None

Monitoring: None

44. Bike Trails

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

Findings of Fact:

There are no designated bike trails that exist on the Project site. No impact would occur.

Mitigation: None

Monitoring: None

UTILITY AND SERVICE SYSTEMS

Would the project

45. Water

a. Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Description

Findings of Fact:

a-b) The Project is a land purchase and demolition project and is not expected to generate wastewater that would require treatment for potable use, nor is the Project expected to use water, other than for dust control purposes during demolition activity. Therefore, no new water or wastewater treatment facilities would be needed. No impact would occur.

Mitigation: None

Monitoring: None

46. Sewer

a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The Project is not expected to generate wastewater. Therefore, no new water or wastewater treatment facilities would be needed. No impact would occur.

Mitigation: None

Monitoring: None

47. Solid Waste

a. Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact: The debris and solid waste generated with the demolition of the Project would be disposed of according to state and local regulations. Any hazardous materials would be disposed of at a landfill specifically permitted to receive such waste. The Project is regulated by federal, state and local government and would be required to comply with all statutes and regulations related to solid waste. No impact would occur.

Mitigation: None

Monitoring: None

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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48. Utilities

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

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

Source: RCIP, Project Application Materials

Findings of Fact:

a-d) The proposed Project would not result in the construction of new facilities or the expansion of existing service facilities. No impact would occur.

e) The proposed Project does not propose the construction of new street lighting. No impact would occur.

f) The proposed Project would not impact public facilities. No impact would occur.

g) The proposed Project would not require or create other governmental services. No impacts would occur.

Mitigation: None

Monitoring: None

SUSTAINABILITY

49. Energy Conservation

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

Findings of Fact:

a) The proposed Project would not conflict with any adopted energy conservation plan. Structure demolition would be in compliance with state and local regulations. No impact would occur.

Mitigation: None

Monitoring: None

OTHER

50. Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review

Findings of Fact: No other impacts are found to occur from Project implementation..

Mitigation: None

Monitoring: None

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

51. 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: With the adherence to standard regulatory practices (e.g., Rule 403), Project impacts would be less than significant.

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

☐ ☐ ☐ ☒

Source: Staff review, Project Application Materials

Findings of Fact: The Project would not have any significant environmental impacts, and would not have impacts which are individually limited, but cumulatively considerable.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

☐ ☐ ☒ ☐

Source: Staff review, Project Description

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. Project impacts would be less than significant.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

Riverside County General Plan, June 2003

Riverside County Integrated Project, General Plan Final Program Environmental Impact Report (SCH No. 20020511430), June 2003

Elsinore Area Plan, County of Riverside General Plan, October 2003

VII. AUTHORITIES CITED

Authorities cited: Riverside County General Plan Fire C-7 "Scenic Highways;" Riverside County Joint Powers Authority; Riverside County Ordinance No. 655 (Regulating Light Pollution); Riverside County General Plan Figure OS-2 "Agricultural Resources;" Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas;" SCAQMD CEQA Air Quality Handbook Table 6-2, URBEMIS 2007; Western Riverside Multi-Species Habitat Conservation Plan (WRMSHCP); Riverside County General Plan Figure OS-8 "Paleontological Sensitivity;" Riverside County Land Information System (RCLIS); Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones;" Riverside County General Plan Figure S-3 "Generalized Liquefaction;" Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk); Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope;" Riverside County Board of Supervisors Resolution No. 94-125; Riv. Co. 800-Scale Slope Maps; U.S. Department of Agriculture Soil Conservation Service Soil Surveys; Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484; Riverside County General Plan Figure S-19 "Airport Locations;" Riverside County General Plan Figure S-11 "Wildfire Susceptibility;" 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; Riverside County General Plan Land Use Element; Riverside County General Plan Figure OS-5 "Mineral Resources Area;" Riverside County General Plan Figure C-1 "Circulation Plan;" Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); County Noise Ordinance 847; Riverside County General Plan Housing Element; Riverside County General Plan Safety Element; 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; Open Space and Conservation Map for Western County trail alignments; Department of Environmental Health.

RESOURCES

ALUC Plan	County of Riverside Airport Land Use Commission, <i>Airport Land Use Compatibility Plan</i> , October 2004 (http://www.rcaluc.org/plan_new.asp).
AQMD Mgmt Plan	South Coast Air Quality Management District, <i>Final 2007 Air Quality Management Plan</i> , June 2007. (aqmd.gov/aqmp/AQMPintro.htm).
CARB Scoping Plan	California Air Resources Board, Climate Change Proposed Scoping Plan, October 2008. (arb.ca.gov/cc/scopingplan/document/psp.pdf).
GIS Database	County of Riverside, <i>Riverside County Land Information System</i> (RCLIS). (http://www3.tlma.co.riverside.ca.us/pa/rcdis/index.html).
Phase 1 ESA	EEI, <i>Phase 1 Environmental Site Assessment</i> , March 18, 2010
Riv Co GP	County of Riverside, <i>Riverside County Integrated Project, General Plan</i> , October 2003. (http://www.rcip.org/generalplan.htm).
Riv Co GP EIR	County of Riverside, <i>Riverside County Integrated Project, General Plan Final Program Environmental Impact Report</i> , 2003. (http://www.rctlma.org/genplan/content/eir/volume1.html).
Riv Co Ord. 348	County of Riverside, <i>Ordinance 348 Land Use Ordinance of Riverside County Amended through Ordinance No. 348.4596</i> , March 2009. (http://www.rctlma.org/planning/content/zoning/ordnance/ord348_toc.html).
Riv Co Ord. 457	County of Riverside, <i>Ordinance No. 457 Uniform Building Code</i> . (http://www.clerkoftheboard.co.riverside.ca.us/ords/400/457.pdf).
Riv Co Ord. 460	County of Riverside Ordinance No. 460, <i>Regulating the Division of Land of the County of Riverside as Amended Through Ordinance No. 460.151</i> , Effective 6/3/10. (http://rivcocob.com/ords/400/460.pdf).
Riv Co Ord. 484	County of Riverside Ordinance No. 484 (As Amended Through 484.2) <i>An Ordinance of the County Of Riverside Amending Ordinance No. 484 for the Control of Blowing Sand</i> . June 1972. (http://www.clerkoftheboard.co.riverside.ca.us/ords/400/484.2.pdf).
Riv Co Ord. 655	County of Riverside, <i>Ordinance No. 655, Regulating Light Pollution</i> , June 1988. (www.clerkoftheboard.co.riverside.ca.us/ords/600/655.htm).
Riv Co Ord. 754	County of Riverside Ordinance No. 754 (As Amended through 754.2) <i>Establishing Stormwater/Urban Runoff Management and Discharge Controls</i> , November 2006.
Riv Co Ord. 847	County of Riverside Ordinance No. 847, <i>Regulating Noise</i> , (http://www.clerkoftheboard.co.riverside.ca.us/ords/800/847.pdf).

APPENDIX A

Air Quality URBEMIS Results and SCAQMD Rules 402 & 403

**SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
APPLICABLE AIR QUALITY REGULATIONS**

(http://www.arb.ca.gov/drdb/sc/cur.htm)

RULE 402 – NUISANCE

(Adopted May 7, 1976)

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

RULE 403 -- FUGITIVE DUST

(Adopted: May 7, 1976)(Amended: November 6, 1992, July 9, 1993, February 14, 1997, December 11, 1998, April 2, 2004, June 3, 2005)

(a) Purpose

The purpose of this Rule is to reduce the amount of particulate matter entrained in the ambient air as a result of anthropogenic (man-made) fugitive dust sources by requiring actions to prevent, reduce or mitigate fugitive dust emissions.

(b) Applicability

The provisions of this Rule shall apply to any activity or man-made condition capable of generating fugitive dust.

(c) Definitions

(1) ACTIVE OPERATIONS means any source capable of generating fugitive dust, including, but not limited to, earth-moving activities, construction/demolition activities, disturbed surface area, or heavy- and light-duty vehicular movement.

(2) AGGREGATE-RELATED PLANTS are defined as facilities that produce and / or mix sand and gravel and crushed stone.

(3) AGRICULTURAL HANDBOOK means the region-specific guidance document that has been approved by the Governing Board or hereafter approved by the Executive Officer and the U.S. EPA. For the South Coast Air Basin, the Board-approved region-specific guidance document is the Rule 403 Agricultural Handbook dated December 1998. For the Coachella Valley, the Board-approved region-specific guidance document is the Rule 403 Coachella Valley Agricultural Handbook dated April 2, 2004.

(4) ANEMOMETERS are devices used to measure wind speed and direction in accordance with the performance standards, and maintenance and calibration criteria as contained in the most recent Rule 403 Implementation Handbook.

(5) BEST AVAILABLE CONTROL MEASURES means fugitive dust control actions that are set forth in Table 1 of this Rule.

(6) BULK MATERIAL is sand, gravel, soil, aggregate material less than two inches in length or diameter, and other organic or inorganic particulate matter.

(7) CEMENT MANUFACTURING FACILITY is any facility that has a cement kiln at the facility.

(8) CHEMICAL STABILIZERS are any non-toxic chemical dust suppressant which must not be used if prohibited for use by the Regional Water Quality Control Boards, the California Air Resources Board, the U.S. Environmental Protection Agency (U.S. EPA), or any applicable law, rule or regulation. The chemical stabilizers shall meet any specifications, criteria, or tests required by any federal, state, or local water agency. Unless otherwise indicated, the use of a non-toxic chemical stabilizer shall be of sufficient concentration and application frequency to maintain a stabilized surface.

(9) COMMERCIAL POULTRY RANCH means any building, structure, enclosure, or premises where more than 100 fowl are kept or maintained for the primary purpose of producing eggs or meat for sale or other distribution.

(10) CONFINED ANIMAL FACILITY means a source or group of sources of air pollution at an agricultural source for the raising of 3,360 or more fowl or 50 or more animals, including but not limited to, any structure, building, installation, farm, corral, coop, feed storage area, milking parlor, or system for the collection, storage, or distribution of solid and liquid manure; if domesticated animals, including horses, sheep, goats, swine, beef cattle, rabbits, chickens, turkeys, or ducks are corralled, penned, or otherwise caused to remain in restricted areas for commercial agricultural purposes and feeding is by means other than grazing.

(11) CONSTRUCTION/DEMOLITION ACTIVITIES means any on-site mechanical activities conducted in preparation of, or related to, the building, alteration, rehabilitation, demolition or improvement of property, including, but not limited to the following activities: grading, excavation, loading, crushing, cutting, planing, shaping or ground breaking.

(12) CONTRACTOR means any person who has a contractual arrangement to conduct an active operation for another person.

(13) DAIRY FARM is an operation on a property, or set of properties that are contiguous or separated only by a public right-of-way, that raises cows or produces milk from cows for the purpose of making a profit or for a livelihood. Heifer and calf farms are dairy farms.

(14) DISTURBED SURFACE AREA means a portion of the earth's surface which has been physically moved, uncovered, destabilized, or otherwise modified from its undisturbed natural soil condition, thereby increasing the potential for emission of fugitive dust. This definition excludes those areas which have:

(A) been restored to a natural state, such that the vegetative ground cover and soil characteristics are similar to adjacent or nearby natural conditions;

(B) been paved or otherwise covered by a permanent structure; or

(C) sustained a vegetative ground cover of at least 70 percent of the native cover for a particular area for at least 30 days.

(15) DUST SUPPRESSANTS are water, hygroscopic materials, or non-toxic chemical stabilizers used as a treatment material to reduce fugitive dust emissions.

(16) EARTH-MOVING ACTIVITIES means the use of any equipment for any activity where soil is being moved or uncovered, and shall include, but not be limited to the following: grading, earth cutting and filling operations, loading or unloading of dirt or bulk materials, adding to or removing from open storage piles of bulk materials, landfill operations, weed abatement through disking, and soil mulching.

(17) DUST CONTROL SUPERVISOR means a person with the authority to expeditiously employ sufficient dust mitigation measures to ensure compliance with all Rule 403 requirements at an active operation.

(18) FUGITIVE DUST means any solid particulate matter that becomes airborne, other than that emitted from an exhaust stack, directly or indirectly as a result of the activities of any person.

(19) HIGH WIND CONDITIONS means that instantaneous wind speeds exceed 25 miles per hour.

(20) INACTIVE DISTURBED SURFACE AREA means any disturbed surface area upon which active operations have not occurred or are not expected to occur for a period of 20 consecutive days.

(21) LARGE OPERATIONS means any active operations on property which contains 50 or more acres of disturbed surface area; or any earth-moving operation with a daily earth-moving or throughput volume of 3,850 cubic meters (5,000 cubic yards) or more three times during the most recent 365-day period.

(22) OPEN STORAGE PILE is any accumulation of bulk material, which is not fully enclosed, covered or chemically stabilized, and which attains a height of three feet or more and a total surface area of 150 or more square feet.

(23) PARTICULATE MATTER means any material, except uncombined water, which exists in a finely divided form as a liquid or solid at standard conditions.

(24) PAVED ROAD means a public or private improved street, highway, alley, public way, or easement that is covered by typical roadway materials, but excluding access roadways that connect a facility with a public paved roadway and are not open to through traffic. Public paved roads are those open to public access and that are owned by any federal, state, county, municipal or any other governmental or quasi-governmental agencies. Private paved roads are any paved roads not defined as public.

(25) PM10 means particulate matter with an aerodynamic diameter smaller than or equal to 10 microns as measured by the applicable State and Federal reference test methods.

(26) PROPERTY LINE means the boundaries of an area in which either a person causing the emission or a person allowing the emission has the legal use or possession of the property. Where such property is divided into one or more sub-tenancies, the property line(s) shall refer to the boundaries dividing the areas of all sub-tenancies.

(27) RULE 403 IMPLEMENTATION HANDBOOK means a guidance document that has been approved by the Governing Board on April 2, 2004 or hereafter approved by the Executive Officer and the U.S. EPA.

(28) SERVICE ROADS are paved or unpaved roads that are used by one or more public agencies for inspection or maintenance of infrastructure and which are not typically used for construction-related activity.

(29) SIMULTANEOUS SAMPLING means the operation of two PM10 samplers in such a manner that one sampler is started within five minutes of the other, and each sampler is operated for a consecutive period which must be not less than 290 minutes and not more than 310 minutes.

(30) SOUTH COAST AIR BASIN means the non-desert portions of Los Angeles, Riverside, and San Bernardino counties and all of Orange County as defined in California Code of Regulations, Title 17, Section 60104. The area is bounded on the west by the Pacific Ocean, on the north and east by the San Gabriel, San Bernardino, and San Jacinto Mountains, and on the south by the San Diego county line.

(31) STABILIZED SURFACE means any previously disturbed surface area or open storage pile which, through the application of dust suppressants, shows visual or other evidence of surface crusting and is resistant to wind-driven fugitive dust and is demonstrated to be stabilized. Stabilization can be demonstrated by one or more of the applicable test methods contained in the Rule 403 Implementation Handbook.

(32) TRACK-OUT means any bulk material that adheres to and agglomerates on the exterior surface of motor vehicles, haul trucks, and equipment (including tires) that have been released onto a paved road and can be removed by a vacuum sweeper or a broom sweeper under normal operating conditions.

(33) TYPICAL ROADWAY MATERIALS means concrete, asphaltic concrete, recycled asphalt, asphalt, or any other material of equivalent performance as determined by the Executive Officer, and the U.S. EPA.

(34) UNPAVED ROADS means any unsealed or unpaved roads, equipment paths, or travel ways that are not covered by typical roadway materials. Public unpaved roads are any unpaved roadway owned by federal, state, county, municipal or other governmental or quasi-governmental agencies. Private unpaved roads are all other unpaved roadways not defined as public.

(35) VISIBLE ROADWAY DUST means any sand, soil, dirt, or other solid particulate matter which is visible upon paved road surfaces and which can be removed by a vacuum sweeper or a broom sweeper under normal operating conditions.

(36) WIND-DRIVEN FUGITIVE DUST means visible emissions from any disturbed surface area which is generated by wind action alone.

(37) WIND GUST is the maximum instantaneous wind speed as measured by an anemometer.

(d) Requirements

(1) No person shall cause or allow the emissions of fugitive dust from any active operation, open storage pile, or disturbed surface area such that:

(A) the dust remains visible in the atmosphere beyond the property line of the emission source;
or

(B) the dust emission exceeds 20 percent opacity (as determined by the appropriate test method included in the Rule 403 Implementation Handbook), if the dust emission is the result of movement of a motorized vehicle.

(2) No person shall conduct active operations without utilizing the applicable best available control measures included in Table 1 of this Rule to minimize fugitive dust emissions from each fugitive dust source type within the active operation.

(3) No person shall cause or allow PM10 levels to exceed 50 micrograms per cubic meter when determined, by simultaneous sampling, as the difference between upwind and downwind samples collected on high-volume particulate matter samplers or other U.S. EPA-approved equivalent method for PM10 monitoring. If sampling is conducted, samplers shall be:

(A) Operated, maintained, and calibrated in accordance with 40 Code of Federal Regulations (CFR), Part 50, Appendix J, or appropriate U.S. EPA-published documents for U.S. EPA-approved equivalent method(s) for PM10.

(B) Reasonably placed upwind and downwind of key activity areas and as close to the property line as feasible, such that other sources of fugitive dust between the sampler and the property line are minimized.

(4) No person shall allow track-out to extend 25 feet or more in cumulative length from the point of origin from an active operation. Notwithstanding the preceding, all track-out from an active operation shall be removed at the conclusion of each workday or evening shift.

(5) No person shall conduct an active operation with a disturbed surface area of five or more acres, or with a daily import or export of 100 cubic yards or more of bulk material without utilizing at least one of the measures listed in subparagraphs (d)(5)(A) through (d)(5)(E) at each vehicle egress from the site to a paved public road.

(A) Install a pad consisting of washed gravel (minimum-size: one inch) maintained in a clean condition to a depth of at least six inches and extending at least 30 feet wide and at least 50 feet long.

(B) Pave the surface extending at least 100 feet and at least 20 feet wide.

(C) Utilize a wheel shaker/wheel spreading device consisting of raised dividers (rails, pipe, or grates) at least 24 feet long and 10 feet wide to remove bulk material from tires and vehicle undercarriages before vehicles exit the site.

(D) Install and utilize a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the site.

(E) Any other control measures approved by the Executive Officer and the U.S. EPA as equivalent to the actions specified in subparagraphs (d)(5)(A) through (d)(5)(D).

(6) Beginning January 1, 2006, any person who operates or authorizes the operation of a confined animal facility subject to this Rule shall implement the applicable conservation management practices specified in Table 4 of this Rule.

(e) Additional Requirements for Large Operations (1) Any person who conducts or authorizes the conducting of a large operation subject to this Rule shall implement the applicable actions specified in Table 2 of this Rule at all times and shall implement the applicable actions specified in Table 3 of this Rule when the applicable performance standards can not be met through use of Table 2 actions; and shall:

(A) submit a fully executed Large Operation Notification (Form 403 N) to the Executive Officer within 7 days of qualifying as a large operation;

(B) include, as part of the notification, the name(s), address(es), and phone number(s) of the person(s) responsible for the submittal, and a description of the operation(s), including a map depicting the location of the site;

(C) maintain daily records to document the specific dust control actions taken, maintain such records for a period of not less than three years; and make such records available to the Executive Officer upon request;

(D) install and maintain project signage with project contact signage that meets the minimum standards of the Rule 403 Implementation Handbook, prior to initiating any earthmoving activities;

(E) identify a dust control supervisor that:

(i) is employed by or contracted with the property owner or developer;

(ii) is on the site or available on-site within 30 minutes during working hours;

(iii) has the authority to expeditiously employ sufficient dust mitigation measures to ensure compliance with all Rule requirements;

(iv) has completed the AQMD Fugitive Dust Control Class and has been issued a valid Certificate of Completion for the class; and

(F) notify the Executive Officer in writing within 30 days after the site no longer qualifies as a large operation as defined by paragraph (c)(18).

(2) Any Large Operation Notification submitted to the Executive Officer or AQMD-approved dust control plan shall be valid for a period of one year from the date of written acceptance by the Executive Officer. Any Large Operation Notification accepted pursuant to paragraph (e)(1), excluding those submitted by aggregate-related plants and cement manufacturing facilities must be resubmitted annually by the person who conducts or authorizes the conducting of a large operation, at least 30 days prior to the expiration date, or the submittal shall no longer be valid as of the expiration date. If all fugitive dust sources and corresponding control measures or special circumstances remain identical to those identified in the previously accepted submittal or in an AQMD-approved dust control plan, the resubmittal may be a simple statement of no-change (Form 403NC).

(f) Compliance Schedule

The newly amended provisions of this Rule shall become effective upon adoption. Pursuant to subdivision (e), any existing site that qualifies as a large operation will have 60 days from the date of Rule adoption to comply with the notification and recordkeeping requirements for large operations. Any Large Operation Notification or AQMD-approved dust control plan which has been accepted prior to the date of adoption of these amendments shall remain in effect and the

Large Operation Notification or AQMD-approved dust control plan annual resubmittal date shall be one year from adoption of this Rule amendment.

(g) Exemptions

(1) The provisions of this Rule shall not apply to:

(A) Dairy farms.

(B) Confined animal facilities provided that the combined disturbed surface area within one continuous property line is one acre or less.

(C) Agricultural vegetative crop operations provided that the combined disturbed surface area within one continuous property line and not separated by a paved public road is 10 acres or less.

(D) Agricultural vegetative crop operations within the South Coast Air Basin, whose combined disturbed surface area includes more than 10 acres provided that the person responsible for such operations:

(i) voluntarily implements the conservation management practices contained in the Rule 403 Agricultural Handbook;

(ii) completes and maintains the self-monitoring form documenting sufficient conservation management practices, as described in the Rule 403 Agricultural Handbook; and

(iii) makes the completed self-monitoring form available to the Executive Officer upon request.

(E) Agricultural vegetative crop operations outside the South Coast Air Basin whose combined disturbed surface area includes more than 10 acres provided that the person responsible for such operations:

(i) voluntarily implements the conservation management practices contained in the Rule 403 Coachella Valley Agricultural Handbook; and

(ii) completes and maintains the self-monitoring form documenting sufficient conservation management practices, as described in the Rule 403 Coachella Valley Agricultural Handbook; and

(iii) makes the completed self-monitoring form available to the Executive Officer upon request.

(F) Active operations conducted during emergency life-threatening situations, or in conjunction with any officially declared disaster or state of emergency.

(G) Active operations conducted by essential service utilities to provide electricity, natural gas, telephone, water and sewer during periods of service outages and emergency disruptions.

(H) Any contractor subsequent to the time the contract ends, provided that such contractor implemented the required control measures during the contractual period.

(I) Any grading contractor, for a phase of active operations, subsequent to the contractual completion of that phase of earthmoving activities, provided that the required control measures have been implemented during the entire phase of earth-moving activities, through and including five days after the final grading inspection.

(J) Weed abatement operations ordered by a county agricultural commissioner or any state, county, or municipal fire department, provided that:

(i) mowing, cutting or other similar process is used which maintains weed stubble at least three inches above the soil; and

(ii) any disking or similar operation which cuts into and disturbs the soil, where watering is used prior to initiation of these activities, and a determination is made by the agency issuing the weed abatement order that, due to fire hazard conditions, rocks, or other physical obstructions, it is not practical to meet the conditions specified in clause (g)(1)(H)(i). The provisions this clause shall not exempt the owner of any property from stabilizing, in accordance with paragraph (d)(2), disturbed surface areas which have been created as a result of the weed abatement actions.

(K) sandblasting operations.

(2) The provisions of paragraphs (d)(1) and (d)(3) shall not apply:

(A) When wind gusts exceed 25 miles per hour, provided that:

(i) The required Table 3 contingency measures in this Rule are implemented for each applicable fugitive dust source type, and;

(ii) records are maintained in accordance with subparagraph (e)(1)(C).

(B) To unpaved roads, provided such roads:

(i) are used solely for the maintenance of wind-generating equipment; or

(ii) are unpaved public alleys as defined in Rule 1186; or

(iii) are service roads that meet all of the following criteria:

(a) are less than 50 feet in width at all points along the road;

(b) are within 25 feet of the property line; and

(c) have a traffic volume less than 20 vehicle-trips per day.

(C) To any active operation, open storage pile, or disturbed surface area for which necessary fugitive dust preventive or mitigative actions are in conflict with the federal Endangered Species Act, as determined in writing by the State or federal agency responsible for making such determinations.

(3) The provisions of (d)(2) shall not apply to any aggregate-related plant or cement manufacturing facility that implements the applicable actions specified in Table 2 of this Rule at all times and shall implement the applicable actions specified in Table 3 of this Rule when the applicable performance standards of paragraphs (d)(1) and (d)(3) can not be met through use of Table 2 actions.

(4) The provisions of paragraphs (d)(1), (d)(2), and (d)(3) shall not apply to:

(A) Blasting operations which have been permitted by the California Division of Industrial Safety; and

(B) Motion picture, television, and video production activities when dust emissions are required for visual effects. In order to obtain this exemption, the Executive Officer must receive notification in writing at least 72 hours in advance of any such activity and no nuisance results from such activity.

(5) The provisions of paragraph (d)(3) shall not apply if the dust control actions, as specified in Table 2, are implemented on a routine basis for each applicable fugitive dust source type. To qualify for this exemption, a person must maintain records in accordance with subparagraph (e)(1)(C).

(6) The provisions of paragraph (d)(4) shall not apply to earth coverings of public paved roadways where such coverings are approved by a local government agency for the protection of the roadway, and where such coverings are used as roadway crossings for haul vehicles provided that such roadway is closed to through traffic and visible roadway dust is removed within one day following the cessation of activities.

(7) The provisions of subdivision (e) shall not apply to:

(A) officially-designated public parks and recreational areas, including national parks, national monuments, national forests, state parks, state recreational areas, and county regional parks.

(B) any large operation which is required to submit a dust control plan to any city or county government which has adopted a District-approved dust control ordinance.

(C) any large operation subject to Rule 1158, which has an approved dust control plan pursuant to Rule 1158, provided that all sources of fugitive dust are included in the Rule 1158 plan.

(8) The provisions of subparagraph (e)(1)(A) through (e)(1)(C) shall not apply to any large operation with an AQMD-approved fugitive dust control plan provided that there is no change to the sources and controls as identified in the AQMD-approved fugitive dust control plan.

(h) Fees: Any person conducting active operations for which the Executive Officer conducts upwind/downwind monitoring for PM10 pursuant to paragraph (d)(3) shall be assessed applicable Ambient Air Analysis Fees pursuant to Rule 304.1. Applicable fees shall be waived for any facility which is <http://www.arb.ca.gov/drdb/sc/cur.htm> exempted from paragraph (d)(3) or meets the requirements of paragraph (d)(3).

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Urbemis 2007 Version 9.2.4

Combined Summer Emissions Reports (Pounds/Day)

File Name: F:\Moose Lodge\Moose Lodge Demolition.urb924

Project Name: Moose Lodge Demolition Project

Project Location: Riverside County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>
2011 TOTALS (lbs/day unmitigated)	1.22	9.11	6.21	0.00	2.07	0.62	2.69	0.43	0.57	1.00

Construction Unmitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>
Time Slice 8/1/2011-8/31/2011 Active	<u>1.22</u>	<u>9.11</u>	<u>6.21</u>	<u>0.00</u>	<u>2.07</u>	<u>0.62</u>	<u>2.69</u>	<u>0.43</u>	<u>0.57</u>	<u>1.00</u>
Days: 23										
Demolition 08/01/2011-08/31/2011	1.22	9.11	6.21	0.00	2.07	0.62	2.69	0.43	0.57	1.00
Fugitive Dust	0.00	0.00	0.00	0.00	2.05	0.00	2.05	0.43	0.00	0.43
Demo Off Road Diesel	1.05	7.22	4.58	0.00	0.00	0.55	0.55	0.00	0.50	0.50
Demo On Road Diesel	0.13	1.83	0.66	0.00	0.01	0.07	0.08	0.00	0.06	0.07
Demo Worker Trips	0.03	0.05	0.97	0.00	0.01	0.00	0.01	0.00	0.00	0.01

Phase Assumptions

Phase: Demolition 8/1/2011 - 8/31/2011 - Default Demolition Description

Building Volume Total (cubic feet): 111900.8

Building Volume Daily (cubic feet): 4883.93

On Road Truck Travel (VMT): 67.83

Off-Road Equipment:

1 Concrete/Industrial Saws (10 hp) operating at a 0.73 load factor for 8 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 1 hours per day

2 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 6 hours per day

Page: 1

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Urbemis 2007 Version 9.2.4

Combined Winter Emissions Reports (Pounds/Day)

File Name: F:\Moose Lodge\Moose Lodge Demolition.urb924

Project Name: Moose Lodge Demolition Project

Project Location: Riverside County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>
2011 TOTALS (lbs/day unmitigated)	1.22	9.11	6.21	0.00	2.07	0.62	2.69	0.43	0.57	1.00

Construction Unmitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Winter Pounds Per Day, Unmitigated

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>
Phase Slice 8/1/2011-8/31/2011 Active	<u>1.22</u>	<u>9.11</u>	<u>6.21</u>	<u>0.00</u>	<u>2.07</u>	<u>0.62</u>	<u>2.69</u>	<u>0.43</u>	<u>0.57</u>	<u>1.00</u>
Days: 23										
Demolition 08/01/2011-08/31/2011	1.22	9.11	6.21	0.00	2.07	0.62	2.69	0.43	0.57	1.00
Fugitive Dust	0.00	0.00	0.00	0.00	2.05	0.00	2.05	0.43	0.00	0.43
Demo Off Road Diesel	1.05	7.22	4.58	0.00	0.00	0.55	0.55	0.00	0.50	0.50
Demo On Road Diesel	0.13	1.83	0.66	0.00	0.01	0.07	0.08	0.00	0.06	0.07
Demo Worker Trips	0.03	0.05	0.97	0.00	0.01	0.00	0.01	0.00	0.00	0.01

Phase Assumptions

Phase: Demolition 8/1/2011 - 8/31/2011 - Default Demolition Description

Building Volume Total (cubic feet): 111900.8

Building Volume Daily (cubic feet): 4883.93

On Road Truck Travel (VMT): 67.83

Off-Road Equipment:

Concrete/Industrial Saws (10 hp) operating at a 0.73 load factor for 8 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 1 hours per day

2 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 6 hours per day

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Urbemis 2007 Version 9.2.4

Combined Annual Emissions Reports (Tons/Year)

File Name: F:\Moose Lodge\Moose Lodge Demolition.urb924

Project Name: Moose Lodge Demolition Project

Project Location: Riverside County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

CONSTRUCTION EMISSION ESTIMATES

CO2

2011 TOTALS (tons/year unmitigated)	12.79
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Construction Unmitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

CO2

2011	12.79
Demolition 08/01/2011-08/31/2011	12.79
Fugitive Dust	0.00
Demo Off Road Diesel	8.05
Demo On Road Diesel	3.31
Demo Worker Trips	1.43

Phase Assumptions

Phase: Demolition 8/1/2011 - 8/31/2011 - Default Demolition Description

Building Volume Total (cubic feet): 111900.8

Building Volume Daily (cubic feet): 4883.93

On Road Truck Travel (VMT): 67.83

Off-Road Equipment:

1 Concrete/Industrial Saws (10 hp) operating at a 0.73 load factor for 8 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 1 hours per day

2 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 6 hours per day

Page: 1

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Urbemis 2007 Version 9.2.4

Combined Summer Emissions Reports (Pounds/Day)

File Name: F:\Moose Lodge\Urbemis\Moose Lodge Demolition LST.urb924

Project Name: Moose Lodge Demolition Project LST

Project Location: Riverside County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	<u>NOx</u>	<u>CO</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>
2011 TOTALS (lbs/day unmitigated)	7.29	5.55	2.06	0.55	2.61	0.43	0.51	0.94

Construction Unmitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

	<u>NOx</u>	<u>CO</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>
Time Slice 8/1/2011-8/31/2011 Active Days: 23	<u>7.29</u>	<u>5.55</u>	<u>2.06</u>	<u>0.55</u>	<u>2.61</u>	<u>0.43</u>	<u>0.51</u>	<u>0.94</u>
Demolition 08/01/2011-08/31/2011	7.29	5.55	2.06	0.55	2.61	0.43	0.51	0.94
Fugitive Dust	0.00	0.00	2.05	0.00	2.05	0.43	0.00	0.43
Demo Off Road Diesel	7.22	4.58	0.00	0.55	0.55	0.00	0.50	0.50
Demo On Road Diesel	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.00
Demo Worker Trips	0.05	0.97	0.01	0.00	0.01	0.00	0.00	0.01

Phase Assumptions

Phase: Demolition 8/1/2011 - 8/31/2011 - Default Demolition Description

Building Volume Total (cubic feet): 111900.8

Building Volume Daily (cubic feet): 4883.93

On Road Truck Travel (VMT): 0.68

Off-Road Equipment:

Concrete/Industrial Saws (10 hp) operating at a 0.73 load factor for 8 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 1 hours per day

Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 6 hours per day

4/7/2011 02:14:52 PM

Urbemis 2007 Version 9.2.4

Combined Winter Emissions Reports (Pounds/Day)

File Name: F:\Moose Lodge\Urbemis\Moose Lodge Demolition LST.urb924

Project Name: Moose Lodge Demolition Project LST

Project Location: Riverside County

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	<u>NOx</u>	<u>CO</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>
2011 TOTALS (lbs/day unmitigated)	7.29	5.55	2.06	0.55	2.61	0.43	0.51	0.94

Construction Unmitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Winter Pounds Per Day, Unmitigated

	<u>NOx</u>	<u>CO</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>
Time Slice 8/1/2011-8/31/2011 Active	<u>7.29</u>	<u>5.55</u>	<u>2.06</u>	<u>0.55</u>	<u>2.61</u>	<u>0.43</u>	<u>0.51</u>	<u>0.94</u>
Days: 23								
Demolition 08/01/2011-08/31/2011	7.29	5.55	2.06	0.55	2.61	0.43	0.51	0.94
Fugitive Dust	0.00	0.00	2.05	0.00	2.05	0.43	0.00	0.43
Demo Off Road Diesel	7.22	4.58	0.00	0.55	0.55	0.00	0.50	0.50
Demo On Road Diesel	0.02	0.01	0.00	0.00	0.00	0.00	0.00	0.00
Demo Worker Trips	0.05	0.97	0.01	0.00	0.01	0.00	0.00	0.01

Phase Assumptions

Phase: Demolition 8/1/2011 - 8/31/2011 - Default Demolition Description

Building Volume Total (cubic feet): 111900.8

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2 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 6 hours per day

APPENDIX B

Phase I Environmental Site Assessment



EEI

Geotechnical & Environmental Solutions

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**COUNTY OF RIVERSIDE
ECONOMIC DEVELOPMENT AGENCY**

Moose Lodge Property/County No. 398ED

APN: 371-210-028

**18641 and 18665 Grand Avenue
Riverside County, California 82530**

March 18, 2010

EEI Project Number COR-71242.1

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Prepared for:

Ms. Vikki Kuntz
County of Riverside Economic Development Agency
Real Estate Division
3403 10th Street, Suite 500
Riverside, California 92501

Site location:

Moose Lodge Property/ County No. 398ED
APN: 371-210-028
18641 and 18665 Grand Avenue
Riverside County, California 82530

Prepared by:



Polly Ivers
Staff Scientist

Reviewed by:



Bernard A. Sentianin, PG 5530, REA I 3477
Principal Geologist

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2195 Faraday Avenue, Suite K
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760-431-3747

EEI Project Number COR-71242.1

TABLE OF CONTENTS

GENERAL SITE INFORMATION.....	i
EXECUTIVE SUMMARY	ii
1.0 INTRODUCTION.....	1
1.1 Purpose.....	1
1.2 Scope of Services	1
1.3 Reliance.....	1
2.0 PHYSIOGRAPHIC SETTING.....	2
2.1 Site Description	2
2.2 Topography	2
2.3 Regional and Local Geology.....	3
2.4 Regional and Local Hydrogeology	3
2.5 Hydrologic Flood Plain Information	4
3.0 SITE BACKGROUND	4
3.1 Site Ownership.....	4
3.2 Site History.....	4
3.2.1 Historical Use Review.....	4
TABLE 1 Summary of Historical Use Review	5
3.2.2 City/County Directories	6
TABLE 2 Summary of City of Directory Search.....	6
3.2.3 Sanborn Fire Insurance Maps.....	7
3.2.4 County of Riverside Building and Safety Department.....	7
3.3 Regulatory Database Search.....	8
3.3.1 Federal Databases.....	8
3.3.2 State and Regional Sources	9
3.4 Regulatory Agency Review	10
3.4.1 Riverside County Fire Department	10
3.4.2 County of Riverside Department of Environmental Health.....	10
3.4.3 Department of Toxic Substances Control	10
3.4.4 State Water Resources Control Board.....	10
3.4.5 Review of Division of Oil, Gas, and Geothermal Resources Files	11
3.5 Interview with Current Property Owner.....	11
3.5.1 Past or Present Uses Indicating Environmental Concern	11
3.5.2 Environmental Liens or Governmental Notification	11
3.5.3 Presence of Hazardous Substances or Environmental Violations	11
3.5.4 Previous Assessments.....	11
3.5.5 Legal Proceedings	11
3.6 User Specific Information	12
3.6.1 Environmental Liens or Activity and Use Limitations.....	12
3.6.2 Specialized Knowledge	12
3.6.3 Valuation Reduction for Environmental Issues.....	12
3.6.4 Presence or Likely Presence of Contamination.....	12
3.6.5 Other.....	12

TABLE OF CONTENTS continued

3.7 Other Environmental Issues	12
3.7.1 Asbestos-Containing Materials	12
3.7.2 Lead-Based Paint.....	13
3.7.3 Radon	13
 4.0 SITE RECONNAISSANCE	14
4.1 Purpose.....	14
4.2 Subject Site.....	14
TABLE 2 – Summary of Site Reconnaissance.....	15
4.3 Adjacent Properties	15
 5.0 FINDINGS AND OPINIONS	16
 6.0 DATA GAPS	16
6.1 Historical Data Gaps	16
6.2 Regulatory Data Gaps	16
6.3 Onsite Data Gaps.....	16
 7.0 DEVIATIONS FROM ASTM PRACTICES	16
 8.0 CONCLUSIONS.....	16
 9.0 REFERENCES	18

FIGURES:

- Figure 1 – Site Location Map
- Figure 2 – Aerial Site Map

APPENDICES:

- Appendix A – Résumé of Environmental Professional
- Appendix B – County of Riverside Property Information/FIRM Map
- Appendix C – Historical Aerial Photographs/Topographic Maps
- Appendix D – Environmental Records Search
- Appendix E – User Provided Information
- Appendix F – Photographic Log

GENERAL SITE INFORMATION

Project Information: Moose Lodge Property/ County No. 398ED

EEI Project Number: COR-71242.1

Site Information:

APN: 371-210-028
18641 and 18665 Grand Avenue
Riverside County, California 82530

Site Access Contact: Ms. Vikki Kuntz (951) 955-8916

Consultant Information:

EEI
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Inspection Date: February 23, 2011 **Report Date:** March 18, 2011

Client Information:

Ms. Vikki Kuntz
County of Riverside Economic Development Agency
Real Estate Division
3403 10th St, Suite 500
Riverside, California 92501

Site Assessor:

Brian R. Brennan, M.Sc., REA-II – Project Manager

EP Certification:

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR 312.10 (**Resume, Appendix A**).



Brian R. Brennan, M.Sc., REA-II – Project Manager

AAI Certification:

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Bernard A. Sentianin – Principal Geologist

EXECUTIVE SUMMARY

At the request and authorization of the Client (County of Riverside Economic Development Agency), EEI conducted a Phase I Environmental Site Assessment (ESA) for the property located at 18641 and 18665 Grand Avenue, in an unincorporated area of County of Riverside, California. The purpose of this Phase I ESA was to assess the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the subject property, to the extent practical (i.e., *recognized environmental conditions* as delineated in ASTM E1527-05).

The subject property encompasses 2.66-acres of land on a single parcel identified by Assessor's Parcel Number (APN) 371-210-028. The property is occupied by a single-story, wood-framed commercial structure, constructed in the 1960s. The building is currently occupied by a fraternal lodge, known as the "Loyal Order of Moose 1021." According to the County of Riverside Planning Department, two addresses are associated with the property and include 18641 and 18665 Grand Avenue.

The subject property is bound by Grand Avenue to the north; mountainous terrain to the south; a creek/drainage to the east with residential development beyond; and a mobile home park to the west. According to the County of Riverside Planning Department, the subject property is zoned as Rural Residential (R-R).

Based on historical records such as aerial photographs, and topographic maps, the subject property was undeveloped land prior to 1938. Development including an access drive off of Grand Avenue appeared in an aerial photograph in 1953 and a small structure on the southern portion in 1963. According to County building records, the earliest dated permit on file was from 1964 and indicated a paint store was on site. Permits dating from 1974 through 2009, listed the owner of the property as the Moose Lodge 1021, and were for various additions, demolitions and utility services. A sewer connection and septic tank demolition permit was on file was dated 1987.

EEI contacted the County of Riverside Department of Environmental Health, California Department of Toxic Control (DTSC), State Water Resources Control Board (SWRCB), and reviewed other state and federal databases to determine if the subject property, or any adjacent properties, were listed as hazardous waste generators, underground storage tank (UST) releases, or as having other environmental concerns (i.e., spill, leak, or aboveground tank [AST]). Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

On February 23, 2011, EEI personnel conducted a site reconnaissance to physically observe the site and adjoining properties for conditions indicating a potential recognized environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of *recognized environmental conditions* was noted on the subject property during our site reconnaissance.

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the property located in the County of Riverside, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. This Phase I ESA has revealed no evidence of *recognized environmental conditions* in connection with the property. However, EEI does have the following comments.

- There is a potential for Asbestos-Containing Material (ACM) and Lead-based Paint (LBP) to be present in structures built prior to 1978. Prior to any site improvements or demolition activities, ACM and LBP testing of materials within the onsite structure will likely be required.
- According to the property owner representative, the site is connected to a municipal water supply and sewage system. During EEI's site reconnaissance, a possible water supply well was observed on the northwestern portion of the property. Unless planned for future use, the inactive water supply well should be properly abandoned following State and County Health Department guidelines. In addition, a possible septic system or sewer cleanout pipe was noted to the west of the lodge structure. County building records indicate that a septic tank was demolished and the property was connected to a sewer system in 1987. It should be verified that the inactive septic system was properly abandoned.

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Phase I Environmental Site Assessment (ESA) was to assess the possible presence of *recognized environmental conditions* for the property located at 18641 and 18665 Grand Avenue, in an unincorporated area of the County of Riverside, California (**Figure 1**). *Recognized environmental conditions* include property uses that may indicate the presence or likely presence of an existing, historical, or threatened release of any hazardous substances or petroleum products into structures, soil, and/or groundwater beneath the property. The term *recognized environmental conditions* is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment, and that would not be subject to enforcement action by a regulatory agency.

This ESA was performed in general conformance with the American Society for Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, Designation E1527-05.

1.2 Scope of Services

The following scope of services was conducted by EEI:

- A review of readily available documents which included topographic, geologic, and hydrogeologic conditions associated with the subject site.
- A review of readily available maps, aerial photographs and other documents relative to historical subject site usage and development.
- A review of readily available federal, state, county, and city documents and database files concerning hazardous material storage, generation and disposal, active and inactive landfills, existing environmental concerns, and associated permits related to the subject property and/or immediately adjacent sites.
- A site reconnaissance to ascertain current conditions of the subject property.
- Interviews with person(s) knowledgeable of the subject property.
- The preparation of this report which presents our findings, conclusions, and recommendations.

1.3 Reliance

This ESA has been prepared for the sole use of the County of Riverside Economic Development Agency (EDA). This assessment should not be relied upon by other parties without the express written consent of EEI and the County of Riverside EDA. Any use or reliance upon this assessment by a party other than the County of Riverside EDA therefore, shall be solely at the risk of such third party and without legal recourse against EEI, its employees, officers, or directors, regardless of whether the action in which recovery of damages is brought or based upon contract, tort, statute or otherwise.

This assessment should not be interpreted as a statistical evaluation of the subject site, but rather is intended to provide a preliminary indication of onsite impacts from previous site usage and/or the release of hazardous materials. If no significant indicators of the presence of hazardous materials and/or petroleum contamination are encountered during this search, this does not preclude their presence.

The findings in this report are based upon published geologic and hydrogeologic information, and information (both documentary and oral) provided by the County of Riverside, FirstSearch® (i.e., agency database search), various state and federal agencies, and EEI's field observations. Some of these data are subject to change over time. Some of these data are based on information not currently observable or measurable, but recorded by documents or orally reported by individuals.

2.0 PHYSIOGRAPHIC SETTING

2.1 Site Description

The subject property is located in a primarily residential area in unincorporated County of Riverside. The property is located approximately one-half mile southeast of Lake Elsinore. Grand Avenue, which borders the property on the northeast, is the main north-south road at the southwestern side of Lake Elsinore. The subject property encompasses 2.66-acres of land on a single parcel identified by Assessor's Parcel Number (APN) 371-210-028 (**Appendix B**). The property is occupied by a single-story, wood-framed structure, originally constructed in approximately 1964 with several additions added throughout the years (**Figure 2**). The building is currently occupied by a fraternal lodge, known as the "Loyal Order of Moose 1021." According to the County of Riverside Planning Department, two addresses are associated with the property and include 18641 and 18665 Grand Avenue.

Access to the subject property is from Grand Avenue, which is located along the northern portion of the site. A gravel covered drive trends southwest from Grand Avenue towards the lodge structure located on the south end of the property.

The lodge structure consists of a bar/restaurant area, a kitchen, bathrooms, and various storage areas. The north and west exterior portions of the lodge are delineated by a wooden fenced yard area that contains an outdoor kitchen/eating area, horse shoe pit, and a children's play area. The exterior of the property is bound by Grand Avenue to the north; mountainous terrain to the south; a creek/drainage to the east with residential development beyond; and a mobile home park to the west. The Lakeland Village Middle School is located to the northeast across Grand Avenue. A large residential subdivision is located to the north across Grand Avenue. The onsite building is located at the southern end of the property, accessed by an unimproved driveway off of Grand Avenue. According to the County of Riverside Planning Department, the subject property is zoned as Rural Residential (R-R).

Based on historical records such as aerial photographs, and topographic maps, the subject property was undeveloped land prior to 1938. Development including an access drive off of Grand Avenue appeared in an aerial photograph in 1953 and a small structure on the southern portion in 1963. According to County building records, the earliest dated permit on file was from 1964 and indicated a paint store was on site. Permits dating from 1974 through 2009, listed the owner of the property as the Moose Lodge 1021, and were for various additions, demolitions and utility services. A sewer connection and septic tank demolition permit was on file was dated 1987.

2.2 Topography

The subject property is located on the United States Geological Survey (USGS) 7.5 Minute, Lake Elsinore Quadrangle map (USGS, 1997). The map indicates the elevation of the subject property ranges from approximately 1,305 feet above mean sea level (amsl) on the lower elevations along the northern margins and rises in elevation to approximately 1,330 feet amsl at the southern corner of the property. The property consists of land which gently slopes towards Lake Elsinore located approximately one half mile north of the subject property.

2.3 Regional and Local Geology

The subject property lies within the Peninsular Ranges Geomorphic Province. The Peninsular Ranges geomorphic province, one of the largest geomorphic units in western North America, extends from the Transverse Ranges geomorphic province and the Los Angeles Basin, south to Baja California. It is bound on the west by the Pacific Ocean, on the south by the Gulf of California and on the east by the Colorado Desert Province. The Peninsular Ranges are essentially a series of northeast-southeast oriented fault blocks (CGS, 2002).

Three (3) major faults zones and some subordinate fault zones are found in this province. The Elsinore Fault zone and the San Jacinto Fault zones trend northwest-southeast, and are found near the middle of the province. The Riverside County RCLIS indicates the entire property lies within a County Fault Zone (**Appendix B**). As a result, Riverside County will require fault trenching perpendicular to the fault trace throughout a significant portion of the site prior to site development.

Other major faults in the vicinity include the San Andreas Fault zone which borders the northeasterly margin of the province, whereas, a fault related to the San Andreas Transform Fault System, the Newport-Inglewood - Rose Canyon Fault zone, exists near the western margin and Continental Borderland geomorphic province (CDMG, 1977).

Soil in the vicinity of the site has been identified by the United States Department of Agriculture - Natural Resource Conservation Service, online Web Soil Survey database as a mixture of sandy loam of the Hanford Soil Series on the central and western portion, and fine sandy loam of the San Emigdio Soil Series on the eastern portion at 2 to 9 percent slopes (USDA, 2011). These soil series consists of very deep, well drained soils that formed in moderately coarse textured alluvium dominantly from granite and dominantly sedimentary alluvium. These soils have negligible to low runoff and moderately rapid permeability.

2.4 Regional and Local Hydrogeology

According to the California Regional Water Quality Control Board – Santa Ana Region 8 (SARWQCB, 1995), the subject site is located within the Elsinore Hydrologic Subarea, of the Elsinore Valley Hydrologic Area, of the San Jacinto Valley Hydrologic Unit. Groundwater in this subarea has been designated as beneficial for municipal domestic supply, agricultural, and industrial.

According to the property owner representative, Mr. Bogert, the property is connected to a municipal water and sewer system, and is not aware of a former or inactive well or septic system located on the site.

The California Department of Water Resources Water Data Library (WDL) website indicates that there are no wells in the immediate site vicinity. Based on topography, groundwater flow direction in the vicinity of the subject property would be expected to flow to the northwest towards Lake Elsinore.

2.5 Hydrologic Flood Plain Information

EEI reviewed the Federal Emergency Management Agency (FEMA) Flood Hazard Map online database (2011) to determine if the subject property was located within an area designated as a Flood Hazard Zone. According to the information reviewed on the Flood Insurance Rate Map (FIRM), Map No. FM06065C2039G, Panel 2039 of 3805 (effective August, 2008), the subject property is located within Zone X, which are areas outside the one percent annual chance floodplain; areas of one percent annual chance sheet flow flooding where average depths are less than one-foot; areas of one percent annual chance stream flooding where the contributing drainage area is less than one square mile, or areas protected from the one percent annual chance flood by levees. No Base Flood Elevations or depths are shown within this zone. Insurance purchase is not required in these zones. A copy of the FIRM map is included in **Appendix B**.

3.0 SITE BACKGROUND

3.1 Site Ownership

Information regarding site ownership was obtained from the County of Riverside Assessor's office. According to office personnel, the current owner of the subject property is listed as Elsinore Lodge 1021, Loyal Order Moose, Inc. with a mailing address 18665 Grand Avenue, Lake Elsinore, California 92530.

3.2 Site History

EEI reviewed readily available information sources to evaluate historic land use in and around the subject site. These information sources include aerial photographs, USGS maps, and the County of Riverside Planning and Building and Safety Department files. The information sources are reviewed in the following sections.

3.2.1 Historical Use Review

Aerial photographs and historical topographical maps were reviewed to identify historical land development and any surface conditions which may have impacted the subject property. Photographs and historical topographic maps dating 1938, 1941, 1953, 1963, 1973, 1976, 1980, 1982, 1988, 1994, 1997 and 2002 were obtained and reviewed from Track Info Services/FirstSearch®, an environmental information/database retrieval service. An aerial photograph dated November 2009, were obtained from GoogleEarth®, a copy of which is included herein (**Figure 2**). **Table 1** summarizes the results of the aerial photograph and historical topographic map review. Copies of the aerial photographs and historical topographic maps provided by Track Info Services/FirstSearch® are included in **Appendix C**.

Based on the data reviewed, the subject property appeared to be undeveloped land prior to 1938. Development including an access drive off of Grand Avenue appeared on the property in 1953. From 1963 through 2009, the parcel appeared with an access drive from Grand Avenue accessing a structure on the southern portion.

TABLE 1 Summary of Historical Use Review		
Year	Source and Scale	Comments
1938	Aerial Photograph 1 inch=375 feet	Subject property and adjacent property to the south, east and west appeared as undeveloped land. Grand Avenue was present along the northeastern property boundary. Surrounding property appeared as a mix of undeveloped, agricultural, and rural residential property.
1941	Topographic Map 1:62,500	No indication of structural development appeared on the subject property. Grand Avenue and other city streets were present, mainly to the northwest. Lake Elsinore extended southeast to an area labeled as "Rome Hill" directly northeast of the subject property.
1953	Topographic map 1:24,000	Several small residential structures appeared in the immediate vicinity although it was not clear if they were located on the subject property. Lake Elsinore had receded to approximately one-half mile northwest of the subject property. An urbanly concentrated area was noted to the northwest and labeled as "Lakeland Village." Orchards were present in the surrounding area.
1953	Aerial Photograph 1 inch=375 feet	Subject property now appeared cleared with an access drive from Grand Avenue to vegetation (and possibly a structure) on the southern portion. Adjacent property to the east and west also appeared cleared and used for a mix of agriculture and residences. Orchards appeared in the immediately surrounding area.
1963	Aerial Photograph 1 inch=375 feet	No apparent changes appeared on the subject property or adjacent property since the 1953 photograph; however, a structure on the southern portion was more clearly defined. Increased development appeared in the surrounding area.
1973	Topographic Map 1:24,000	No apparent changes appeared on the subject property or adjacent property since the 1953 map. Increased development appeared in the surrounding area.
1976	Aerial Photograph 1 inch=375 feet	No apparent changes appeared on the subject property since the 1963 photograph. Residential structures were built on the adjacent property to the east and west.
1980	Aerial Photograph 1 inch=375 feet	No apparent changes appeared on the subject property since the 1976 photograph. Additional residential structures were built on the adjacent property to the east.
1982	Topographic Map 1:24,000	Additional streets appeared trending south off of Grand Avenue to the southwest, including Pamela Road a few hundred feet southeast of the subject property. A small structure appeared on the subject property. Increased development appeared in the surrounding area.
1988	Topographic Map 1:24,000	No apparent changes appeared on the subject property or adjacent property since the 1982 map.
1994	Aerial Photograph 1 inch=375 feet	No apparent changes appeared on the subject property or adjacent property since the 1980 photograph.
1997	Topographic Map 1:24,000	No apparent changes appeared on the subject property or adjacent property since the 1988 map. Increased development appeared in the surrounding area.
2002	Aerial Photograph 1 inch=375 feet	No apparent changes appeared on the subject property or adjacent property since the 1994 photograph.
November 2009	Aerial Photograph Google Earth (Color)	Subject property appeared in its current configuration with a structure on the southern portion. Remaining portion of the parcel appeared with a drive way and parking area. Adjacent property to the east and west was residentially developed. Adjacent property to the south remained undeveloped. A large school was present to the northeast across Grand Avenue.

3.2.2 City/County Directories

Directory listings associated with the subject property (18641 and 18665 Grand Avenue) was obtained from Track Info Services/FirstSearch®, an environmental information/database retrieval service. The subject property address was listed with a residential listing from 1972 to 1976, and the existing Moose Lodge beginning in 1996. A summary of the listings associated with the subject property address is summarized below in **Table 2**. Information for the target addresses (in bold) as well as the next lowest address on the same side of the street (left column) and next highest address on the same side of the street (right column). A copy of the City Directory Report is provided in **Appendix C**.

TABLE 2 Summary of City Directory Search 18641 and 18665 Grand Avenue, Lake Elsinore, California 92530		
North Adjacent Addresses	Subject Addresses	South Adjacent Addresses
2005-2010		
18625- Reta Conaway (2010) 18639-No response 18663- No response	18641- Address not listed 18665- Loyal Order Moose 1021	18689- Address not listed 18647-Residential listing 18643-John Alanson (2010) 18701-No response 18735- Larry Shatzer (2010)
2000		
18639-Leo Richer 18620-Elsinore Carb Fuel Injection 18663- Floyd Owens	18641- Address not listed 18665- Loyal Order Moose 1021	18689- Alma Rafnson 18643, 18701-Residential listing 18667-No response
1996		
18639-Leo Richer 18620-Ernies Auto Repair 18649- No response	18641- Address not listed 18665- Loyal Order Moose 1021	18689- No response 18643-Residential listing 18667, 18703-No response
1991		
18639-Leo Richer 18649- Betty Elder	18641- Address not listed 18665- No response	18689, 18643, 18703- Residential listing 18667- Loyal Order Moose 1021
1981-1986		
18639-Leo Richer 18620-Ernies Auto Repair 18663- John Possen; Carl Reno	18641- Address not listed 18665- No response	18689, 18643, 18701, 18705- Residential listing 18667- Loyal Order Moose 1021
1973-1976		
18639-Robert Miller 18620-Ernies Auto Repair	18641- Address not listed 18665- Victor Kelling	18689, 18649, 18779- Residential listing
1972		
18639-Robert Miller 18620-Ernies Auto Repair	18641- Address not listed 18665- Victor Kelling	18689-Sally Bartlet
End Of Search due to: A) earlier directory or street listing not found; B) listing out of range, listings re-numbered, or no numeric listings		

No addresses of potential concern, including cleaners, automotive shops, and other occupants of potential environmental concern were identified on the subject property. One site, 18620 Grand Avenue, located approximately 0.20 miles northwest of the subject property, was occupied with Ernie's Auto Repair from 1972 to 1996 and Elsinore Carburetor Fuel Injection in 2000. The site has reported a release and is listed under the State Spills database. Details regarding the site are discussed further below in the State and Regional Sources Section.

3.2.3 Sanborn Fire Insurance Maps

Sanborn Fire Insurance maps were developed in the late 1800s and early 1900s for use as an assessment tool for fire insurance rates in urbanized areas. A search was made at the Los Angeles Public Library's collection of Sanborn Fire Insurance Maps. Sanborn map coverage was not available for the subject property indicating little or no development in the site vicinity prior to 1950.

3.2.4 County of Riverside Building and Safety Department

EEI contacted the County of Riverside Building and Safety Department Records Division and requested a records search for building permits related to the subject property addresses (18641 and 18665 Grand Avenue). The division personnel provided EEI with several building permits associated with the subject parcel addresses dating from 1964 to 2009. The following is a summary of the building permits reviewed:

18641 Grand Avenue:

- November 16, 1964- Permit issued to a Paint Store, owner listed as Jack Weil. The permit stated that the structure was 480 square feet.
- January 28, 1965- Permit for an awning issued to owner Jack Weil.
- June 12, 1965- Permit for a sign issued to owner Jack Weil.
- May 19, 1987- Plumbing permit issued to owner Elsinore Moose Lodge, Inc. for a sewer connection and demolition of a septic tank.

18665 Grand Avenue:

- June 25, 1969-Building permit issued to owner Victor Kelling for an addition to existing dwelling/duplex.
- August 12, 1974- Permit issued to Moose Lodge 1021 for an electrical re-wire.
- February 6, 1975- Permit issued to Moose Lodge 1021 for a relocation of electrical service.
- November 3, 1977-Permit issued to Loyal Order Moose for an addition/storage structure to the existing Moose Lodge.
- February 8, 1978- Permit issued to Moose Lodge for a new service for a natural gas line.
- July 20, 1978- Permit issued to the Moose Lodge for a re-roof of an existing structure.
- June 19, 1986- Permit issued to Loyal Order of Moose, Inc. for a special inspection of a 20 foot by 40 foot wood framed structure.
- 2008- Permit issued to the Moose Lodge for a demolition of an A-frame building.
- 2009- Permit issued to the Moose Lodge for a façade improvement.

3.3 Regulatory Database Search

EEI reviewed known electronic database listings for possible hazardous waste generating establishments in the vicinity of the subject site, as well as adjacent sites with known environmental concerns. Facilities were identified by county, state, or federal agencies that generate, store, or dispose of hazardous materials. The majority of information in this section was obtained from FirstSearch®, an environmental information/database retrieval service. A copy of the FirstSearch® report is provided in **Appendix D**, along with a description of the individual databases. The subject property was not listed on any of the databases reviewed as having environmental concerns. For discussion purposes, the term “non-geocoded” is applied to sites that either have non-existent or incomplete addresses. EEI has located these sites, based on the location description provided in the records search. Following is a list of databases that were reviewed in the preparation of this report.

3.3.1 Federal Databases

National Priority List (NPL) – No listings were reported within a one mile radius of the subject property.

NPL Delisted – No listings were reported within a one-half mile radius of the subject property.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) – No listings were reported within a one-half mile radius of the subject property.

CERCLIS No Further Remedial Action Planned (NFRAP) Archive – No listings were reported within a one-half mile radius of the subject property.

Resource Conservation And Recovery System (RCRA) Corrective Action Sites (COR) – No listings were reported within a one mile radius of the subject property.

RCRA TSD Facility List (RCRA-D) – No listings were reported within a one-half mile radius of the subject property.

RCRA Generators (RCRA-G) – No listings were reported within a one mile radius of the subject property.

RCRA No Longer Regulated (NLR) – No listings were reported within a one-eighth mile radius of the subject property.

Federal IC/EC – No listings were reported within a one-quarter mile radius of the subject property.

Emergency Response Notification System (ERNS) – No listings were reported within a one-eighth mile radius of the subject property. One non-geocoded listing was reported. One non-geocoded listing was reported. Upon further review, EEI determined this site to be located further than one-half mile from the subject property; therefore, is not considered a concern.

3.3.2 State and Regional Sources

Tribal Lands – No listings were reported within a one mile radius of the subject property.

State/Tribal Sites – One listing was reported within a one mile radius of the subject property.

Middle School No. 5 (18690 and 18730 Grand Avenue, approximately 100 feet [0.02 miles] northeast from the subject property), was listed as a school cleanup site due to historic agricultural use. A removal action completion report was completed in May 2005. Certification of the site was completed in December 2005. Based on status of the site as certified, this site is not considered an environmental concern.

State Spills 90 – Two listings for the same site were reported within a one-eighth mile radius of the subject property. **Ernie's Automotive** (18620 Grand Avenue) reported a release of a contaminant described as "other solvent or non-hydrocarbon." Potential media affected was listed as "other groundwater (uses other than drinking water), and soil." Upon further review, EEI determined the site to have been formerly located to the northwest across Grand Avenue, approximately 0.10 miles from the subject property. The status of the case is listed as "Completed-Case Closed" as of July 21, 2010. The lead agency was listed as the SARWQCB. Based on the case closed status, this site is not considered an environmental concern.

State/Tribal Solid Waste Landfill (SWL) Sites – No listings were reported within a one-half mile radius of the subject property.

State/Tribal California State Leaking Underground Storage Tanks (LUST) – No listings were reported within a one mile radius of the subject property.

State/Tribal Permitted Underground Storage Tanks (UST)/Aboveground Storage Tanks (AST) – No listings were reported within a one mile radius of the subject property.

State/Tribal IC/EC – No listings were reported within a one-quarter mile radius of the subject property.

State/Tribal Voluntary Cleanup Program Properties (VCP) – No listings were reported within a one-quarter mile radius of the subject property.

State/Tribal Brownsfields – No listings were reported within a one-half mile radius of the subject property.

State Permits – One listing was reported within a one-quarter mile radius of the subject property. Village Equipment Rentals (18374 Grand Avenue, 0.40 miles northwest), was listed as the site of an active hazardous waste permit. No other information was provided. Based on the location (further than one-quarter mile from the subject property), this site is not considered an environmental concern.

State Other – No listings were reported within a one-quarter mile radius of the subject property. One non-geocoded listing was reported. Upon further review, EEI determined this site to be located further than one-half mile from the subject property; therefore, is not considered a concern.

3.4 Regulatory Agency Review

3.4.1 Riverside County Fire Department

EEI contacted the Riverside County Fire Department (RCFD) concerning any permit, inspection, UST, or cleanup information available for the subject site. According to RCFD staff, they do not hold or track permits regarding hazardous materials. This information is regulated by the County of Riverside Department of Environmental Health (see below). No other pertinent information was available with the RCFD.

3.4.2 County of Riverside Department of Environmental Health

EEI reviewed County of Riverside Department of Environmental Health's (RCDEH) Underground Storage Tank (UST) List, UST Sites to be Upgraded List, LUST List, LUST Disclosure List, Hazardous Waste Generator List, Emergency Response, Complaint and Investigation (ERCI) List, DTSC Calsite List, and Superfund Site List, for information pertaining to the subject property. All of the aforementioned database lists are updated on a quarterly basis and were last updated in January 2011. The RCDEH stated that they started archiving records beginning in 1987. No records for the subject property or any adjacent property were on the RCDEH lists.

3.4.3 Department of Toxic Substances Control

EEI contacted the Department of Toxic Substances Control (DTSC) regarding any records for the subject property. EEI also researched the DTSC online database EnviroStor (2011) for listings on or adjacent to the subject property. The subject property was not listed on any of the databases researched. A nearby site, **Middle School No. 5** (18690 and 18730 Grand Avenue, approximately 100 feet [0.02 miles] northeast from the subject property), was listed as a school cleanup site due to historic agricultural use. According to information reviewed on EnviroStor, the site was historically used for agriculture purposes, indicating the potential use of pesticides or herbicides. The site is also listed under the State Site database above. DTSC oversaw remediation at the site and a removal action completion report was completed in May 2005. Certification (i.e. no further action) of the site was completed in December 2005. Based on status of the site as certified, this site is not considered an environmental concern. The Middle School was constructed on the site in 2006.

3.4.4 State Water Resources Control Board

EEI reviewed the online database GeoTracker (2011), which provides records on LUSTs and Spills, Leaks, Investigation and Cleanup (SLIC) sites, which is maintained by the State Water Resources Control Board. Neither the subject property nor any adjacent or nearby properties were listed on any of the databases researched.

3.4.5 Review of Division of Oil, Gas and Geothermal Resources Files

Oil and gas wells were not observed at the subject property during our site reconnaissance. A review of the California Division of Oil, Gas, and Geothermal Resources Website for oil and gas fields in California and Alaska (CDOGGR, 2011) did not indicate the presence of oil and gas wells on or adjacent to the subject property.

3.5 Interview with Current Property Owner

EEI contacted Mr. Kurt Bogert a representative of the subject property owner, Elsinore Lodge 1021, Loyal Order Moose, Inc., for information regarding the subject property. According to Mr. Bogert, he has been familiar with the property since 1979. Mr. Bogert noted that he did not know when the original building was constructed on site, but that an addition was added approximately ten years ago. He also noted that the property is connected to a municipal water and sewer system, and is not aware of a former or inactive well or septic system located on the site. Additional information provided by Mr. Bogert is documented below.

3.5.1 Past or Present Uses Indicating Environmental Concern

Mr. Bogert stated that he is not aware of any current or previous uses of the subject property or any adjoining property which may create an environmental concern.

3.5.2 Environmental Liens or Governmental Notification

Mr. Bogert stated that he is not aware of any environmental liens or governmental notification relating to past or recurrent violations of environmental laws with respect to the property or any facility located on the property.

3.5.3 Presence of Hazardous Substances or Environmental Violations

Mr. Bogert stated that he is not aware of any hazardous substance and environmental violations related to the subject property.

3.5.4 Previous Assessments

Mr. Bogert stated that he is not aware of any previous assessments conducted for the subject property.

3.5.5 Legal Proceedings

Mr. Bogert stated that he is not aware of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property.

3.6 User Specific Information

Pursuant to ASTM E1527-05, EEI provided a Phase I ESA User Specific Questionnaire to the “user” (the person on whose behalf the Phase I ESA is being conducted), Mr. Craig Olsen, Real Property Agent with the County of Riverside EDA. The User Specific Information provided by Mr. Olsen is documented below. A list of the user specific questions (per ASTM E1527-05) with the associated responses is included in **Appendix E**. In addition, the Client provided EEI with a copy of the Preliminary Title Report (PTR), dated January 27, 2011, for the property which is also included in **Appendix E**.

3.6.1 Environmental Liens or Activity and Use Limitations

Mr. Olsen stated that there are no environmental liens or activity and land use limitations on the subject property. A review of the PTR report provided by the client confirmed the absence of any environmental liens or activity and land use limitations.

3.6.2 Specialized Knowledge

Mr. Olsen stated that he has no specialized knowledge or experience related to the property or nearby properties (i.e., knowledge of the chemicals or processes used by a type of business).

3.6.3 Valuation Reduction for Environmental Issues

Mr. Olsen stated that the purchase price being paid for the subject property reasonably reflects the fair market value of the property.

3.6.4 Presence or Likely Presence of Contamination

Mr. Olsen stated that he is not aware of any environmental issues related to the subject property.

3.6.5 Other

Mr. Olsen noted that the Phase I ESA is a required procedure for property acquisition by the County of Riverside EDA.

3.7 Other Environmental Issues

3.7.1 Asbestos-Containing Materials

Asbestos, a natural fiber used in the manufacturing of a number of different building materials, has been identified as a human carcinogen. Most friable (i.e., easily broken or crushed) asbestos-containing materials (ACM) were banned in building materials by 1978. By 1989, most major manufacturers had voluntarily removed non-friable ACM (i.e., flooring, roofing, and mastics/sealants) from the market. These materials, however, were not banned completely.

An ACM survey was not conducted at the subject property as part of this Phase I ESA. Based on the age of the onsite structure (circa-1960s), it is likely that ACM is present within materials such as floor tiles, wallboard, and roofing at the subject property; therefore, if subject property improvements or demolition activities are conducted on the subject property structures, EEI recommends ACM testing of building materials prior to improvements.

3.7.2 Lead-Based Paint

Lead-based paint is identified by OSHA, the Environmental Protection Agency (EPA) and the Department Housing and Urban Development Department (HUD) as being a potential health risk to humans, particularly children, based upon its effects to the central nervous system, kidneys, and bloodstream. The risk of lead-based paint has been classified by HUD based upon the age and condition of the painted surface. This classification includes the following:

- Maximum risk is from paint applied before 1950.
- A severe risk is present from paint applied before 1960.
- A moderate risk is present from paint applied before 1970.
- A slight risk is present from paint applied before 1977.
- Paint applied after 1977 is not expected to contain lead.

Based on the age of the onsite structure (circa-1960s), there is a potential that lead-based paint exists in the building. Painted surfaces, however, appeared to be intact and in good condition at the time of our most recent site reconnaissance. If site improvements or demolition activities are conducted on the subject property structure, EEI recommends lead-based paint testing of building materials prior to improvements.

3.7.3 Radon

Radon is a radioactive gas which has been identified as a human carcinogen. Radon gas is typically associated with fine-grained rock and soil, and results from the radioactive decay of radium. The U.S. EPA recommends that homeowners in areas with radon screening levels greater than 4 Picocuries per liter (pCi/L) conduct mitigation of radon gas to reduce exposure.

Sections 307 and 309 of the Indoor Radon Abatement Act of 1988 (IRAA) directed the U.S. EPA to list and identify areas of the U.S. with the potential for elevated indoor radon levels. U.S. EPA's Map of Radon Zones (EPA-402-R-93-071) assigns each of the 3,141 counties in the U.S. to one of three zones based on radon potential:

- Zone 1 counties have a predicted average indoor radon screening level greater than 4 pCi/L.
- Zone 2 counties have a predicted average indoor radon screening level between 2 and 4 pCi/L.
- Zone 3 counties have a predicted average indoor radon screening level less than 2 pCi/L.

Based on such factors as indoor radon measurements, geology, aerial radioactivity, and soil permeability; the U.S. EPA has identified the County of Riverside as Zone 2 (i.e., a predicted average indoor radon screening level between 2 and 4 pCi/L). EEI does not consider radon as a significant environmental concern at this time.

4.0 SITE RECONNAISSANCE

4.1 Purpose

The purpose of our site reconnaissance was to visually and physically observe the subject property, structures, and adjoining properties for conditions indicating an existing release, past release, or threatened release of any hazardous materials/substances or petroleum products into structures on the subject property, or into soil and/or groundwater beneath the subject property. This would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, above ground storage tanks (ASTs), USTs, illegal dumping, or improper waste storage/handling.

4.2 Subject Site

On February 23, 2011, EEI personnel conducted a driving and walking inspection around the perimeter of the subject property, and then traversed the subject property. Visual conditions observed during the site reconnaissance of the subject property, are documented in a Photographic Log (**Appendix F**), and summarized in **Table 2**.

The subject property is comprised of a single parcel consisting of 2.66-acres. The property is developed with one permanent structure, which is comprised of a bar/restaurant know as the “Moose Lodge” (**Figure 2**). The subject property is identified by the address 18641 and 18665 Grand Avenue. Access to the subject property is from Grand Avenue, which is located along the northern portion of the site. A gravel covered drive trends southwest from Grand Avenue towards the lodge structure located on the south end of the property.

EEI conducted a walking reconnaissance of the subject property including an evaluation of all four property boundaries, and the interior of the Moose Lodge facility. Prior to our reconnaissance, EEI met with the bar/restaurant Manager, Mr. Bob Estie. Mr. Estie provided EEI staff with access to the interior of the Moose Lodge and a brief summary of the sites operations.

The lodge structure consists of a bar/restaurant area, a kitchen, bathrooms, and various storage areas. The interior of the building was comprised of various building materials, such as dry-wall, wood, and concrete. Flooring materials consisted of vinyl tile and flooring, ceramic tile, and concrete. Small quantities of household cleaners were noted with the structure. The north and west exterior portions of the lodge are delineated by a wooden fenced yard area that contains an outdoor kitchen/eating area, horse shoe pit, and a children’s play area. The outline of a possible building expansion or exterior patio addition footing was observed along the southern portion of the lodge structure.

The exterior of the property is bound by Grand Avenue to the north; mountainous terrain to the south; a creek/drainage to the east; and a mobile home park to the west. Minor trash and debris, and what appeared to be a portion of a chain link batting cage were noted along the southern property boundary. A large metal storage container is located on the southeast portion of the property and was not accessible during the site reconnaissance. According to the bartender, Mr. Bob Estie, the container is used to store construction equipment for a proposed building expansion.

What appeared to be a possible septic system or sewer cleanout pipe was noted to the west of the lodge structure. Overhead power lines were also noted in this area. A pole mounted transformer was noted on a power pole near the northeast entrance to the property. A possible water supply well and above ground metal water storage tank was observed on the northwest portion of the property.

No evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums, above ground storage tanks (ASTs), USTs, illegal dumping, or improper waste storage/handling was noted during the site reconnaissance.

TABLE 3 Summary of Site Reconnaissance		
Item	Concerns	Comments
General Housekeeping	No	Generally well maintained.
Surface Spills	No	None observed.
Stained Surfaces	No	None observed.
Fill Materials	No	None observed.
Pits/Ponds/Lagoons	No	None observed.
Surface Impoundments	No	None observed.
ASTs/USTs	Yes	None observed.
Distressed Vegetation	No	None observed.
Wetlands	No	None observed.
Electrical Substations	No	None observed.
Water Supply Wells	No	A possible water supply well identified on the northwest portion of the property.
Septic System	No	A possible septic system or sewer cleanout pipe was noted to the west of the lodge structure.
Areas of Dumping	No	None observed.
Transformers	No	None observed.
Waste/Scrap Storage	No	None observed.
Chemical Use/Storage	No	None observed.

4.3 Adjacent Properties

EEI conducted a visual and auto reconnaissance of the adjoining neighborhoods (to the extent practical) to evaluate the potential for offsite impacts that may affect the subject property. These would include evidence of chemical storage or usage, surface staining or leakage, distressed vegetation, or evidence of illegal dumping. The subject property is bounded on the north by Grand Avenue, the south by open undeveloped land; and the east and west by single family residential lots. The Lakeland Village Middle School is located to the northeast across Grand Avenue. A large residential subdivision is located to the north across Grand Avenue. Immediately adjacent properties were not identified as having environmental related issues on any of the databases researched, and are not considered as an environmental concern at this time. No service stations, dry cleaners, or heavy industrial properties were located in the immediate vicinity.

5.0 FINDINGS AND OPINIONS

Based on the information obtained in this ESA, EEI has the following findings and opinions:

- Historical REC's – No known or suspected Historic REC's have been revealed during the preparation of this ESA.
- Known or suspected REC's – No known or suspected REC's have been revealed during the preparation of this ESA
- De Minimis Conditions – No de minimis conditions have been revealed during the preparation of this ESA.

6.0 DATA GAPS

Section 3.2.20 (ASTM 1527-05) defines a data gap as “a lack or inability to obtain information required by the practice despite good faith efforts of the environmental professional to gather such information.”

6.1 Historical Data Gaps

Based on the information obtained during the course of this investigation, no historical data gaps were encountered.

6.2 Regulatory Data Gaps

Based on the information obtained during the course of this investigation, no regulatory data gaps were encountered.

6.3 Onsite Data Gaps

Based on the information obtained during the course of this investigation, no onsite data gaps were encountered.

7.0 DEVIATIONS FROM ASTM PRACTICES

Section 12.10 (ASTM 1527-05), states that all deletions and deviations from this practice shall be listed individually and in detail, including Client imposed constraints, and all additions should be listed.

EEI believes that there are no exceptions to, or deletions from, the ASTM Designation E1527-05 Guidelines.

8.0 CONCLUSIONS

We have performed a Phase I Environmental Site Assessment (ESA) in conformance with the scope and limitations of ASTM Designation E1527-05 for the property located in the County of Riverside, California. Any exceptions to, or deletions from, this practice are described in Section 7.0 of this report. This Phase I ESA has revealed no evidence of recognized environmental conditions in connection with the property. However, EEI does have the following comments.

- There is a potential for Asbestos-Containing Material (ACM) and Lead-based Paint (LBP) to be present in structures built prior to 1978. Prior to any site improvements or demolition activities, ACM and LBP testing of materials within the onsite structure will likely be required.
- According to the property owner representative, the site is connected to a municipal water supply and sewage system. During EEI's site reconnaissance, a possible water supply well was observed on the northwestern portion of the property. Unless planned for future use, the inactive water supply well should be properly abandoned following State and County Health Department guidelines. In addition, a possible septic system or sewer cleanout pipe was noted to the west of the lodge structure. County building records indicate that a septic tank was demolished and the property was connected to a sewer system in 1987. It should be verified that the inactive septic system was properly abandoned.

9.0 REFERENCES

California Department of Water Resources, Water Data Library (WDL), Website (<http://www.water.ca.gov/waterdatalibrary>), accessed March 2011.

California Division of Mines and Geology (CDMG), 1966, Geologic Map of California, Santa Ana Sheet.

California Division of Mines and Geology (CDMG), 1977, Recency and Character of Faulting Along the Elsinore Fault Zone in Southern Riverside County, California, Special Report 131, Plate 1.

California Division of Oil, Gas, and Geothermal Resources (CDOGGR) website, www.consrv.ca.gov, Oil and Gas Maps District 1, accessed March 2011.

California Geological Survey (CGS), 2002, California Geomorphic Provinces Note 36, Electronic Copy, Revised December 2002.

Department of Toxic Substances (DTSC), Website (<http://www.envirostor.dtsc.ca.gov/public/>), EnviroStor database, accessed March 2011.

Federal Emergency Management Agency (FEMA) website, accessed March 2011 (www.fema.gov).

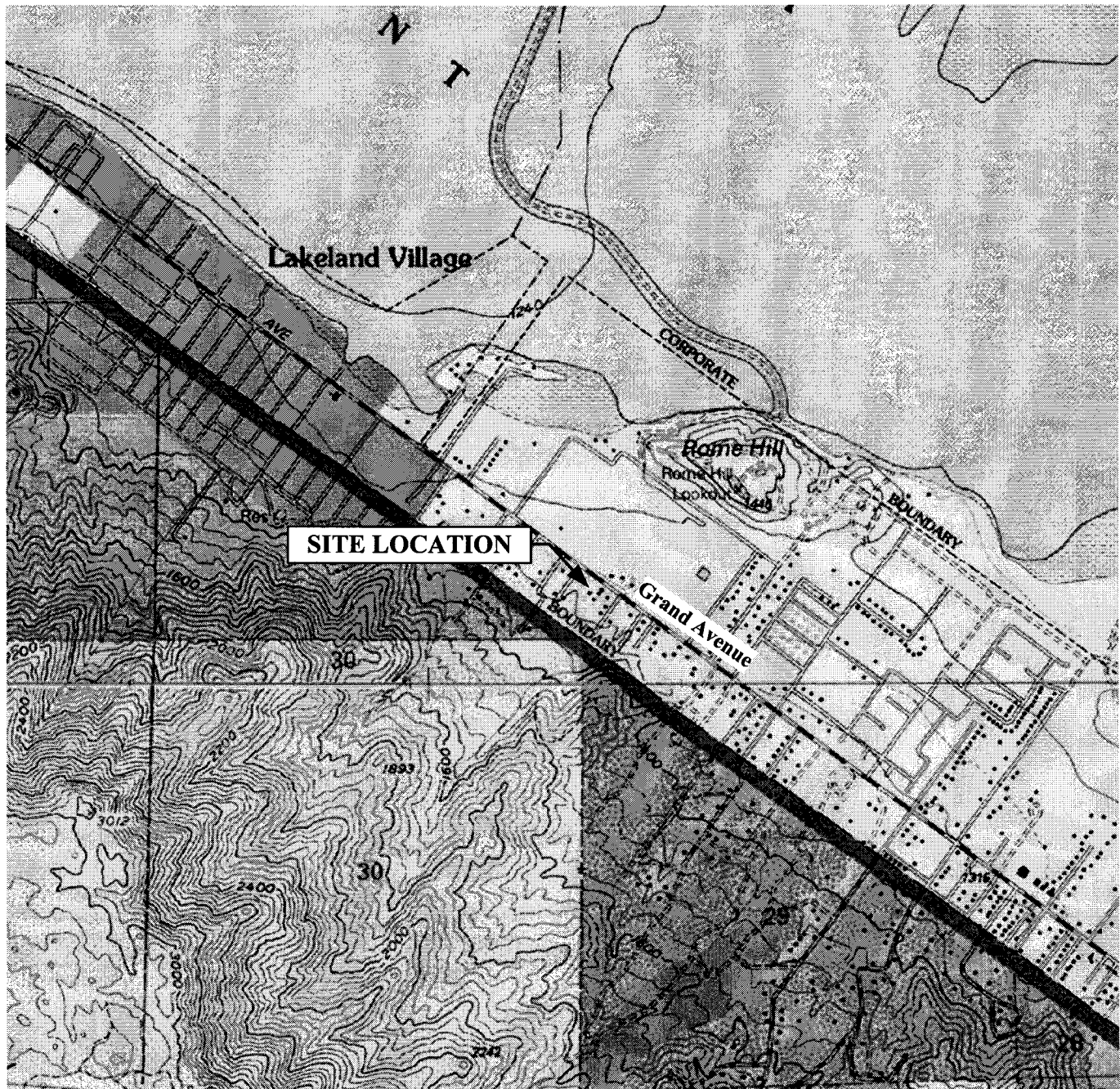
Santa Ana Regional Water Quality Control Board –Region 8, 1995, (SARWQCB): California State Water Resources Control Board Publication.

State Water Resources Control Board, Website, GeoTracker database, (<http://www.geotracker.swrcb.ca.gov/>), accessed March 2011.

United States Department of Agriculture (USDA), Natural Resources Conservation Service, Website (<http://websoilsurvey.nrcs.usda.gov/app/>) Web Soil Survey, accessed March 2011.

United States Geological Survey (USGS), 1997, 7.5' Topographic Map, Lake Elsinore, California Quadrangle.

FIGURES



Map Source: USGS Lake Elsinore, California 7.5 Minute Quadrangle map (USGS, 1997)

SITE LOCATION MAP

COUNTY OF RIVERSIDE ECONOMIC DEVELOPMENT AGENCY

Moose Lodge Property/ County No. 398ED

APN: 371-210-028

18641 and 18665 Grand Avenue

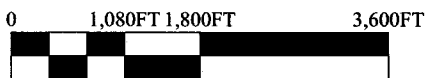
Riverside County, California 82530

EEI Project No. COR-71242.1

Created March 2011



Scale: 1" = 1,800'



Note: All Locations Are Approximate



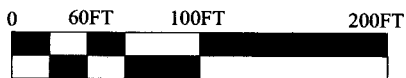
FIGURE 1



Map Source: Google Earth®, Image Date: Novmeber 2009; Accessed March 2011



Scale: 1" = 100'



Note All Locations Are Approximate

AERIAL SITE MAP
COUNTY OF RIVERSIDE ECONOMIC DEVELOPMENT AGENCY
Moose Lodge Property/ County No. 398ED
APN: 371-210-028
18641 and 18665 Grand Avenue
Riverside County, California 82530
EEI Project No. COR-71242.1
Created March 2011



FIGURE 2