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

5.3B

FROM: TLMA – Planning Department

SUBMITTAL DATE:
August 4, 2016

SUBJECT: CHANGE OF ZONE NO. 7896, ORDINANCE NO. 348.4842, and CONDITIONAL USE PERMIT NO. 3736 - Intent to adopt a mitigated negative declaration - Applicant: Woodcrest Real Estate Ventures - Engineer/Representative: Ventura Engineering - Third Supervisorial District - Rancho California Zoning Area - Southwest Area Plan: Community Development: Commercial Tourist (CD-CT) - Location: Northwest corner of the Anza Road and State Route 79 intersection - 7.61 Gross Acres - Zoning: Rural Residential (R-R) Zone - **REQUEST:** The Change of Zone proposes to amend the existing zone of Rural Residential (R-R) Zone to Scenic Highway Commercial (C-P-S) Zone. The Conditional Use Permit proposes to construct and use a 21,702 SF commercial building to sell items generally sold at a feed and grain store, hardware store, gift shop, and nursery-garden supply store. The project will also include a total of 21,349 SF of outdoor sales area and 119 parking spaces. - APN: 965-460-007 (100% Deposit Based Fee funds, ongoing)

Departmental Concurrence

Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan C. Perez
TLMA Director

FORM APPROVED COUNTY COUNSEL
BY: TIFFANY N. NORTH DATE 8/29/16

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	$ N/A	$ N/A	$ N/A	$ N/A	Consent ☐ Policy ☑
NET COUNTY COST	$ N/A	$ N/A	$ N/A	$ N/A	

SOURCE OF FUNDS: Deposit based funds

Budget Adjustment: N/A
For Fiscal Year: N/A

C.E.O. RECOMMENDATION:

APPROVE
BY: Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended; and that Ordinance 348.4842 is adopted with waiver of the reading.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: September 13, 2016
xc: Planning, Co.Co., MC, COB

Kecia Harper-Ihem
Clerk of the Board
By: Deputy

☐ Positions Added ☐ Change Order
☐ A-30 ☐ 4/5 Vote

Prev. Agn. Ref.: | **District:3** | **Agenda Number:** 16-2

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42864**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

2. **APPROVE CHANGE OF ZONE NO. 7896**, amending the zoning classification for the subject property from Rural Residential (R-R) Zone to Scenic Highway Commercial (C-P-S) Zone, based upon the findings and conclusions incorporated in the staff report; and,

3. **ADOPT ORDINANCE NO. 348.4842** amending the Rancho California Area shown on Map No. 2.2398 Change of Zone No. 7896 attached hereto and incorporated herein by reference; and,

4. **APPROVE CONDITIONAL USE PERMIT NO. 3736**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:
Summary

The Change of Zone No. 7896 proposes to amend the subject property's zone from Rural Residential (R-R) Zone to Scenic Commercial Highway (C-P-S) which is consistent with the property's existing Community Development: Commercial Tourist (CD-CT) designation. Pursuant to Ordinance No. 348 Section 9.50.b (21), the proposed use, a commercial building will be used to sell items generally sold at a feed and grain store, hardware store, gift shop, and nursery-garden supply store, with an outdoor display area greater than 200 square feet, is a permitted use in the proposed Scenic Highway Commercial (C-P-S) Zone with an approved Conditional Use Permit. Specifically, Conditional Use Permit No. 3736 proposes to construct and use a 21,702 square foot commercial building, also known as Tractor Supply Co., to sell items generally sold at a feed and grain, hardware, and a nursery-garden supply store. The project will include a total of 21,349 square feet of outdoor sales area and 119 parking spaces. The main access into the project site will be from Calle Arnaz. A right-in/right out driveway will complete the circulation onto Anza Road. The existing residential unit that is located onsite will be demolished. The proposed use supports the commercial tourist uses, as well as the residential, equestrian and agricultural uses that are located in this region.

The project was presented to the Planning Commission for recommendation to the Board on July 20, 2016. During which, a memo was presented to the Planning Commission to clarify conditions of approval 10. PLANNING. 37, 10. FIRE. 4, 80. TRANS. 3, and 90. PLANNING.3 as shown on Attachment C.

The Planning Commission recommended approval of the project through by a vote of 4-0, absent 1.

As noted in Environmental Assessment No. 42864, the project's Phase I Cultural Resource Assessment recommends that a qualified archaeologist and Tribal monitor be present during grading. Therefore, the standard conditions of approval for Tribal and Archaeologist monitoring were applied to this project as 60. PLANNING. 11 and 60. PLANNING. 12. These conditions are standard conditions to protect cultural resources if discovered during ground disturbance activities. Both conditions require information that is included in a Phase IV Monitoring Report. When monitoring is required for a project the monitoring report is usually required to be submitted to the Planning Department prior to grading final. This condition was inadvertently left off the list of conditions. Thus, staff recommends including COA 70. PLANNING. 1 that

requires the submittal of the Phase IV Archaeological Monitoring Report to the Planning Department prior to grading permit final (refer to Attachment C).

Impact on Citizens and Businesses
The impacts of this project have been evaluated through the environmental review and public hearing process.

ATTACHMENTS:

A. **Ordinance No. 348.4842**
B. **Planning Commission Minutes, Memo, and Staff Report**
C. **Updated Conditions of Approval**

ORIGINAL

ORDINANCE NO. 348.4842

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2398, Change of Zone Case No. 7896" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

By: _____
Chairman, Board of Supervisors
JOHN J. BENOIT

ATTEST:
KECIA HARPER-IHEM
Clerk of the Board

By: _____

(SEAL)

APPROVED AS TO FORM
August 17, 2016

By: _____
MICHELLE CLACK
Deputy County Counsel

MPC:sk
8/2/16
G:\Property\SKelley\CZ ZONING ORD & FORM11\FORMAT.348\4842.doc

SEP 13 2016 16-2

STATE OF CALIFORNIA)
) ss
COUNTY OF RIVERSIDE)

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on September 13, 2016, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES:	Jeffries, Tavaglione, Washington, Benoit and Ashley
NAYS:	None
ABSENT:	None

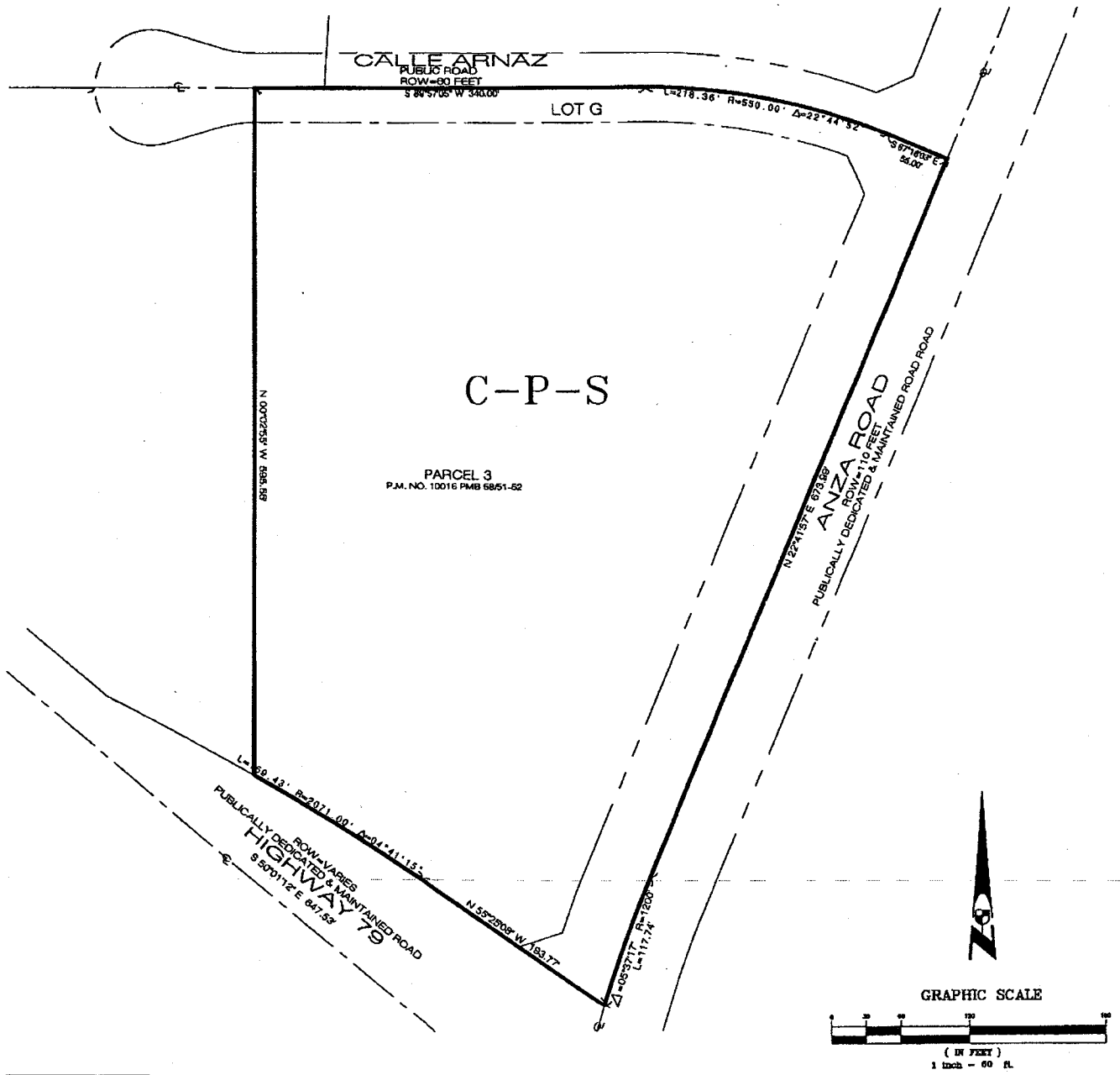
DATE: September 13, 2016

KECIA HARPER-IHEM
Clerk of the Board
BY: _____ Deputy

SEAL

Item 16-2

RANCHO CALIFORNIA AREA
SEC 11, T8S.R2W. S.B.B.& M.



C-P-S SCENIC HIGHWAY COMMERCIAL

MAP NO. 2.2398

CHANGE OF OFFICIAL ZONING PLAN

AMENDING

MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07896

ADOPTED BY ORDINANCE NO. 348.4842

DATED: SEPTEMBER 13, 2016

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS PARCEL NO: 965-460-007

ORIGINAL

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: 8/1/16

5.03.B

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside

SUBJECT: Change of Zone No. 7896 and Conditional Use Permit No. 3736
(Charge your time to these case numbers)

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

- ☐ Place on Administrative Action
  - ☐ Receive & File
  - ☐ EOT
- ☐ Labels provided If Set For Hearing
  - ☐ 10 Day ☐ 20 Day ☐ 30 day
- ☐ Place on Consent Calendar
- ☐ Place on Policy Calendar (Resolutions; Ordinances; PNC)
- ☐ Place on Section Initiation Proceeding (GPIP)
- ☒ Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- ☒ Publish in Newspaper:
  Press Enterprise
- ☒ Mitigated Negative Declaration
  - ☒ 10 Day ☐ 20 Day ☐ 30 day
- ☒ Notify Property Owners (app/agencies/property owner labels provided)

Designate Newspaper used by Planning Department for Notice of Hearing: Press Enterprise

Please set for September 13, 2016 Board Hearing

3 Extra sets were taken to:
Clerk of the Board

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

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

RIVERSIDE COUNTY
PLANNING DEPARTMENT

PLANNING COMMISSION
MINUTE ORDER
JULY 20, 2016

I. AGENDA ITEM 4.3

CHANGE OF ZONE NO. 7896 AND CONDITIONAL USE PERMIT NO. 3736 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Woodcrest Real Estate Ventures – Engineer/Representative: Ventura Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Tourist (CD: CT) – Location: Northwest corner of the Anza Road and State Route 79 intersection – 7.61 Gross Acres – Zoning: Rural Residential (R-R) Zone.

II. PROJECT DESCRIPTION:

The Change of Zone proposes to change the site's existing zone from R-R Zone to Scenic Highway Commercial (C-P-S) Zone. The Conditional Use Permit proposes to construct and use a 21,702 sq. ft. commercial building to sell items generally sold at a feed and grain store, hardware store, gift shop, and nursery-garden supply store. The project will include a total of 21,349 sq. ft. of outdoor sales area and 119 parking spaces.

III. MEETING SUMMARY:

The following staff presented the subject proposal:
Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org.

Spoke in favor of the proposed project:

- Steve Powell, Applicant, 1410 Main St. Ste. C, Ramona (760) 271-9400
    - Lauren Schulte, Applicant, gave her time to Steve Powell

Submitted speaker slips in favor of the project but do not wish to speak

- Haymes Snedeker, Applicant, PO Box 130 Daphne, AL. 36526, (251)243-0708
- Willy Ventura, Applicant's Representative, (951) 252-7632
- Vincent Didonato, Applicant's Representative
- Alex Hann, Murrieta, Applicant's Representative , (951) 696-1490
- Jeff Gan, Other interested party, 17610 Oak Grove Rd. Ramona 92065, (619) 980-5603
- Anthony May, Other interested party
- Bill Darnell, 4416 Mercury St. Ste. 207A San Diego 92111, (619) 233-9373

Spoke in opposition to the proposed project:

- Dr. Gayle Reis, Neighbor, 43475 Anza Rd. Temecula 92592, (951) 392-5548

No one spoke in a neutral position.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

PLANNING COMMISSION
MINUTE ORDER
JULY 20, 2016

IV. CONTROVERSIAL ISSUES:
Neighbor oppose the propose use.

V. PLANNING COMMISSION ACTION:
Public Comments: Closed
Motion by Commissioner Taylor Berger, 2nd by Chairman Leach
A vote of 4-0 (Commissioner Hake absent)

The Planning Commission recommends that the Board of Supervisors take the following actions:

ADOPT A MITIGATED NEGATIVE DECLARATION; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7896; and,

APPROVE CONDITIONAL USE PERMIT NO. 3736, as modified at hearing.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

Memorandum

Date: July 19, 2016

To: Planning Commission

From: Phayvanh Nanthavongdouangsy, Project Planner

RE: Conditional Use Permit No. 3736, Change of Zone No. 7896

Staff also received two comment letters concerning the proposed Project on 7/19/16.

The first letter is from Mr. Faddoul Baida, owner of a neighboring property east of Anza Road. He suggests an Environmental Impact Report should be required for the proposed project. The Environmental Assessment No. 42864 determined that the potential impacts associated with the Project are less than significant with mitigation. His concerns for Traffic, Noise, Air Quality, Outdoor Lighting and Water Quality have been analyzed in EA No. 42864 and the Project has been conditioned accordingly.

The noise study was determined to be adequate and the report demonstrates that the project meets the standards set in Ordinance No. 857-Regulating Noise in Riverside County. The Office of Industrial Hygiene recommended the hours of operation of delivery trucks and vertical baler should be limited between the hours of 7:00 am to 10:00 pm. The Transportation Department reviewed and approved the Traffic Study submitted for the proposed project. The study determined that the Project's internal circulation is adequate for the proposed use and the Project achieves adequate levels of service established in the General Plan for the following intersections "Anza Road (NS) at: De Portola Road (EW) Calle Arnaz (EW) SR-79 South (EW) Project Access (EW)" and "Calle Arnaz (NS) at: Project Access (EW)". The Project includes Conditions of approval for road improvements to Calle Arnaz and Anza Road. The air quality and greenhouse gas studies demonstrated that the construction and operation of the project would generate pollutant and emissions that were below the thresholds levels established by South Coast Air Quality Management District and the County of Riverside. The Project is conditioned to comply with National Pollutant Discharge Elimination System to develop and implement a Strom Water Pollution Prevention and monitoring plan for construction and includes a preliminary Water Quality Management Plan that demonstrates that the water runoff from operation will be treated onsite.

The Proposed use is consistent with the Community Develepment-Commerical Tourist land use designation and the proposed Scenic Highway Commercial (C-P-S) Zone; as such, Planning does not agree that the hours of operations should be limited to 8 am to 6 pm. The hours of operations proposed for the project will be kept at 8 am to 8 pm, Monday through Saturday, and 9 am to 7 pm on Sunday. Outdoor lights will shut off by 10 pm or sooner and outdoor lighting is conditioned to comply with Ordinance No. 655-Regulating Light Pollution and Ordinance No. 915 Regulating Outdoor Lighting.

The feed sold at the store is prepackaged and will not increase the number of roadents or pests in the area.

Staff also received a letter from Anna Hoover representative for the Pechanga Band of Luiseno Indians. The letter requests the environmental assessment and an update to the Condition of Approval 10. PLANNING. 37. Staff complied with Assembly Bill 52. The AB52 consultation notification letters were sent to various tribes on 1/11/2016. Staff met with the representatives from Pechanga on 1/20/2016. The representatives were informed that the Cultural Report was a negative survey, there were no cultural resources present but the archaeologist had recommended an archaeologist and tribal monitor be present. Pechanga told us this was within the "village-complex" of Uuu'may. Staff sent additional project materials to Pechanga on 4/13/16. On 4/19/16 Staff sent exhibits, recommended conditions of approval and pre-conclusion letter to the Pechanga. Staff received an email from Pechanga reiterating that the site was within a "village-complex". On 4/20/10 Staff met with Pechanga and it was agreed that Pechanga would be named monitor during ground disturbance activities. Staff sent the AB52 conclusion letter to Pechanga on 4/26/16. A public hearing notice was sent to Pechanga that included a notice of the public hearing a 20 day review period for the environmental assessment.

Per Pechanga's request staff proposes the following amendment to COA 10. PLANNING. 37: "...The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner ~~and the County Archaeologist~~ concerning the treatment of the remains as provided in Public Resources Code Section 5097.98..."

Staff recommends also recommends clarifications to the following conditions of approval:

- Condition of Approval 10. FIRE 04: Appendix B of the California Fire Code, Section 105.2 allows for a reduction of the required fire flow for buildings provided with an approved automatic fire sprinkler system. Staff recommends the following update to: "Minimum required fire flow shall be 4,000 GPM for a 4 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. **The required fire flow may be reduced to 2,000 GPM for a 2 hour duration at 20 PSI residual operating pressure for buildings provided with an approved automatic fire sprinkler system installed in accordance with the California Fire Code**."

- Condition of Approval 80. TRANS. 3: Permit grapevine like plant material in the WQMD water basin as shown on the preliminary landscape plans. Staff recommends the following update: "...2) The plant palette must use grapevines, **or grapevine like material approved by Transportation Department Landscape Division,** and olive trees in basins and other areas to the maximum extent practicable in order to blend in with surrounding existing development.."

- Condition of Approval 90. PLANNING. 3: correct number from one-hundred and fifteen to one-hundred and nineteen. Staff recommends the following update: " A minimum of one hundred and ~~fifteen~~ nineteen (119) parking spaces..."

Steve Weiss

Riverside County Planning Director

RE: CZ 7896, CUP 3736 hearing date 07/20/16

Position: Neutral

A mitigated negative declaration is inappropriate and a complete EIR should be required for the following reasons.

The project is located on the intersection of Highway 79 south and Anza Road which is a major gate way to the wine country

Concerns:

1. Traffic:
a. Cumulative traffic impacts to Hwy 79, Calle Arnaz, De Portola and other surrounding roadways
b. Increased traffic volumes to Hwy 79, Calle Arnaz, De Portola and other surrounding roadways
c. Turning movements on/off Hwy 79 (including stacking distance)
d. Turning movements on/off Calle Arnaz (Turn pocket and improved, signalized intersection should be required)
e. Big Rig parking/idling (should be prohibited)

2. Noise:
a. Outdoor loudspeakers (should be prohibited)
b. Outdoor phone (ring) or other buzzer/bells (should be prohibited)
c. Backup beepers from big rigs or other equipment (should be prohibited)
d. Big rigs and/or other equipment idling (should be prohibited)

3. Hours of operation:
a. adjacent (near proximity) to residential uses hours should not exceed: 7am - 6pm M-F, 8am - 5pm Sat, Closed Sun

4. Air Quality:
a. Big rigs and/or other equipment idling (should be prohibited)
b. No dirt roads
c. No dirt parking lot areas
d. No truck parking on dirt shoulders on Hwy 79, Calle Arnaz, De Portola and other surrounding roadways
e. Unimproved areas of site must be gravel (or similar) to prevent offsite migration of dust

5. Outdoor lighting:
a. No exterior lighting allowed after 10pm

b. High wattage/ high lumen lighting (including but not limited to halogen, vapor or similar) ((should be prohibited))
c. No parking lot lighting after 10pm

6. Water Quality:
a. No water runoff.
b. Insure no impacts to downstream properties from runoff and/or other drainage issues (including roadway drainage issues)
c. No standing water and/or open, outdoor water storage (mosquitoes)

d. The storage of fuel and/or other combustible or hazardous material should be prohibited.

e. Connection to sanitary sewer system should be required

7. Concern about increase rodents and/or other pests (attracted to feed)

PLEASE INCLUDE THIS IN PUBLIC RECORD

Faddoul Baida
34860 Calle Arnaz
Temecula, CA 92592
M (213) 500-6350
F (213) 623-4049
faddoulbaida@yahoo.com

Faddoul Baida

Nanthavongdouangsy, Phayvanh

From: Anna Hoover <ahoover@pechanga-nsn.gov>
Sent: Tuesday, July 19, 2016 4:53 PM
To: Nanthavongdouangsy, Phayvanh
Cc: Thomson, Heather; Jones, David; Ebru Ozdil
Subject: Planning Commission for CUP 37.6

Hello Phayvanh,
We received the Public Hearing for CUP 3736 and that it is going to Planning Commission tomorrow (7.20.16). We had requested to receive the IS/MND in our comment letters and consultations but we have yet to see a copy. As identified in our AB 52 consultation, this Project is within the village of 'Uuu'may and we would like to know whether this Traditional Cultural Landscape, which is an allowable Traditional Cultural Resource under AB 52, was included in the IS/MND. Can you please forward via email as soon as possible?

Additionally, we are concerned that the Conditions of Approval (online) do not include the requirement for a Phase IV monitoring report. We request that to be please be included in the COA. Further, 10.PLANNING 037 inserts the County into the State human remains process. As this is not legally enforceable, please strike as indicated: "The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner ~~and the County Archaeologist~~ concerning the treatment of the remains as provided in Public Resources Code Section 5097.98."

Finally, please read these comments into the public record and include them in the administrative record for this Project.

Noʃúun Lóoviq (Thank you),

Anna M. Hoover
Cultural Analyst/Assistant THPO
Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, CA 92593

951-770-8104 (O)
951-694-0446 (F)
951-757-6139 (C)
ahoover@pechanga-nsn.gov

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Agenda Item No.: 4.3
Area Plan: Southwest Area Plan
Zoning Area: Rancho California
Supervisorial District: Third
Project Planner: Phayvanh Nanthavongdouangsy
Planning Commission: July 20, 2016

Conditional Use Permit No. 3736
Change of Zone No. 7896
Environmental Assessment No. 42864
Applicant: Woodcrest Real Estate Ventures
Engineer/Representative: Ventura Engineering

Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The project includes Conditional Use Permit No. 3736 (CUP No. 3736) and Change of Zone No. 7896 (CZ No. 7896).

Conditional Use Permit No. 3736

The Conditional Use Permit proposes to construct and use a 21,702 square foot commercial building to sell items generally sold at a feed and grain, hardware, and a nursery-garden supply store. The project will include a total of 21,349 square feet of outdoor sales area and 119 parking spaces. The three outdoor sales areas includes 14,849 square foot fenced area located east of the building, 3,500 square foot display area in front of the building, and 3,000 square foot display area at the southern end of the project area. The main access into project site will be from Calle Arnaz. A right-in/right out driveway will complete the circulation onto Anza Road. The existing residential unit that is located onsite will be demolished.

Change of Zone No. 7896

The proposed change of zone will amend the existing zone of Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) Zone.

Location

The project site is approximately 7.6 gross acres located north of State Route 79, south of Calle Arnaz, and west of Anza Road.

SUMMARY OF FINDINGS:

1.	Existing General Plan Land Use (Ex. #5):	Community Development: Commercial Tourist (CD-CT)
2.	Surrounding General Plan Land Use (Ex. #5):	Community Development: Commercial Tourist (CD-CT) to the north and east, Community Development: Medium Density Residential (CD-MDR) to the west and south, and Rural-Rural Residential (R-RR) within the Temecula Valley Wine Country Policy Area - Residential District is also south of the project site.
3.	Proposed Zoning (Ex. #3):	Scenic Highway Commercial (C-P-S) Zone
4.	Surrounding Zoning (Ex. #3):	Rural Residential (R-R) Zone to the north, south, east, and west and Wine Country – Equestrian (WC-E) Zone to the northeast

5. Existing Land Use (Ex. #1):	Residential, one-family dwelling
6. Surrounding Land Use (Ex. #1):	Agriculture (vineyard and other), warehouses, one-family dwellings, church to the northeast, and vacant properties
7. Project Data:	Total Acreage: 7.6 Gross Acres (6.0 Net Acres)
8. Environmental Concerns:	See attached environmental assessment

RECOMMENDATIONS:

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

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42864**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7896, amending the zoning classification for the subject property from Rural Residential (R-R) Zone to Scenic Highway Commercial (C-P-S) Zone, in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVE CONDITIONAL USE PERMIT NO. 3736, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report;

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

1. The project site is designated Community Development: Commercial Tourist (CD-CT) within the Southwest Area Plan (SWAP).

2. The proposed commercial use is consistent with the CD-CT land use designation. The project site is located west of the Temecula Valley Wine Country Policy Area. The proposed feed and grain, hardware, and garden supply store supports the commercial tourist uses, as well as the residential uses that are located in this region.

3. The project site is surrounded by properties which are designated Community Development-Commercial Tourist CD-CT), Community Development-Medium Density Residential (CD-MDR), and Rural-Rural Residential (R-RR) within the Temecula Valley Wine Country Policy Area - Residential District.

4. The existing zoning for the subject site is Rural Residential (R-R) and the proposed zoning pursuant to Change of Zone No. 7896 is Scenic Highway Commercial (C-P-S) Zone. The C-P-S Zone is consistent with the CD-CT land use designation.

5. Pursuant to Section 9.50.b (21), the proposed use, a commercial building will be used to sell items generally sold at a feed and grain store, hardware store, gift shop, and nursery-garden

supply store, with an outdoor display area greater than 200 square feet, is a permitted use in the proposed Scenic Highway Commercial (C-P-S) Zone with an approved conditional use permit.

6. The proposed use, a commercial building used to sell items generally sold at a feed and grain, hardware store, gift shop, and nursery-garden supply store, with an outdoor display area greater than 200 square feet, is consistent with the development standards for the C-P-S Zone. The proposed building will not exceed 30 feet in height, which is within yard requirements restrictions of 35 feet and is under the height limit of 50 feet. Included are 119 parking spaces, including 5 ADA compliant spaces, which is in accordance with regulations.

7. The project site is surrounded by properties which are zoned Rural – Residential (R-R).

8. A church, single family residences, greenhouses, private equestrian uses have been constructed and are operating in the project vicinity.

9. This project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell 7183, independent of a Cell Group. The project went through the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process, HANS No. 2253, to determine if any part of the project site was described for conservation. HANS No. 2253 determined conservation is not described for this property. The site consists of disturbed land with non-native ruderal plant species, surrounded by land that is also disturbed and subject to agricultural activities. The project will not result in fragmentation or impede Reserve Assembly goals for Proposed Constrained Linkage 24 as the land described for conservation is located south of SR-79, along Temecula Creek, and the project site is located north SR-79. The habitat types and vegetation described for conservation in this Cell are also not present on the site. There are no riparian/riverine or vernal pool resources located on the site. There is also no habitat connection between the Project site and Temecula Creek; therefore, the project is consistent with Section 6.1.2 of the MSHCP. The project is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA) and is therefore consistent with Section 6.1.3 of the MSHCP. The project is located within an additional survey area for burrowing owl, so a habitat assessment and focused surveys were conducted in August of 2015. Several suitable burrows were mapped during the habitat assessment, and the surveys conducted followed the MSHCP Burrowing Owl Survey Instructions. During Joint Project Review (JPR), the Western Riverside Regional Conservation Authority (RCA) and the County of Riverside Planning Department biologists were concerned that the times during which the focused surveys were conducted were outside protocol times, so Kidd Biological was asked to complete additional surveys in the 2016 spring nesting season to confirm that no owls were occupying the site. The additional surveys were conducted, and Burrowing Owls were not observed to be nesting on the property. A Burrowing Owl survey 30 days prior to disturbance and nesting bird survey three days prior to disturbance are conditioned for the Project prior to Grading Permit Issuance and Building Permit Issuance (Condition of Approval 60. EPD.1, 60. EPD. 2, 80. EPD. 2, and 80. EPD. 1). Therefore, the project is consistent with Section 6.3.2 of the MSHCP.

10. Consultation per AB-52 was completed for the project on April 26, 2016. Staff received one consultation request regarding the Project from the Pechanga Band of Luiseno Indians representatives. Staff met with the Tribe's representatives on January 11, 2016 and April 14, 2016. The Tribe was provided the site plan, Phase I Cultural Assessment, and proposed conditions of approval. The Phase I Cultural Assessment concludes that due to negative survey results, no mitigation measures are recommended or warranted. The assessment also

recommends that due to the apparent alluvial nature of the soils and because recommendations of several tribes contacted during project scoping, it was recommended that the project grading be monitored by a qualified archaeologist and Luiseno monitor. COA 60. PLANNING 12 requires the applicant to enter into a contract with a Tribal Monitor(s) from the Pechanga Native American Tribes who shall be on-site during all ground disturbing activities prior to issuance of a grading permit. With the implementation of this condition of approval, along with the other conditions of approval that protects cultural resources there will be no impacts to cultural resources.

11. Environmental Assessment No. 42864 identified the following potentially significant impacts:

a. Biological Resources
b. Geology/Soils
c. Transportation/Traffic
d. Utilities/Service Systems
e. Recreation

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

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development – Commercial Tourist (CD-CT) Land Use Designation, and with all other elements of the Riverside County General Plan. The proposed project supports tourism industry that thrives in this area.

2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The public's health, safety, and general welfare are protected through project design.

4. The proposed project is conditionally compatible with the present and future logical development of the area.

5. The proposed project will not have a significant effect on the environment.

6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
   a. The city of Temecula sphere of influence;
   b. A 100-year flood plain, an area drainage plan;
   c. or Core Reserve Area; or,
   d. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
   e. A high fire area or fire responsibility area
   f. A ½ mile of a fault or in a fault zone

3. The project site is located within:
   a. The boundaries of the Temecula Valley unified School District;
   b. The Riverside County Regional Recreation and Open Space Parks District;
   c. A Dam Inundation Area;
   d. Zone A of Mt. Palomar Night Time Lighting Policy Area;
   e. Liquefaction Potential: Very High;
   f. Subsidence: Susceptible;
   g. Paleontological Sensitivity is Low
   h. The Stephens Kangaroo Rat Fee Area

4. The subject site is currently designated as Assessor's Parcel Number: 965-460-007.

Date Revised: 07/13/16

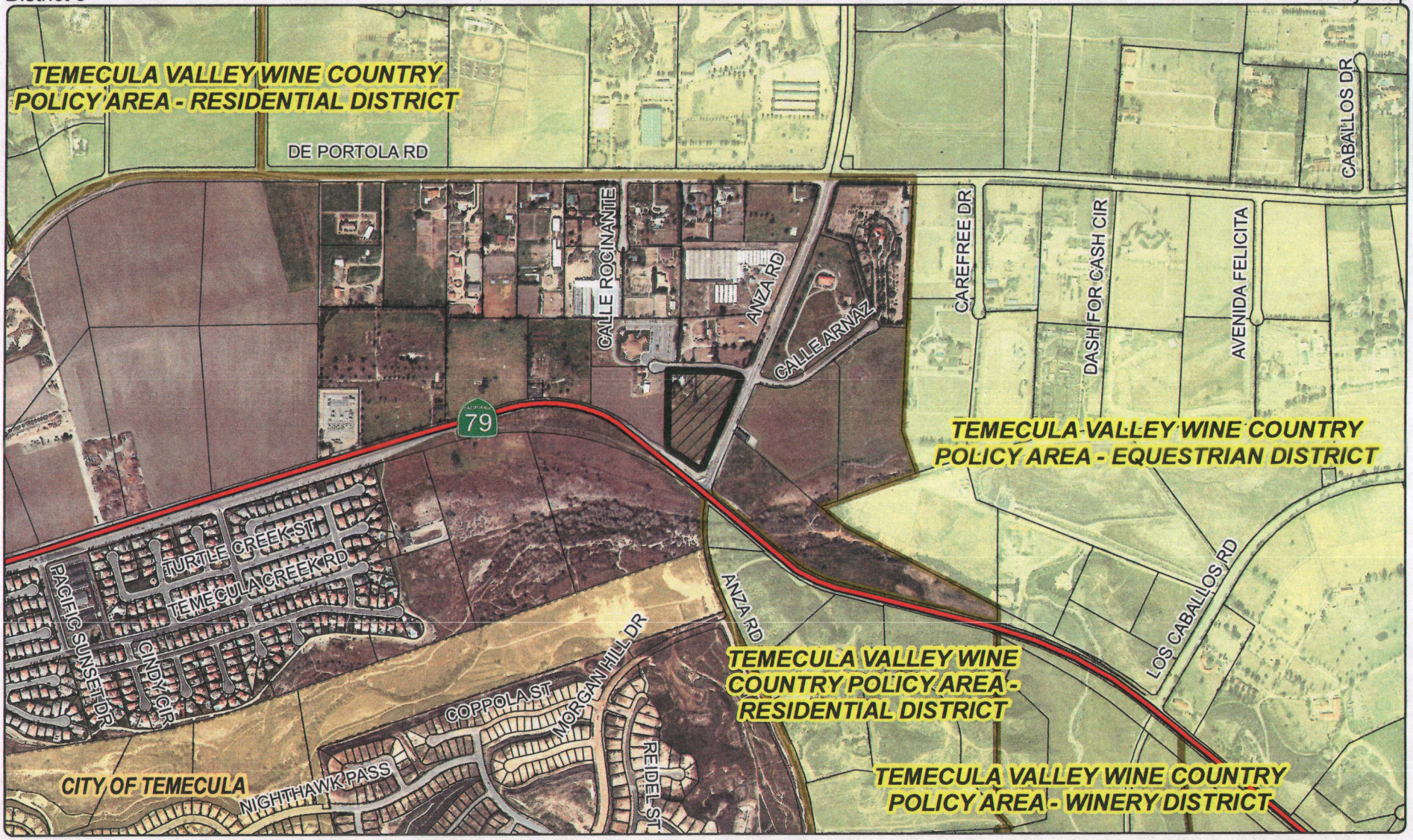
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07896 CUP03736

VICINITY/POLICY AREAS

Supervisor: Washington
District 3

Date Drawn: 06/13/2016
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen

N

0 500 1,000 2,000
Feet

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

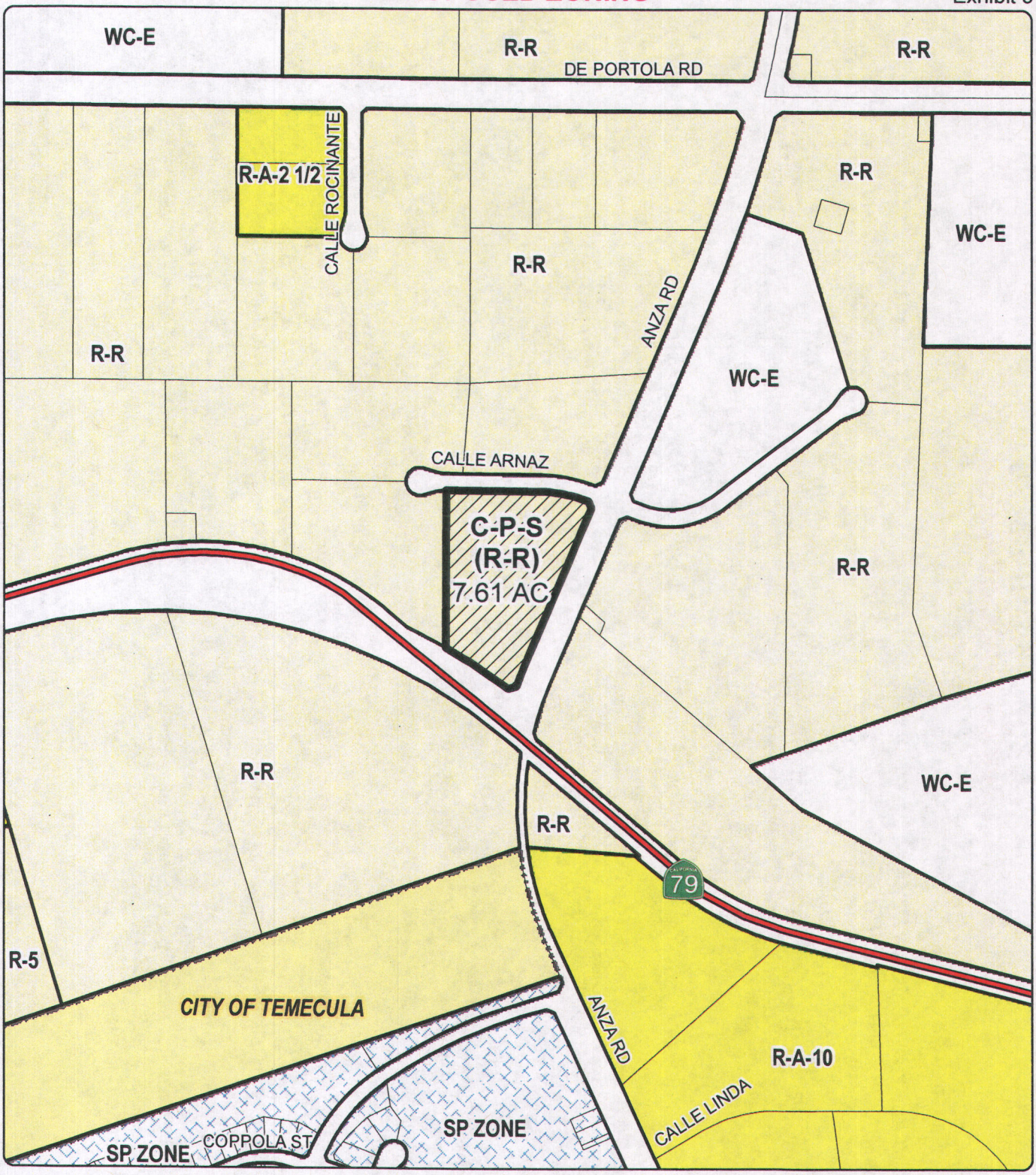
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07896 CUP03736

PROPOSED ZONING

Supervisor: Washington
District 3

Date Drawn: 06/13/2016
Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen

N

0 250 500 1,000
Feet

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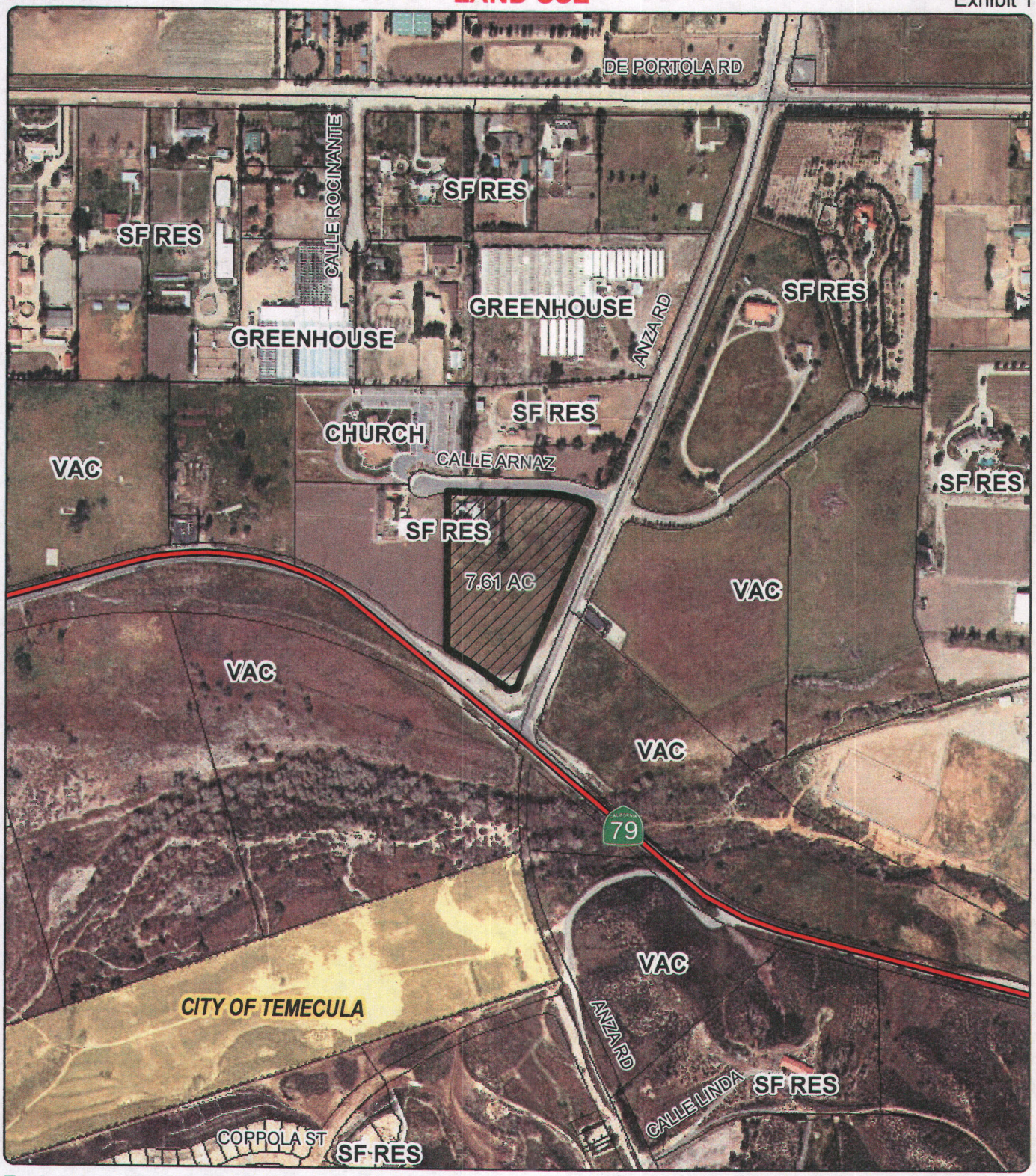
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07896 CUP03736

LAND USE

Supervisor: Washington
District 3

Date Drawn: 06/13/2016
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen

N

0 250 500 1,000
Feet

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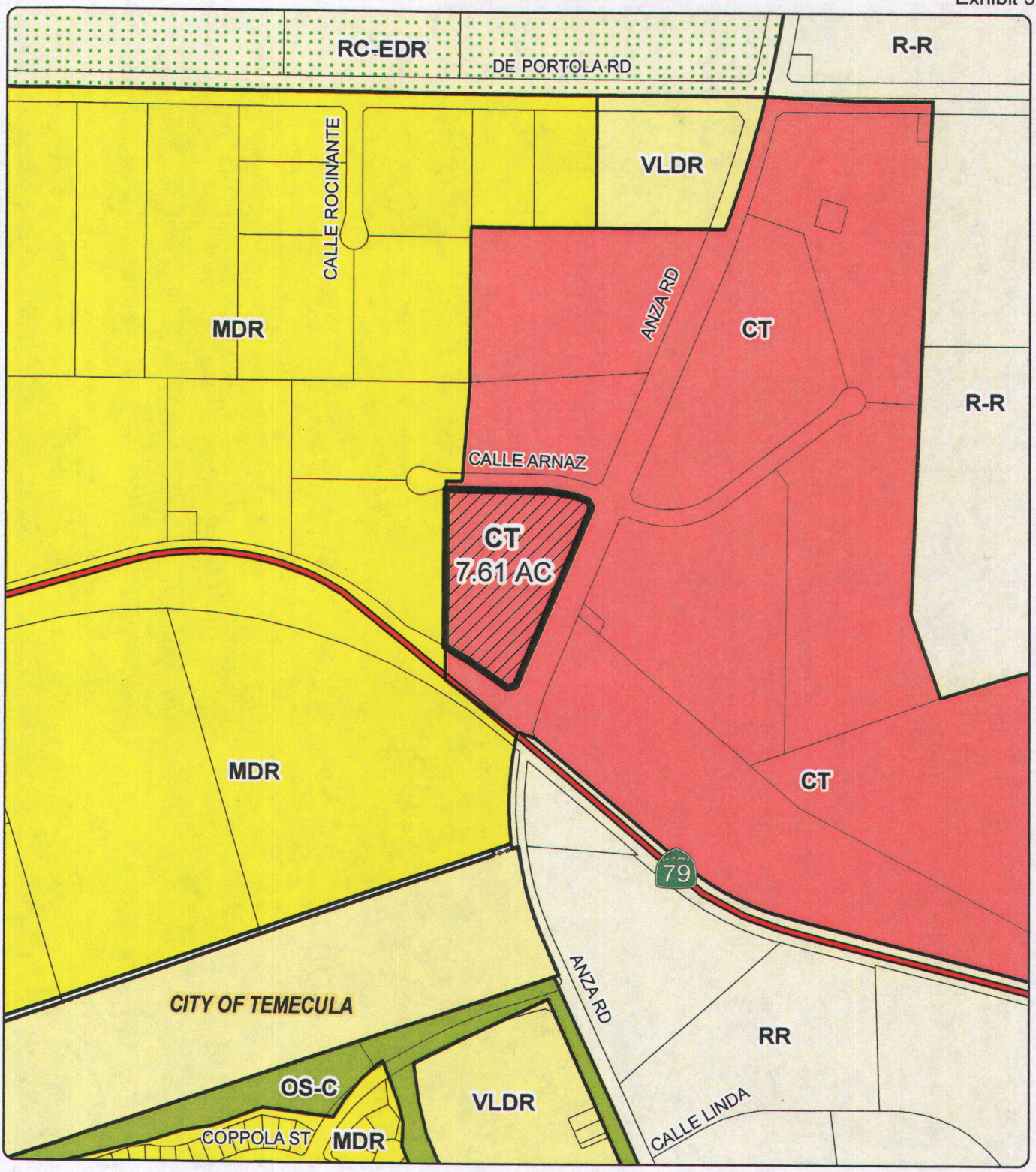
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07896 CUP03736

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 06/13/2016
Exhibit 5



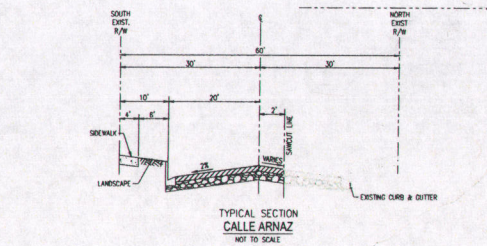
Zoning Area: Rancho California

Author: Vinnie Nguyen

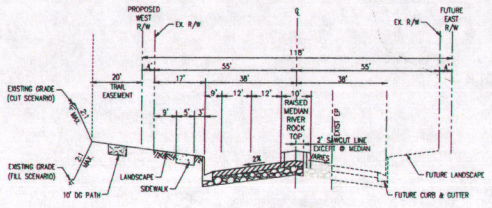
N

0 250 500 1,000
Feet

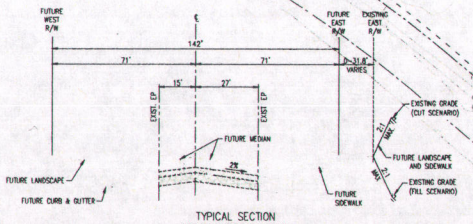
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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



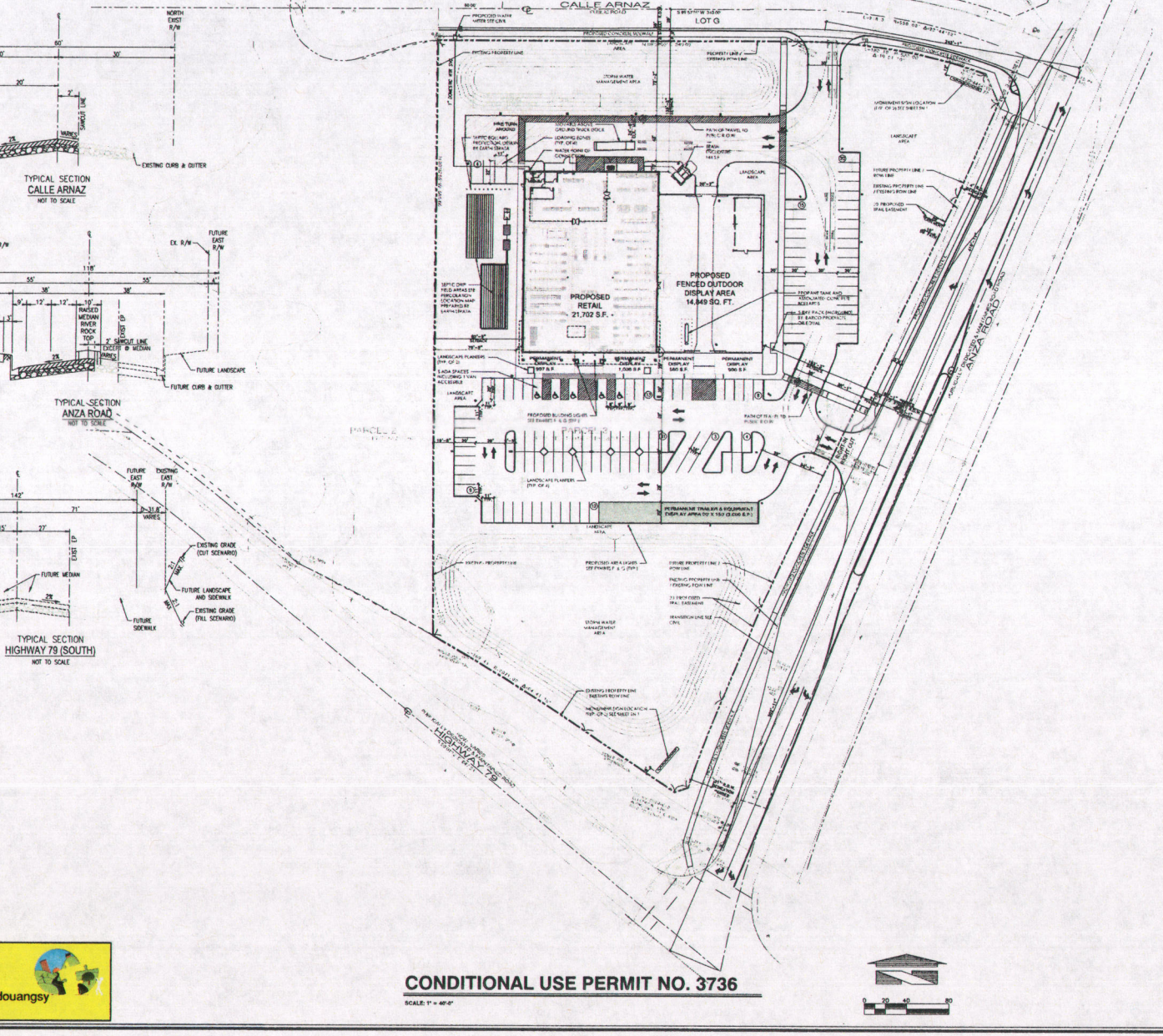
TYPICAL SECTION
CALLE ARNAZ
NOT TO SCALE



TYPICAL SECTION
ANZA ROAD
NOT TO SCALE



TYPICAL SECTION
HIGHWAY 79 (SOUTH)
NOT TO SCALE



CONDITIONAL USE PERMIT NO. 3736

SCALE: 1" = 40'-0"

0 20 40 80

CASE: CUP03736
EXHIBIT: A Site Plan
DATE: 04/15/16
PLANNER: Phayvanh Nanthavongdouangsy

SITE DATA

ADDRESS:	34613 CALLE ARNAZ TEMECULA, CA 92592
APN:	965-460-009
LOT SIZE:	261,244 S.F. (6.29 ACRES NET) (6.60 ACRES GROSS)
BUILDING AREA:	RETAIL: 21,702 S.F. TRASH ENCLOSURE: 144 S.F.
COUNTY:	RIVERSIDE
CONSTRUCTION TYPE:	RETAIL: V-B/SPRINKLERED TRASH ENCLOSURE: TYPE III
OCCUPANCY:	RETAIL: M TRASH ENCLOSURE: S1
EXISTING LAND USE AND ZONING:	PROPERTY: RESIDENCE (R-R) NORTH: RESIDENCE AND PLACE OF RELIGIOUS WORSHIP (R-R) SOUTH: VACANT (R-R) EAST: VACANT (R-R) WEST: RESIDENCE (R-R)
EXISTING ZONE:	R-R (RURAL RESIDENTIAL)
PROPOSED ZONE:	C-P-S (SCENIC HIGHWAY COMMERCIAL)
GENERAL PLAN:	CT (COMMERCIAL TOURIST)
SCHOOL DISTRICT:	TEMECULA VALLEY UNIFIED SCHOOL DISTRICT
HAZARD DISCLOSURE:	STATUTORY NATURAL DAM INUNDATION AREA LOCAL / SUPPLEMENTAL NATURAL SEISMIC / GEOLOGIC HAZARD ZONE LIQUEFACTION POTENTIAL: VERY HIGH SUBSIDENCE: SUSCEPTIBLE
WASTE DISPOSAL:	ON-SITE SEPTIC
THOMAS GUIDE 2008 (COUNTY OF RIVERSIDE):	PAGE 980 QUADRANT A-1
FEMA FLOODPLAIN:	ZONE 'X' SHADED AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
PARKING REQUIREMENTS:	1 SPACE / 200 S.F. OF GROSS FLOOR AREA REQUIRED: 109 SPACES PER 21,702 S.F. PROVIDED: 119 SPACES (INCLUDING 5 H.C. SPACES & 4 LOADING ZONES)
LOT COVERAGE:	BUILDING: 21,846 S.F. (8%) LANDSCAPING: 139,327 S.F. (54%) IMPERVIOUS: 100,071 S.F. (38%) TOTAL: 261,244 S.F. (100%)

UTILITIES

ELECTRICAL: SOUTHERN CALIFORNIA EDISON (800) 684-8123	SEWER: ONSITE SEPTIC
GAS: SOUTHERN CALIFORNIA GAS CO. (800) 427-2200	TELEPHONE / CABLE: VERIZON (951) 875-8219
WATER: RANCHO CALIFORNIA WATER (951) 928-3777	WASTE: WASTE MANAGEMENT (800) 423-9986

OWNER

ANTHONY (TONY) MAY AND TIMOTHY LEE JONES
PO BOX 81729
SAN DIEGO, CA 92138
PHONE: (619) 300-8319
E-MAIL: gayhotel@pacbell.net

APPLICANT

WOODCREST REV. STEVE POWELL
1410 MAIN STREET, SUITE C
RAMONA, CA 92065
PHONE: (760) 790-6493
CELL: (760) 271-9400
E-MAIL: steve@woodcrestrev.com

ARCHITECT / EXHIBIT PREPARER

EMPIRE DESIGN GROUP, INC.
PO BOX 944
MURRIETA, CA 92564
PHONE: (951) 696-1490
FAX: (951) 696-1443
CELL PHONE: (951) 809-7601
E-MAIL: ghsann@empiregr.biz
CONTACT: GREGORY HANN, ARCHITECT

PHYSICAL ADDRESS:
24861 WASHINGTON AVE.
MURRIETA, CA 92562

LEGAL DESCRIPTION

THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE AREA OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 3 AND LOT "G" OF PARCEL MAP NO. 10016, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 58, PAGES 51 AND 52 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PROJECT DESCRIPTION

THE PROJECT SITE IS LOCATED AT THE SOUTH EAST CORNER OF ANZA ROAD AND HIGHWAY 79 (TEMECULA PARKWAY) IN THE CITY OF TEMECULA, RIVERSIDE COUNTY, CALIFORNIA. THE SITE IS CURRENTLY ZONED RR, MOSTLY VACANT WITH A SINGLE STORY RESIDENCE LOCATED IN THE NORTHWEST SECTION OF THE PROPERTY. THE APPROXIMATE GROSS ACREAGE IS 7.63 WITH APPROXIMATELY 6.29 NET ACRES.

ALL EXISTING STRUCTURES ON THE PROJECT SITE ARE TO BE REMOVED.

THE PROJECT PROPOSES THE FOLLOWING WITH ALL APPLICABLE APPLICATIONS TO BE PROCESSED:

- ZONE CHANGE
  - EXISTING: RR (RURAL RESIDENTIAL)
  - PROPOSED: C-P-S (SCENIC HIGHWAY COMMERCIAL)
- PROPOSED DEVELOPMENT: CONSTRUCT ANY 27,700 SQ FT COMMERCIAL BUILDING THAT IS 30 FEET IN HEIGHT, HAS 14,800 SQ FT. OF ENCLOSED OUTDOOR DISPLAY, & 900 SQ FT. OF UNENCLOSED OUTDOOR DISPLAY. 119 ON-SITE PARKING STALLS WITH ALL REQUIRED CIRCULATION DRIVE AISLE (INCLUDING FIVE HANDICAP SPACES AND FOUR LOADING ZONES). A REAR LOADING DOCK FOR MERCHANDISE DELIVER, BULK PROPANE TORAGE SHED, ONE VERTICAL BALER FOR THE RECYCLING OF CARDBOARD, ONE DUMPSTER LOCATION FOR TRASH DISPOSAL, ALL NECESSARY ON-SITE STORMWATER FACILITIES, HARDSCAPE AND SOFTSCAPE LANDSCAPING IMPROVEMENTS IN ADDITION TO ALL REQUIRED OFF-SITE IMPROVEMENTS. MAIN ACCESS TO THE SITE WILL BE PROVIDED FOR VIA ONE DRIVEWAY ON CALLE ARNAZ AND ONE RIGHT IN/RIGHT OUT DRIVEWAY CONNECT TO ANZA ROAD.

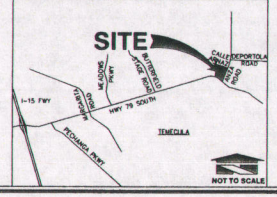
CURRENTLY, THERE IS NO AVAILABILITY FOR SANITARY SEWER AT THE PROPOSED PROJECT LOCATION. SEWER IS GOING TO BE PROVIDED FOR BY AN ON-SITE WASTEWATER TREATMENT SYSTEM (OTDS) WITH AN ADVANCED TREATMENT UNIT (ATU).

THE SITE IS SERVED VIA THE RANCHO CALIFORNIA WATER DISTRICT.

SHEET INDEX

AS 1	EXHIBIT A	SITE PLAN & COVER SHEET
A2.0	EXHIBIT B	EXTERIOR ELEVATIONS
A1.0	EXHIBIT C	ARCHITECTURAL FLOOR PLAN
A1.3	EXHIBIT D	ROOF PLAN
SN1.0	EXHIBIT E	SIGNAGE SUMMARY
PS 1	EXHIBIT F	SITE PHOTOMETRIC
PS 2		SITE PHOTOMETRIC
PS 3		SITE PHOTOMETRIC
PS 4		SITE PHOTOMETRIC
PS 5		SITE PHOTOMETRIC
PS 6		SITE PHOTOMETRIC
LP1.0	EXHIBIT G	LIGHTING PLAN

VICINITY MAP



NOT TO SCALE

EMPIRE DESIGN GROUP, Inc.
24861 Washington Ave
Murrieta, Calif. 92563
Tel 951-696-1490 Fax 951-696-1443

Architect of Record
GREGORY S. HANN, AIA
24861 WASHINGTON AVE
MURRIETA, CA 92562
TEL: 951-696-1490
CELL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz

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Client:

WOODCREST COMPANIES

CONDITIONAL USE PERMIT NO. 3736
CALLE ARNAZ COMMERCIAL
34613 CALLE ARNAZ
TEMECULA, CA 92592

Seal:

Date:	JULY 16, 2015
Project Number:	EDG# 04.316

NO.	DATE	REVISION DESCRIPTION
1	9-11-15	1ST P.A.R. COMMENTS
2	1-25-16	1ST C.U.P. COMMENTS

DESIGNED BY:	GSH
DRAWN BY:	GSH
CHECKED BY:	AM

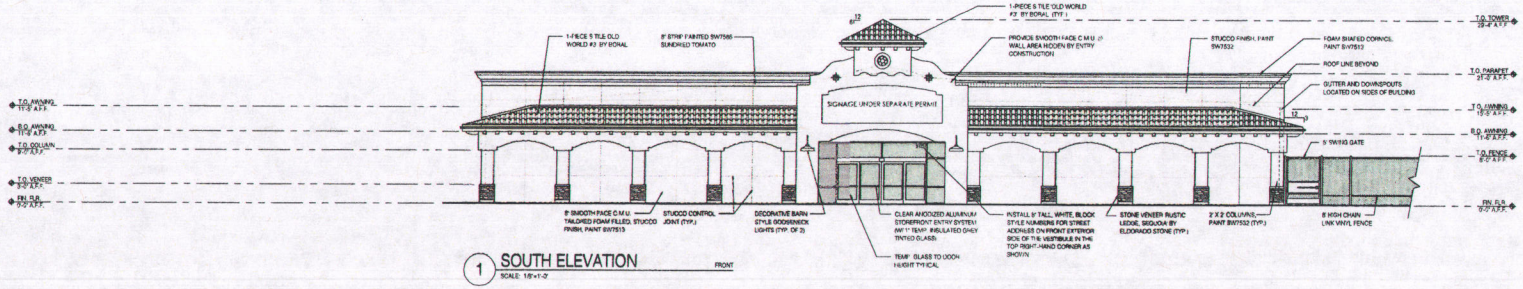
Sheet Title:

CUP NO. 3736

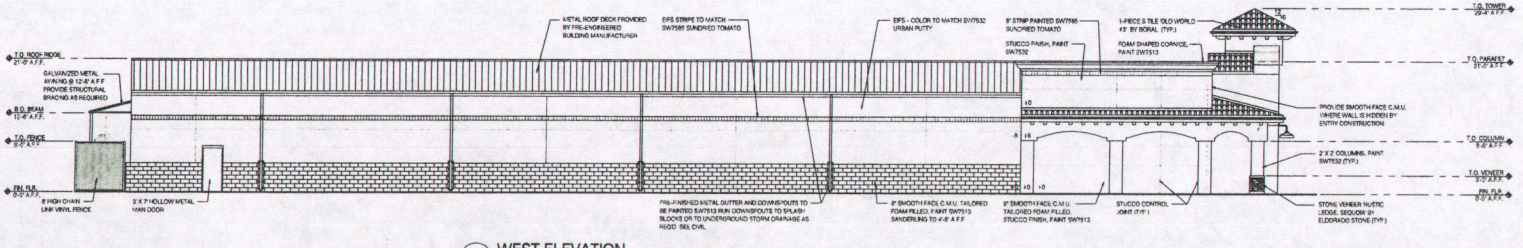
EXHIBIT A

SHEET NO:

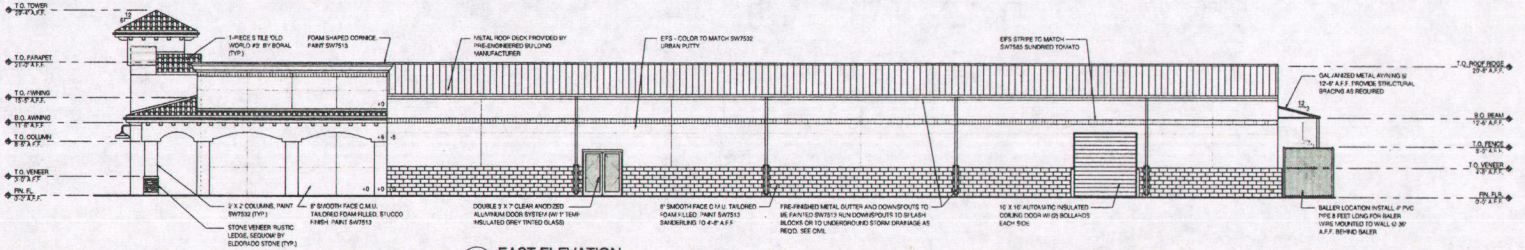
AS 1



1 SOUTH ELEVATION — FRONT
SCALE: 1/8"=1'-0"



2 WEST ELEVATION — LEFT SIDE
SCALE: 1/8"=1'-0"



3 EAST ELEVATION — RIGHT SIDE
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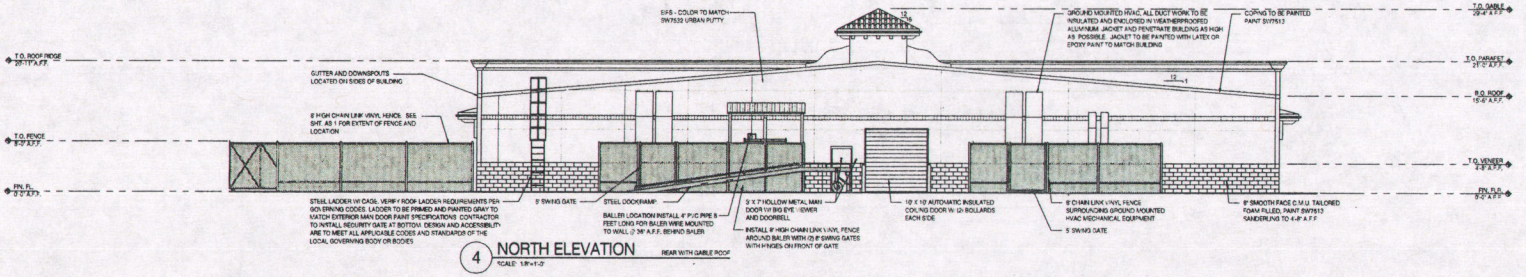
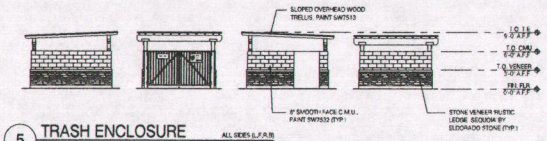


4 NORTH ELEVATION — REAR WITH GABLE ROOF
SCALE: 1/8"=1'-0"



5 TRASH ENCLOSURE — ALL SIDES (L.F.R.B)
SCALE: 1/8"=1'-0"

CHIEF BUILDINGS

MICHAEL LOYD # 336-350-6695 michael.loyd@chiefind.com

- THE CURRENT BUILDING COLOR IS 'SIGNATURE 200 "LIGHT STONE"
- THE FOUNDATION WALLS SHALL BE PAINTED "SANDERLING, SW 7513".
- WALLS ABOVE THE FOUNDATION LINE SHALL BE "URBAN PUTTY, SW7532"

EXTERIOR PENETRATIONS

FLASH, CRAFT, STOP AND INSULATE AROUND ALL PENESTRATIONS INCLUDING, BUT NOT LIMITED TO: PLUMBING PIPES AND VENTS, ELECTRICAL WIRES AND CONDUITS, ELECTRICAL FIXTURES, OTHER MECHANICAL SERVICES, AND, IN SOME CASES, STRUCTURAL MEMBERS WITH A NON-DELETEROUS ELASTOMERIC SEALANT, CAULK, FOAM, PAINT, ADHESIVE OR EFFECTIVE GASKET THROUGHOUT THE BUILDING ENCLOSURE.

NOTE

GENERAL CONTRACTOR TO COORDINATE WITH TSC REPRESENTATIVE ALL MECHANICAL, PLUMBING AND/OR ELECTRICAL GROUND MOUNTED EQUIPMENT LOCATIONS.

CASE: CUP03736
EXHIBIT: B Elevation
DATE: 04/15/16
PLANNER: Phayvanh Nanthavongdouangsy

EMPIRE DESIGN GROUP, inc.
24901 Washington Ave.
Murrieta, Calif. 92563
Tel 951-698-1900 Fax 951-698-1443

Architect of Record:
GREGORY S. HANN, AIA
24901 WASHINGTON AVE
MURRIETA, CA 92562
(951) 698-1900 Ext. 101
CELL 951-595-7505
FAX 951-698-1443
E-MAIL greghann@sbcglobal.net

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Client:

WOODCREST COMPANIES

CONDITIONAL USE PERMIT NO. 3736
CALLE ARNAZ COMMERCIAL
34613 CALLE ARNAZ
TEMECULA, CA 92592

Seal: STATE OF CALIFORNIA — GREGORY SCOTT HANN — No. C-26663 — REN. 9/30/17 — LICENSED ARCHITECT

Date:	JULY 18, 2016
Project Number:	EDG# 04316

NO.	DATE	REVISION DESCRIPTION
1	9-11-15	1ST P.A.R. COMMENTS
2	1-20-16	1ST C.U.P. COMMENTS

DESIGNED BY:	GH
DRAWN BY:	GH
DRAWN BY:	AH

Drawing Title:

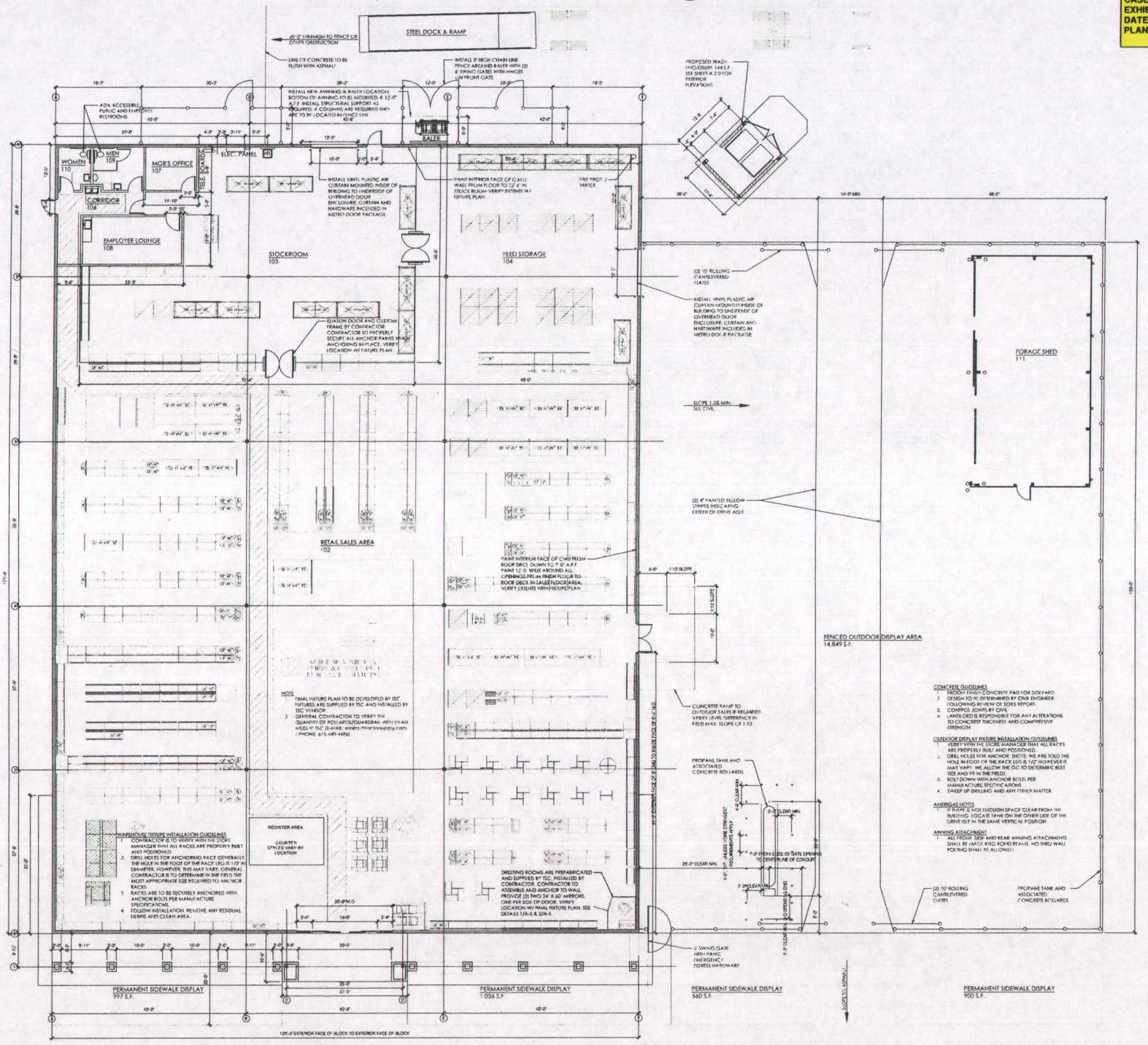
ARCHITECTURAL EXTERIOR ELEVATIONS

EXHIBIT B

Sheet No:

A2.0

CASE: CUP03736
EXHIBIT: C Floor and Roof
DATE: 04/15/16
PLANNER: Phayvanh Nanthavongdouangsy



PRE-ENGINEERED METAL BUILDING COLUMN LAYOUT TO MATCH THE FOOTPRINT. ALL PROJECT ANY VARIATIONS SHALL BE APPROVED BY TSC PRIOR TO CONSTRUCTION.

(PREFERRED VENDOR)
PRE ENGINEERED BUILDINGS
CHIEF BUILDINGS
MICHAEL LOYD
306-955-8898
michael.loyd@chiefind.com

STANDARD CRITERIA PLAN FOR FORAGE SHED IF REQUIRED BY TSC
1. METAL EXTERIOR OVER WOOD CONSTRUCTION. EXTERIOR COLOR SHOULD MATCH THAT OF THE MAIN RETAIL BUILDING.
2. BUILDING DIMENSIONS SHOULD BE 50' WIDE BY 25' DEEP.
3. ROOF STRUCTURE SHOULD BE 13'-6" A.F.F. AT THE LOWEST POINT WITH (4) 2'x 12' SKYLIGHTS ROOF PANELS AND HALF SOME SOURCE FOR VENTILATION IN EITHER EAVE VENTS OR LOUVERED OPENINGS AT EACH END OF STRUCTURE. ROOF SHOULD SLOPE FROM FRONT TO REAR WITH GUTTERS AND DOWNSPOUTS MATCHING EXTERIOR COLOR.
4. FLOOR SURFACE OF EITHER BROOM- FINISHED CONCRETE OR AN UNBROKEN ASPHALT WITH ADEQUATE DRAINAGE AWAY FROM THE BUILDING. MUST BE ABLE TO WITHSTAND FORKLIFT USE AND ADEQUATE TO SUPPORT PRODUCT WEIGHT.
5. (1) 12' x 48' DOOR OPENING WITH (4) 12'-0" X 12'-0" PANEL SLIDING DOORS THAT BY PASS EACH OTHER.
6. SEE SHEET A1.1 FOR PLANS, ELEVATIONS AND DETAILS.

CHAIN LINK FENCE SPECIFICATIONS:
1. FABRIC: 9# 9 GA. GALVANIZED 2" MESH CHAIN LINK FABRIC.
2. TOP & BOTTOM RAIL: 1 5/8" O.D. FULL WEIGHT PIPE, 2.27 LBS. PER FOOT (MIN.) TOP RAIL TO BE JOINED WITH 1 5/8" SLEEVE. BOTTOM RAIL @ 10" ABV. GRADE
3. LINE POST: 2 1/2" O.D. FULL WEIGHT PIPE, 3.65 LBS. PER FOOT (MIN). LINE POST TO BE SET 10' ON CENTER MAX. SPACING. CONCRETE FOOTING TO BE 9" DIA. BY 30" DEEP CONC.
4. TERMINAL POST: 3" O.D. FULL WEIGHT PIPE, 8.76 LBS. PER FOOT (MIN). SET IN 9" DIA. BY 36" DEEP CONC. FOOTING
5. GATE POST: 4" O.D. FULL WEIGHT PIPE, 9.10 LBS. PER FOOT (MIN). 9" DIA. 36" DEEP CONC. FOOTING
6. GATES: (5) 2 - 10 FOOT CANTILEVERED CHAIN LINK GATES, 2 - 20 FOOT CANTILEVERED CHAIN LINK GATES AND 1 - 5 FOOT SWING GATE, WITH FRAMEWORK OF 1 5/8" FULL WEIGHT PIPE, 2.27 LBS. PER FOOT (MIN). GATES BRACED AND TRUSSED AS NECESSARY. SAME FABRIC AS FENCE. SEE PLAN FOR WIDTH.
6A. ROLLING GATES: DESIGN AS PER THE MANUFACTURER'S DESIGN STANDARDS. GATES SHALL BE MANUALLY OPERATED ROLLING CANTILEVERED 10' RUBBER WHEELS AT FRONT OF GATE, AND SUSPEN STOPS @ GATE END# 200 ROLLERS TO BE NYLON
7. TENSION WIRE: 7 GA. COIL SPRING GALVANIZED TENSION WIRE ATTACHED TO BOTTOM OF FENCE FABRIC WITH 9 GA. ALUM. HOG RING SPACED 24" ON CENTER.
8. FITTINGS: HEAVY BRACED BAND AND CARRIAGE BOLT, PRESSED STEEL RAIL-END, PRESSED STEEL, LOOP CAP, PRESSED STEEL CAP. 1/4" X 3/4" TENSION BAR, HEAVY TENSION BAND AND CARRIAGE BOLT.
9. TIE WIRE: 8 1/4" 12 GA. STEEL TIE WIRE AND 6 1/2" 12 GA. STEEL WIRE SPACED 15" ON CENTER FOR LINE POST AND 24" ON CENTER FOR RAILS.
10. POST FOOTING: TRUCK POURED CONCRETE.
11. SPECIFY A GATE LATCH WITH THE ABILITY TO ACCEPT A STANDARD PAD LOCK.

THERMOPLASTIC SITE STRIPING SPECIFICATIONS (NO MIL)
1. REMOVE ALL DIRT, GRAVEL, DEBRIS, VEGETATION, OR OTHER MISCELLANEOUS OBJECTS FROM THE SURFACE WITH A BROOM TRUCK OR EQUIVALENT RIGOROUS METHOD. PROVIDE A CLEAN, DUST-FREE AND COMPLETELY DRY SURFACES FOR THERMOPLASTIC APPLICATION. DO NOT APPLY THERMOPLASTIC OVER EXISTING TAPE MARKINGS.
2. CONFIRM & RECORD PROPER AIR AND ROAD TEMPERATURES OF 50° AND RISING. IF THE ROAD TEMPERATURE IS BETWEEN 50° F AND 77° F, THERMOPLASTIC APPLICATION TEMPERATURE SHALL BE 440° F. IF THE ROAD TEMPERATURE IS GREATER THAN 77° F, THERMOPLASTIC APPLICATION TEMPERATURE SHALL BE BETWEEN 400° F AND 440° F. THERMOPLASTIC APPLICATION TEMPERATURE SHALL BE LESS THAN 480° F.
3. PROVIDE A 90 MIL THICK 4" WIDE YELLOW CONTRASTOUR STRIPE WHERE INDICATED.
4. PROVIDE PRIMER AND SEALER TO BE APPLIED PER THE THERMOPLASTIC MANUFACTURERS RECOMMENDATIONS ON ALL CONCRETE SURFACES AND ON ASPHALT SURFACES THAT ARE MORE THAN TWO YEARS OLD, OXIDIZED AND/OR HAVE AGGREGATE EXPOSED. THERMOPLASTIC APPLICATIONS ON CONCRETE SURFACES SHALL EXCEED 425° F.
5. DISCREPANCIES OF 10° F CAN BE TOLERATED, HOWEVER, IN NO CASE SHALL A 10° F DISCREPANCY BE ALLOWED, IF THIS SHOWS AS 10° F BELOW THE MINIMUM RECOMMENDED APPLICATION TEMPERATURE

CONCRETE GUIDELINES
1. BROOM FINISH CONCRETE PAD FOR SIDEYARD
2. DESIGN TO BE DETERMINED BY CIVIL ENGINEER FOLLOWING REVIEW OF SOILS REPORT.
3. CONTROL JOINTS BY CIVIL
4. LANDLORD IS RESPONSIBLE FOR ANY ALTERATIONS TO CONCRETE THICKNESS AND COMPRESSIVE STRENGTH

OUTDOOR DISPLAY FIXTURE INSTALLATION GUIDELINES
1. VERIFY WITH THE STORE MANAGER THAT ALL RACKS ARE PROPERLY BUILT AND POSITIONED.
2. DRILL HOLES FOR ANCHOR. (NOTE: WE ARE TOLD THE HOLE IN FOOT OF THE RACK LEG IS 1/2" HOWEVER IT MAY VARY. WE ALLOW THE GC TO DETERMINE BEST SIZE AND FIT IN THE FIELD)
3. BOLT DOWN WITH ANCHOR BOLTS PER MANUFACTURE SPECIFIC ARDINS
4. SWEEP UP DRILLING AND ANY OTHER MATTER

AMERIGAS NOTES
1. IF THERE IS NOT ENOUGH SPACE CLEAR FROM THE BUILDING, LOCATE TANK ON THE OTHER SIDE OF THE DRIVE (L) IN THE SAME VERTICAL POSITION

AWNING ATTACHMENT
1. ALL FRONT, SIDE AND REAR AWNING ATTACHMENTS SHALL BE MADE INTO ROFD BEAMS. NO THRU WALL ROFTING SHALL BE ALLOWED.

WAREHOUSE FIXTURE INSTALLATION GUIDELINES
1. CONTRACTOR IS TO VERIFY WITH THE STORE MANAGER THAT ALL RACKS ARE PROPERLY BUILT AND POSITIONED.
2. DRILL HOLES FOR ANCHORING PACF GENERALLY THE HOLE IN THE FOOT OF THE PACF LEG IS 1/2" IN DIAMETER. HOWEVER, THIS MAY VARY. GENERAL CONTRACTOR IS TO DETERMINE IN THE FIELD THE MOST APPROPRIATE SIZE REQUIRED TO ANCHOR RACKS.
3. RACKS ARE TO BE SECURELY ANCHORED WITH ANCHOR BOLTS PER MANUFACTURE SPECIFICATIONS.
4. FOLLOW INSTALLATION REMOVE ANY RESIDUAL DEBRIS AND CLEAN AREA.

NOTE
1. FINAL FIXTURE PLAN TO BE DEVELOPED BY TSC FIXTURES ARE SUPPLIED BY TSC AND INSTALLED BY TSC VENDOR.
2. GENERAL CONTRACTOR TO VERIFY THE QUANTITY OF ROLLAPOS/GUARDRAIL WITH EVAN WEIS @ TSC (EMAIL: emeis@tractorsupply.com / PHONE: 615-440-4486)

WALL TYPES
- CMU WALL
- 5/8" TYPE 'X' GYP. BD. BOTH SIDES ON METAL STUDS
- 5/8" TYPE 'X' GYP. BD. BOTH SIDES ON METAL STUDS EXTEND TO ROOF DECK
- 1 HOUR FIRE RATED WALL

FLOOR PLAN
SCALE: 1/8"=1'-0"

PLAN NORTH

EMPIRE DESIGN GROUP inc.
24861 Washington Ave.
Murrieta, Calif. 92563
Tel 951-686-1680 Fax 951-686-1643
Architect of Record
GREGORY S. HAMM, AIA
24861 WASHINGTON AVE
MURRIETA, CA 92563
TEL: 951-686-1680
CELL: 951-806-1680
FAX: 951-686-1643
E-MAIL: ghamm@empirega.biz

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Client:
WOODCREST COMPANIES

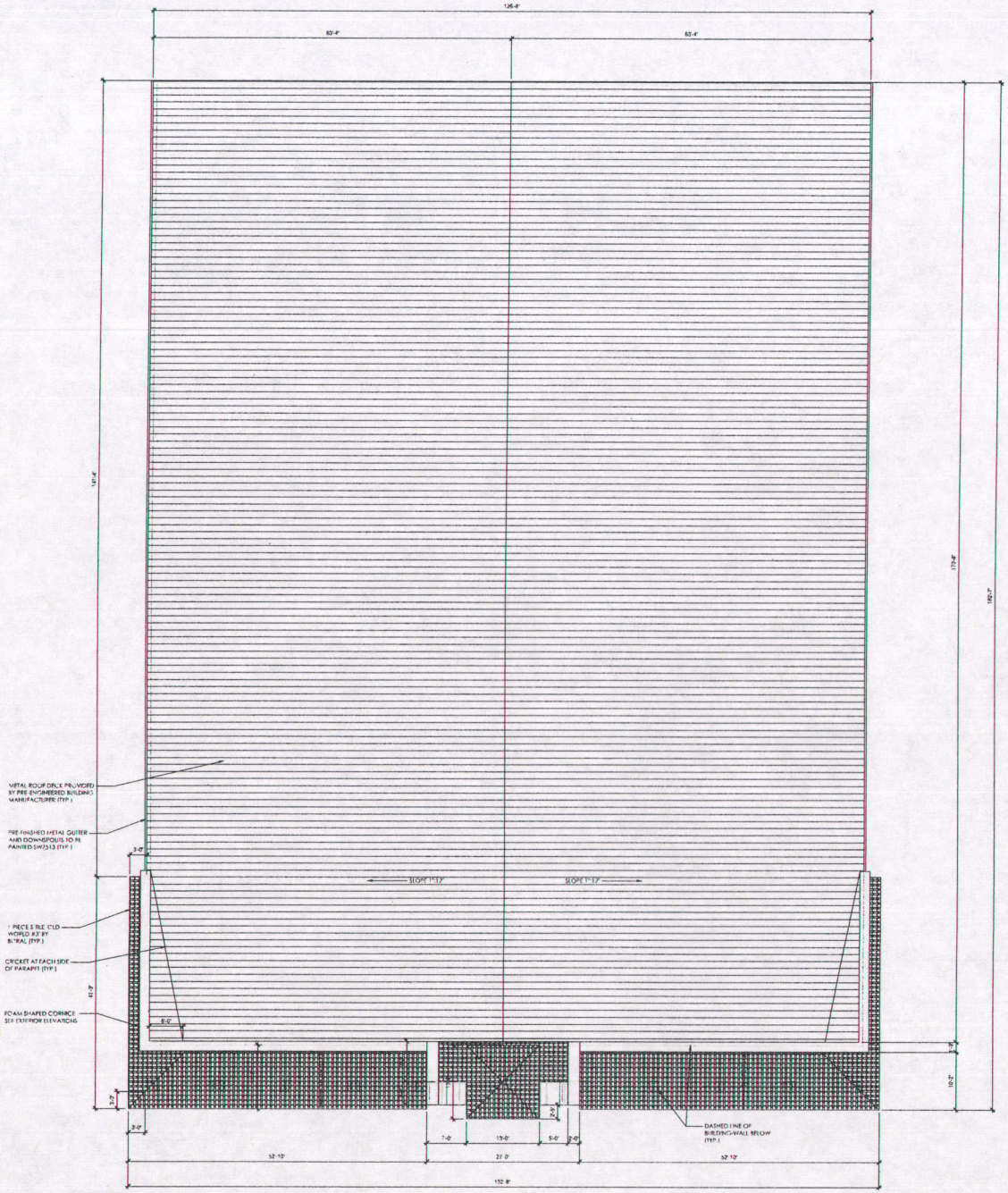
CONDITIONAL USE PERMIT NO. 3736
CALLE ARNAZ COMMERCIAL
34613 CALLE ARNAZ
TEMECULA, CA 92592

Seal:
STATE OF CALIFORNIA — GREGORY SCOTT HAMM — No. C-26683 — REN. 8/30/15 — LICENSED ARCHITECT

Date: JULY 16, 2015
Project Number: EDG# 04316

NO.	DATE	REVISION DESCRIPTION
1	9-11-15	1ST P.A.R. COMMENTS
2	1-25-16	1ST C.U.P. COMMENTS

DESIGNED BY: GH
DRAWN BY: GH
CHECKED BY: AH
DRAWING TITLE:
ARCHITECTURAL FLOOR PLAN
EXHIBIT C
SHEET NO:
A1.0



ROOF PLAN

SCALE: 1/8"=1'-0"

PLAN NORTH

EMPIRE DESIGN GROUP Inc.

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Murrieta, Calif. 92562
Tel 951-886-1400 Fax 951-886-1443

Architect of Record:

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Client:

WOODCREST COMPANIES

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34613 CALLE ARNAZ
TEMECULA, CA 92592

Seal:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
CA 94663
REN. 9/30/17
LICENSED ARCHITECT

Date:	JULY 16, 2015
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NO.	DATE	REVISION DESCRIPTION
1	9-11-15	1ST P.A.R. COMMENTS
2	1-25-16	1ST C.U.P. COMMENTS

DESIGNED BY:	GH
CHECKED BY:	GH
DRAWN BY:	AH

DRAWING TITLE:

ARCHITECTURAL ROOF PLAN

EXHIBIT D

SHEET NO.

A1.3

CONCEPTUAL GRADING PLAN FOR
CALLE ARNAZ COMMERCIAL
APN 965-460-007
County of Riverside, California

OWNER:
ANTHONY (TONY) MAY AND TIMOTHY LEE JONES
P.O. BOX 81723
SAN DIEGO, CA 92138
(619) 300-8319

APPLICANT:
WOODCREST REV, STEVE POWELL
1410 MAIN STREET, SUITE C
RAMONA, CA 92065
(760) 789-5493

SITE ADDRESS:
34613 CALLE ARNAZ
TEMECULA, CA 92592

REPRESENTATIVE/ENGINEER:
WILFREDO VENTURA
VENTURA ENGINEERING, LLC
27315 JEFFERSON AVENUE, SUITE J-229
TEMECULA, CA 92590
TEL: (951) 252-7632
FAX: (951) 346-5726

AREA
8.60 ACRES GROSS
6.22 ACRES NET

ASSSESSORS PARCELS:
965-460-007

THOMAS GUIDE
SAN BERNARDINO COUNTY/ RIVERSIDE COUNTY, YEAR 2008
PAGE 980 COORD. A-1

ZONING/USE:

EXISTING ZONING:	R-R (RURAL RESIDENTIAL)
EXISTING LAND USE:	RESIDENCE
PROPOSED ZONING:	C-P-S (SCENIC HIGHWAY COMMERCIAL)
GENERAL PLAN:	CT (COMMERCIAL TOURIST)

LEGAL DESCRIPTION
PARCEL 3 AND LOT 'D' OF PARCEL MAP NO. 10016, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 58, PAGES 51 AND 52 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

DATE PREPARED:
NOVEMBER 2015

UTILITY PURVEYORS & SCHOOL DISTRICT

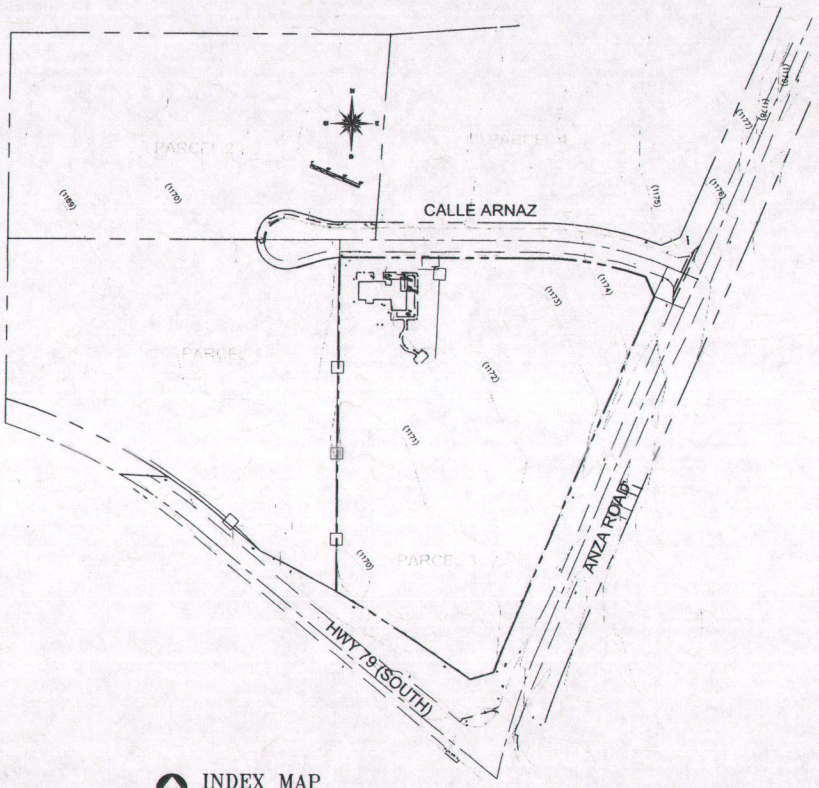
WATER:	RANCHO CALIFORNIA WATER
SEWER:	ON-SITE SEPTIC SYSTEM
GAS:	SOUTHERN CALIFORNIA GAS CO.
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	VERIZON

SOURCE OF TOPOGRAPHY
DELTA SURVEYING AND MAPPING
39305 SALINAS DRIVE MURRIETA CA 92563
Phone: 951-764-0158
Fax: 951-795-4144
EMAIL: SURVEYING1016@GMAIL.COM

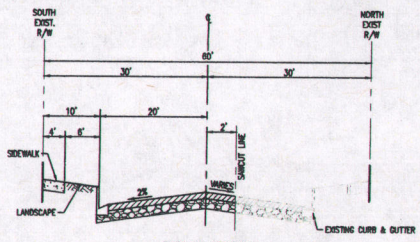
BASIS OF BEARINGS
THE BEARING OF N 85°47'55" E ALONG THE NORTHERLY LINE OF PARCEL 4 PARCEL MAP NO. 10016, PMB 58/51-52 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

EARTHWORK QUANTITIES:
RAW CUT= 5,872 CY
RAW FILL= 5,872 CY
IMPORT/EXPORT= 0 CY

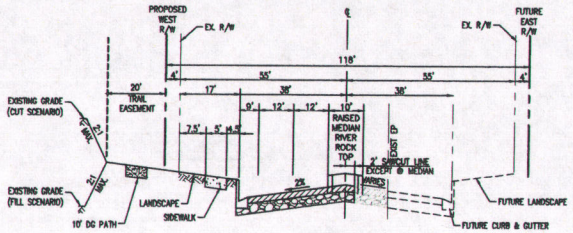
LEGEND:
—— ℄ = CENTERLINE
—— ℘ = PROPERTY LINE
R/W = RIGHT OF WAY
—(1300)— = EXISTING CONTOUR



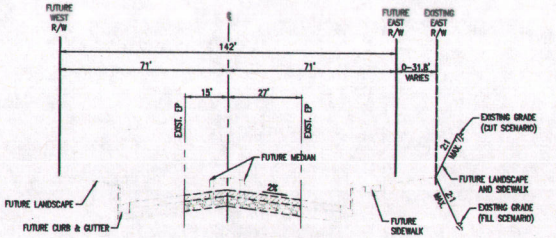
INDEX MAP
SCALE: 1" = 100'



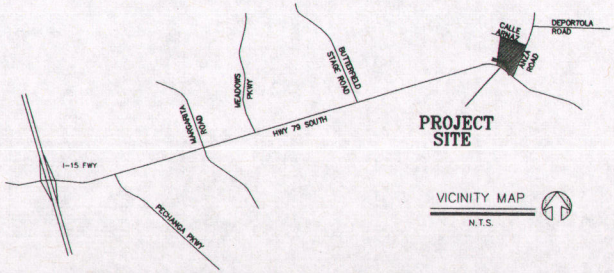
TYPICAL SECTION
CALLE ARNAZ
NOT TO SCALE



TYPICAL SECTION
ANZA ROAD
NOT TO SCALE



TYPICAL SECTION
HIGHWAY 79 (SOUTH)
NOT TO SCALE



VICINITY MAP
N.T.S.

CASE: CUP03736
EXHIBIT: G Grading Plans
DATE: 04/15/16
PLANNER: Phayvanh Nanthavongdouangsy

REVISIONS	MADE BY	MADE DATE	APPROVED BY	APPROVED DATE

BENCH MARK NO. ELEV.
LOCATION
USGS BENCHMARK DX5505: 2800 FEET (853.4 M) NORTHWEST FROM THE INTERSECTION OF ANZA RD. AND HWY (79) 41 FEET (12.5 M) NORTH OF THE CENTERLINE OF HWY (79) , 2.4 FEET (0.7 M) SOUTH OF 6 FOOT (1.8 M) CHAIN LINK AROUND WELL, 12 FEET (3.7 M) EAST OF FENCE CORNER AND OWER POLE NUMBER 1894509E, 35 FEET (10.7 M) SOUTHEAST OF POWER POLE NUMBER 1894508E (WITH TRANSFORMER) A FIBERGLASS WITNESS POST 1 FOOT CYLINDER STAMPED RIV. CO. SUR. B.M. T-5-81. (NAVD 88)
El=1149.94

SEAL-ENGINEER
REGISTERED PROFESSIONAL ENGINEER — WILFREDO S.D. VENTURA — No. 66532 — Exp. 6-30-16 — CIVIL — STATE OF CALIFORNIA

ENGINEER OF WORK
VENTURA ENGINEERING
27315 JEFFERSON AVE, STE J-229 TEMECULA, CA 92590
PHONE (951) 252-7632 FAX (951)552-1066
DATE: 03-20-16

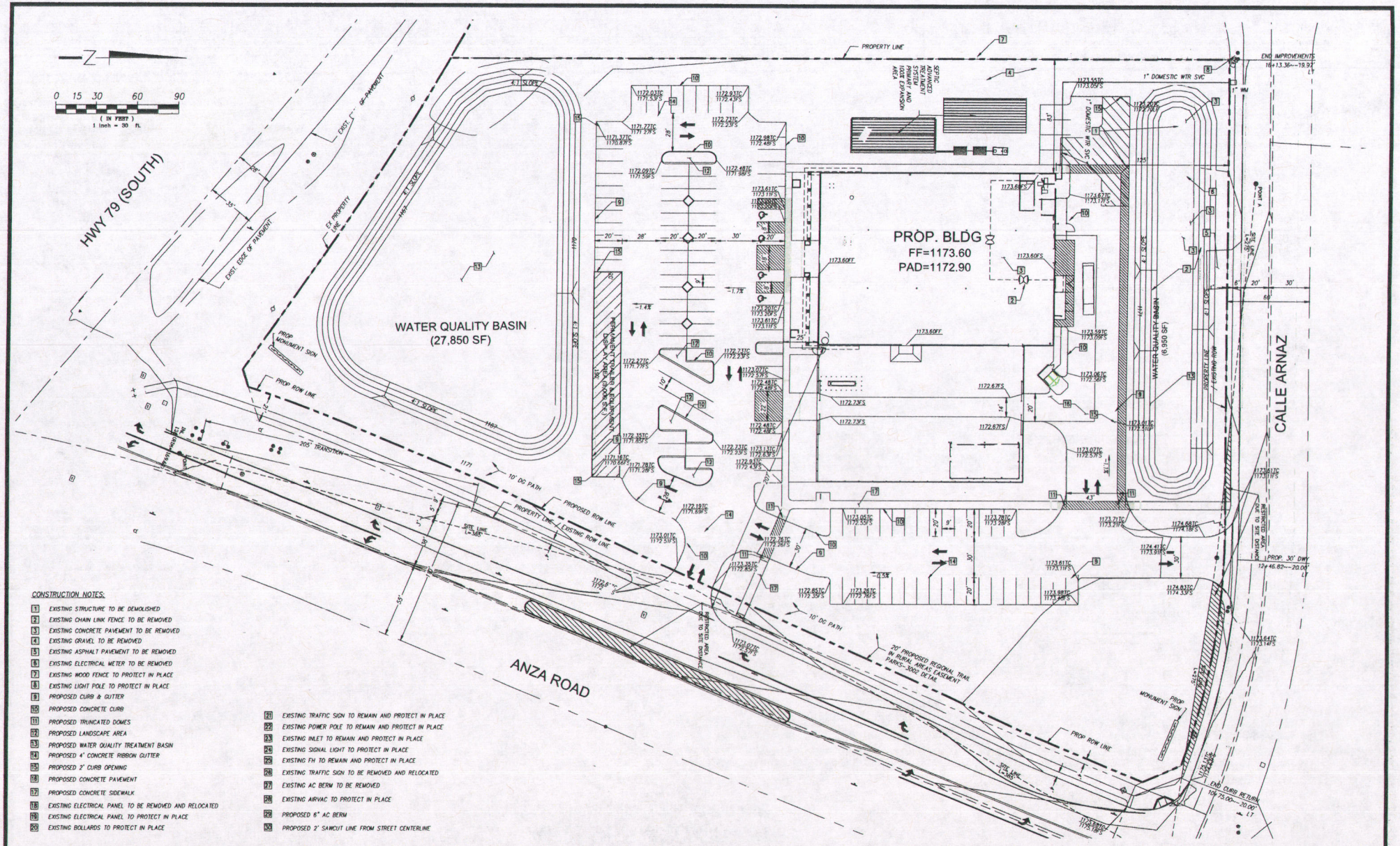
DRAWN
DESIGNED
CHECKED
SCALE AS SHOWN
JOB NUMBER

CALLE ARNAZ COMMERCIAL
CONCEPTUAL GRADING PLAN

PROJECT REFERENCE NUMBER

SHEET 1 OF 3
CONTRACT
ACCOUNT
DRAWING NO.

Plotted: 06:36 PM 11-19-2015 By: Phayvanh Nanthavongdouangsy
G:\Users\Current Projects\2015 PROJECTS\3015-013 - Reg Plan - TSC Commercial Building - Area at South\Planning\ACAD\27 GRADING PLAN\PLAN SET 1 - 11-19-15\CUP03736 GRADING PLAN.dwg



CONSTRUCTION NOTES:

1. EXISTING STRUCTURE TO BE DEMOLISHED
2. EXISTING CHAIN LINK FENCE TO BE REMOVED
3. EXISTING CONCRETE PAVEMENT TO BE REMOVED
4. EXISTING GRAVEL TO BE REMOVED
5. EXISTING ASPHALT PAVEMENT TO BE REMOVED
6. EXISTING ELECTRICAL METER TO BE REMOVED
7. EXISTING WOOD FENCE TO PROTECT IN PLACE
8. EXISTING LIGHT POLE TO PROTECT IN PLACE
9. PROPOSED CURB & GUTTER
10. PROPOSED CONCRETE CURB
11. PROPOSED TRUNCATED DOMES
12. PROPOSED LANDSCAPE AREA
13. PROPOSED WATER QUALITY TREATMENT BASIN
14. PROPOSED 4' CONCRETE RIBBON GUTTER
15. PROPOSED 2' CURB OPENING
16. PROPOSED CONCRETE PAVEMENT
17. PROPOSED CONCRETE SIDEWALK
18. EXISTING ELECTRICAL PANEL TO BE REMOVED AND RELOCATED
19. EXISTING ELECTRICAL PANEL TO PROTECT IN PLACE
20. EXISTING BOLLARDS TO PROTECT IN PLACE
21. EXISTING TRAFFIC SIGN TO REMAIN AND PROTECT IN PLACE
22. EXISTING POWER POLE TO REMAIN AND PROTECT IN PLACE
23. EXISTING INLET TO REMAIN AND PROTECT IN PLACE
24. EXISTING SIGNAL LIGHT TO PROTECT IN PLACE
25. EXISTING FH TO REMAIN AND PROTECT IN PLACE
26. EXISTING TRAFFIC SIGN TO BE REMOVED AND RELOCATED
27. EXISTING AC BERM TO BE REMOVED
28. EXISTING AIRVAC TO PROTECT IN PLACE
29. PROPOSED 6" AC BERM
30. PROPOSED 2' SAWCUT LINE FROM STREET CENTERLINE

REVISIONS	MADE BY	MADE DATE	APPROVED BY	APPROVED DATE

BENCH MARK NO. ELEV.

LOCATION

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EL=1149.94

SEAL-ENGINEER

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TEMECULA, CA. 92590
PHONE (951) 252-7632
FAX (951)552-1996

DATE: 03-20-16

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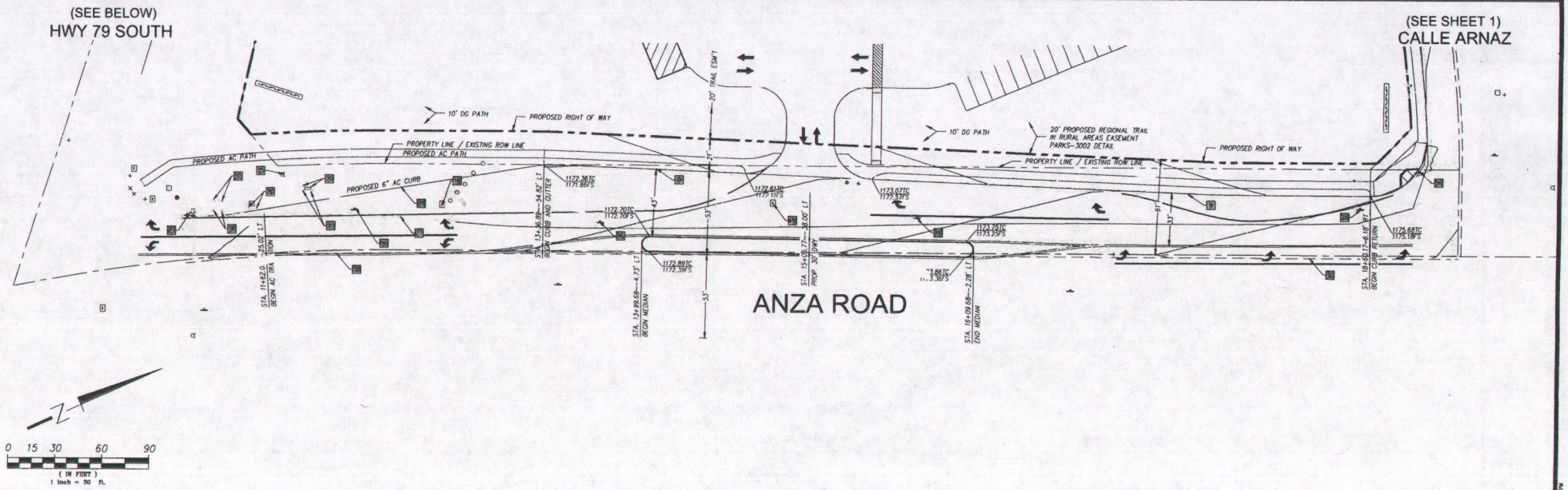
DESIGNED	
CHECKED	
SCALE	AS SHOWN
JOB NUMBER	

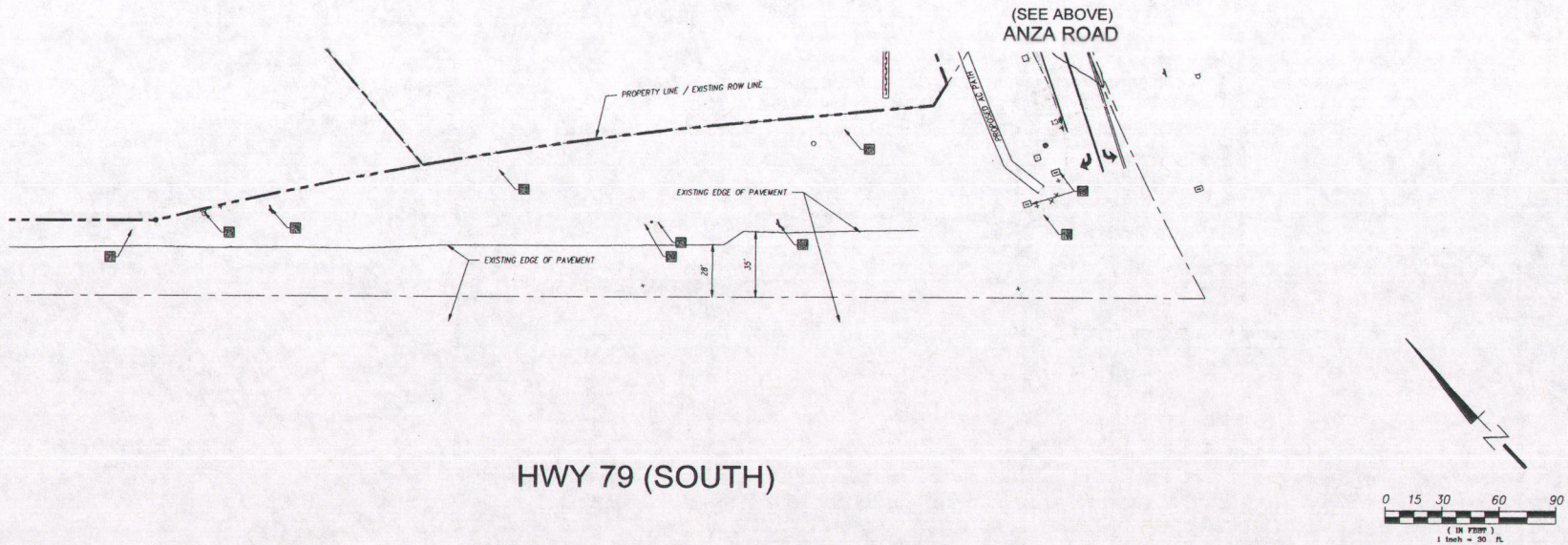
CALLE ARNAZ COMMERCIAL

CONCEPTUAL GRADING PLAN

PROJECT REFERENCE NUMBER

SHEET 2 OF 3
CONTRACT
ACCOUNT
DRAWING NO.





CONSTRUCTION NOTES:

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REVISIONS	MADE BY	MADE DATE	APPROVED BY	APPROVED DATE

BENCH MARK NO. ELEV.

LOCATION

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EL=1149.94

SEAL-ENGINEER

REGISTERED PROFESSIONAL ENGINEER
WILFREDO S.D. VENTURA
No. 68532
Exp. 6-30-16
CIVIL
STAT. OF CALIFORNIA

ENGINEER OF WORK

VENTURA ENGINEERING
27315 JEFFERSON AVE, STE J-229 PHONE (951) 252-7632
TEMECULA, CA. 92590 FAX (951)552-1686

DATE: 03-20-16

DRAWN
DESIGNED
CHECKED
SCALE AS SHOWN
JOB NUMBER

CALLE ARNAZ COMMERCIAL

CONCEPTUAL GRADING PLAN

PROJECT REFERENCE NUMBER

SHEET 3 OF 3
CONTRACT
ACCOUNT
DRAWING NO.

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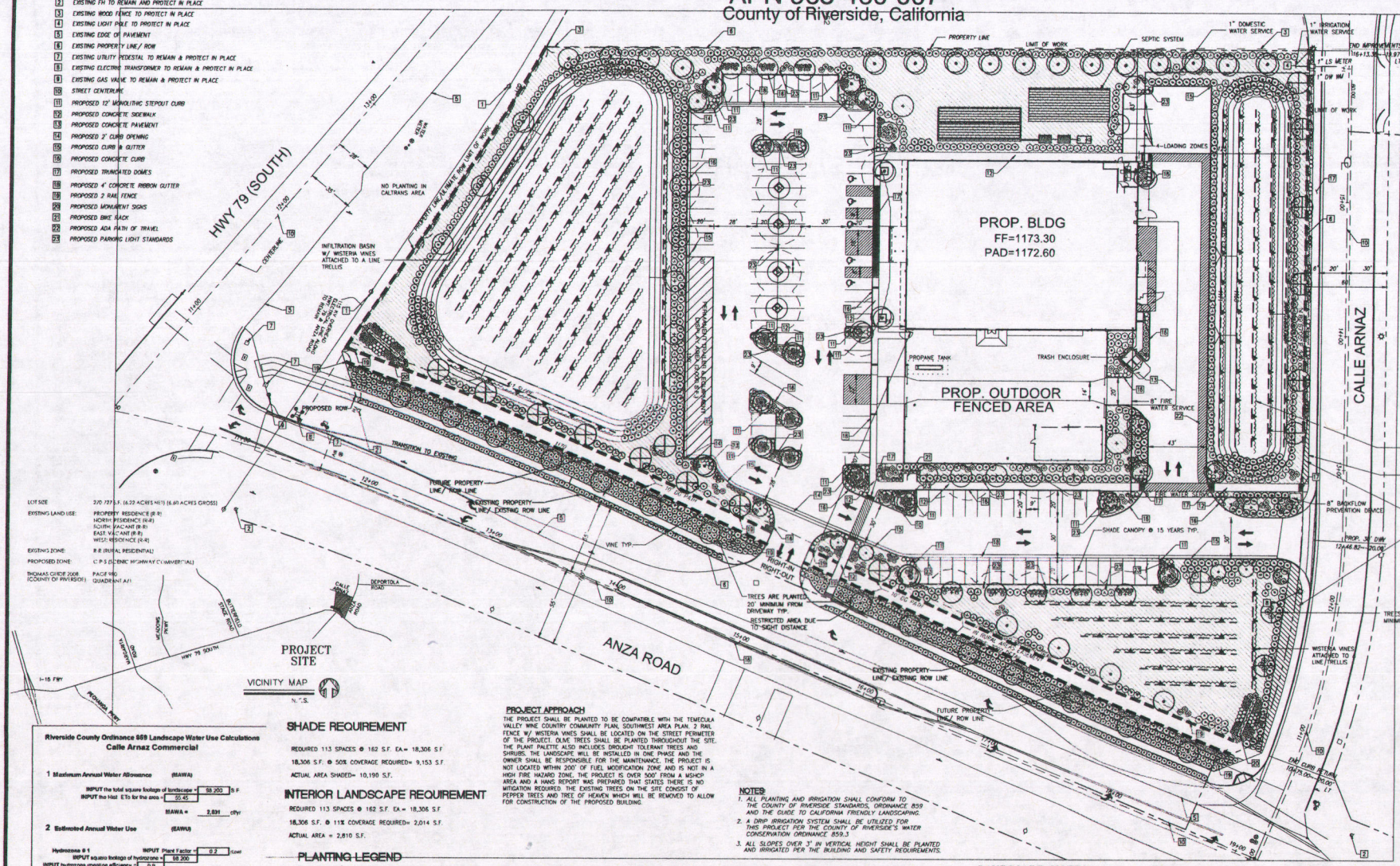
CALLE ARNAZ COMMERCIAL
APN 965-460-007
County of Riverside, California



CONSTRUCTION NOTES:

1. EXISTING POWER POLE TO REMAIN AND PROTECT IN PLACE
2. EXISTING FH TO REMAIN AND PROTECT IN PLACE
3. EXISTING WOOD FENCE TO PROTECT IN PLACE
4. EXISTING LIGHT POLE TO PROTECT IN PLACE
5. EXISTING EDGE OF PAVEMENT
6. EXISTING PROPERTY LINE / ROW
7. EXISTING UTILITY PEDESTAL TO REMAIN & PROTECT IN PLACE
8. EXISTING ELECTRIC TRANSFORMER TO REMAIN & PROTECT IN PLACE
9. EXISTING GAS VALVE TO REMAIN & PROTECT IN PLACE
10. STREET CENTERLINE
11. PROPOSED 12" MONOLITHIC STEPOUT CURB
12. PROPOSED CONCRETE SIDEWALK
13. PROPOSED CONCRETE PAVEMENT
14. PROPOSED 2' CURB OPENING
15. PROPOSED CURB & GUTTER
16. PROPOSED CONCRETE CURB
17. PROPOSED TRUNCATED DOMES
18. PROPOSED 4' CONCRETE RIBBON GUTTER
19. PROPOSED 2 RAIL FENCE
20. PROPOSED MONUMENT SIGNS
21. PROPOSED BIKE RACK
22. PROPOSED ADA PATH OF TRAVEL
23. PROPOSED PARKING LIGHT STANDARDS

LOT SIZE	2/0.727 S.F. (6.22 ACRES NET) (6.60 ACRES GROSS)
EXISTING LAND USE:	PROPERTY: RESIDENCE (R-R) NORTH: RESIDENCE (R-R) SOUTH: VACANT (R-R) EAST: VACANT (R-R) WEST: RESIDENCE (R-R)
EXISTING ZONE:	R-R (RURAL RESIDENTIAL)
PROPOSED ZONE:	C-P-S (SCENIC HIGHWAY COMMERCIAL)
THOMAS GUIDE 2008 (COUNTY OF RIVERSIDE)	PAGE 990 QUADRANT A-1

Riverside County Ordinance 859 Landscape Water Use Calculations
Calle Arnaz Commercial

1 Maximum Annual Water Allowance (MAWA)

INPUT the total square footage of landscape = 58,200 ft²
INPUT the Hist ETo for the area = 35.45
MAWA = 2,891 cf/yr

2 Estimated Annual Water Use (EAWU)

Hydrozone # 1 — INPUT Plant Factor = 0.2 (Low)
INPUT square footage of hydrozone = 58,200
INPUT hydrozone irrigation efficiency = 0.9
EAWU = 1683 cf/yr

INPUT square footage of hydrozone = 0.8 (High)
INPUT hydrozone irrigation efficiency = 0.7
EAWU = 0 cf/yr

Hydrozone # 2 — INPUT Plant Factor = 0.5 (Med)
INPUT square footage of hydrozone =
INPUT hydrozone irrigation efficiency = 0.9
EAWU = 0 cf/yr

Hydrozone # 4 — INPUT Plant Factor = 0.2 (Low)
INPUT square footage of hydrozone =
INPUT hydrozone irrigation efficiency = 0.75
EAWU = 0 cf/yr

Hydrozone # 5 — INPUT Plant Factor = 0.1 (Very Low)
INPUT square footage of hydrozone = 0
INPUT hydrozone irrigation efficiency = 0.7
EAWU = 0 cf/yr

SubTotal EAWU = 1,003 cf/yr
Input Irrigation System Operation Factor 0.85
Total EAWU = 1,169
EAWU < MAWA = 851 cf/yr

SHADE REQUIREMENT

REQUIRED 113 SPACES @ 162 S.F. EA.= 18,306 S.F.

18,306 S.F. @ 50% COVERAGE REQUIRED= 9,153 S.F.

ACTUAL AREA SHADED= 10,190 S.F.

INTERIOR LANDSCAPE REQUIREMENT

REQUIRED 113 SPACES @ 162 S.F. EA.= 18,306 S.F.

18,306 S.F. @ 11% COVERAGE REQUIRED= 2,014 S.F.

ACTUAL AREA = 2,810 S.F.

PROJECT APPROACH

THE PROJECT SHALL BE PLANTED TO BE COMPATIBLE WITH THE TEMECULA VALLEY WINE COUNTRY COMMUNITY PLAN, SOUTHWEST AREA PLAN. 2 RAIL FENCE W/ WISTERIA VINES SHALL BE LOCATED ON THE STREET PERIMETER OF THE PROJECT. OLIVE TREES SHALL BE PLANTED THROUGHOUT THE SITE. THE PLANT PALETTE ALSO INCLUDES DROUGHT TOLERANT TREES AND SHRUBS. THE LANDSCAPE WILL BE INSTALLED IN ONE PHASE AND THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE. THE PROJECT IS NOT LOCATED WITHIN 200' OF FUEL MODIFICATION ZONE AND IS NOT IN A HIGH FIRE HAZARD ZONE. THE PROJECT IS OVER 500' FROM A WISHOP AREA AND A HANS REPORT WAS PREPARED THAT STATES THERE IS NO MITIGATION REQUIRED. THE EXISTING TREES ON THE SITE CONSIST OF PEPPER TREES AND TREE OF HEAVEN WHICH WILL BE REMOVED TO ALLOW FOR CONSTRUCTION OF THE PROPOSED BUILDING.

NOTES

1. ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE COUNTY OF RIVERSIDE STANDARDS, ORDINANCE 859 AND THE GUIDE TO CALIFORNIA FRIENDLY LANDSCAPING.
2. A DRIP IRRIGATION SYSTEM SHALL BE UTILIZED FOR THIS PROJECT PER THE COUNTY OF RIVERSIDE'S WATER CONSERVATION ORDINANCE 859.3
3. ALL SLOPES OVER 3' IN VERTICAL HEIGHT SHALL BE PLANTED AND IRRIGATED PER THE BUILDING AND SAFETY REQUIREMENTS.

PLANTING LEGEND

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
	TREES:						
	CHI. TAS.	CHITALPA TASHKENTENSIS	FLOWERING CHITALPA	15 GAL.	29	DOUBLE STAKE / HEIGHT 7'-8' , SPREAD 2'-3' MIN.	L
	CER. 'D.M.'	CERCIDIUM 'DESERT MUSEUM'	PALO VERDE	24" BOX	11	DOUBLE STAKE / HEIGHT 8'-10' , SPREAD 3'-4' MIN.	L
	OLE. E. 'S.H.'	OLEA EUROPEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	19	DOUBLE STAKE / HEIGHT 8'-10' , SPREAD 3'-4' MIN.	L
	GEI. PAR.	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	39	DOUBLE STAKE / HEIGHT 8'-10' , SPREAD 3'-4' MIN.	L/M
	PLA. RAC.	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GAL.	26	DOUBLE STAKE / HEIGHT 7'-8' , SPREAD 2'-3' MIN.	M
	SHRUBS:						
(A)	CAL. V. 'L.J.'	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	204	FULL & BUSHY @ 3' O.C.	L
	HES. PAR.	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	234	FULL & BUSHY @ 3' O.C.	L
	AGA. SHA.	AGAVE 'SHARKSKIN'	SHARKSKIN AGAVE	5 GAL	28	FULL & BUSHY @ 5' O.C.	L
	ANA. FLA.	ANAGOZANTHUS FLAVIDUS 'VELVET'	KANGAROO PAWS	1 GAL	270	FULL & BUSHY @ 3' O.C.	L
	HET. ARB.	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL.	314	FULL & BUSHY @ 5' O.C.	L
(A)	LEU. F. 'G.C.'	LEUCOPHYLLUM FRUTICOSUM 'GR. CLOUD'	GREEN CLOUD TEXAS RANGER	5 GAL	257	FULL & BUSHY @ 5' O.C.	L
	SAL. GRE.	SALVIA GREGGI	AUTUMN SAGE	5 GAL	149	FULL & BUSHY @ 3' O.C.	L
	VINES:						
	WIS. SIN.	WISTERIA SINENSIS	CHINESE WISTERIA	5 GAL	260	ATTACH TO FENCE, VINE TRELLIS & WALL	M
	MULCH & GROUNDCOVER:						
	WOOD MULCH	FOREST BLEND WOOD MULCH	MEDIUM GRIND WOOD MULCH	3" MAX.	AS REQ'D.	3" DEEP - INSTALLED IN ALL SHRUB PLANTING AREAS TYP.	
	BAC. P. 'P.P.'	BACCHARIS PILULARIS 'PIDGEON POINT'	PROSTRATE COYOTE BUSH	1 GAL	981	TRIANGULAR SPACING @ 4' O.C. OFFSITE / 5' O.C. ONSITE	L

LANDSCAPE NOTES:

THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL LANDSCAPE CONSTRUCTION PLANS AND SPECIFICATIONS.

1. A SMART CONTROLLER W/ AN ET GAGE WITH ACCESS TO REAL-TIME ET (CONTROLLER SHALL BE LIGHT COMMERCIAL RATING MINIMUM)
2. MASTER VALVE AND FLOW SENSOR (EXCEPT FOR PRIVATE RESIDENTIAL LOTS)
3. RAIN SENSING DEVICE
4. ANTI-DRAIN CHECK VALVES
5. PRESSURE REGULATOR (IF NEEDED)
6. HYDROZONES WILL BE PROPERLY DESIGNATED
7. NO OVERHEAD IRRIGATION WITHIN 24" OF NON-PERMEABLE SURFACES. (NO RESTRICTIONS TO METHOD IF ADJACENT TO PERMEABLE SURFACE W/ NO RUNOFF/OVERSPRAY)
8. SUBSURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 8' IN WIDTH.
9. PROVIDE A 3" LAYER OF MULCH (MIN.) IN SHRUB BED AND UNPLANTED AREAS; 2" LAYER OF MULCH IN GROUNDCOVER AREAS; 3" LAYER OF SHREDDED STABILIZING MULCH FOR SLOPES
10. TREES SHALL BE STAKED W/ 2-3 STAKES AND 6 TIES PER COUNTY STANDARD DETAILS.
11. ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 5' (MIN.) OF HARDSCAPE PER COUNTY STANDARD DETAILS. ROOT BARRIER SHALL NOT ENCIRCLE THE TREE ROOTBALL BUT SHALL BE LOCATED AT THE EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION.
12. TREES SHALL HAVE BREATHER TUBES PER COUNTY STANDARD DETAILS.
13. All PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE A 12" WIDE MONOLITHIC CONCRETE WALKWAY CURB.

UTILITY PURVEYORS

WATER:
EMWD
P.O. BOX 8300
PERRIS, CA 92572-8300
(951) 928-3777

TELEPHONE:
VERIZON
115 4TH ST
REDLANDS, CA 92373
(800) 483-4000

ELECTRIC:
SOUTHERN CALIFORNIA EDISON
26100 MENIFEE RD.
ROMOLAND, CA 92585
(800) 655-4555

THE CONTRACTOR SHALL OBTAIN ALL ENCROACHMENT & GRADING PERMITS PRIOR TO STARTING ANY WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND THE RELOCATION COSTS OF ALL UTILITIES. PERMITEE MUST INFORM COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. PHONE: (951) 955-8885

SOIL TESTING (SOIL MANAGEMENT REPORT): CONTRACTOR SHALL PROVIDE A HORTICULTURAL SOILS ANALYSIS PERFORMED BY A LABORATORY OF THE CALIFORNIA ASSOC. OF AGRICULTURAL LABORATORIES. CONTRACTOR SHALL ADJUST SOIL AMENDMENT RECOMMENDATIONS TO CONFORM TO SOIL ANALYSIS RESULTS AS REQUIRED. SEND THE REPORT TO THE COUNTY ELECTRONICALLY BEFORE THE PRE-LANDSCAPE INSTALLATION INSPECTION.

OWNER
ANTHONY (TONY) MAY AND TIMOTHY LEE JONES
PO BOX 81723
SAN DIEGO, CA 92138
PHONE: (619) 300-8319
E-MAIL: gotohotel@pacbell.net

APPLICANT
WOODCREST REV. STEVE POWELL
1410 MAIN STREET, SUITE C
RAMONA CA 92065
PHONE: (760) 789-5493
CELL: (707) 271-9400
E-MAIL: steve@woodcrestrev.com

SITE ADDRESS
34613 CALLE ARNAZ
TEMECULA, CA 92592

LANDSCAPE AREA
98,200 S.F. / 2.25 ACRES

LEGAL DESCRIPTION
THE LAND HEREINAFTER REFERRED TO IS SITUATED IN THE AREA OF TEMECULA COUNTY OF RIVERSIDE, STATE OF CA., AND IS DESCRIBED AS FOLLOWS:

PARCELS 1 AND LOT "G" OF PARCEL MAP NO. 31016 IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 58 PAGES 51 AND 52 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

I AGREE TO COMPLETE A LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLIES WITH THE REQUIREMENTS OF ORDINANCE NO. 859.3, ORDINANCE 348, INCLUDING OFF-SITE PARKING AND SHADING REQUIREMENTS; THE CONDITIONS OF APPROVAL; AND IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED SPECIFIC PLAN AND LANDSCAPE CONCEPT PLAN. SHOULD THE ORDINANCES BE REVISED, THESE PLANS MAY BE SUBJECT TO CHANGE BASED ON THE UPDATED ORDINANCES.

APPLICANT'S SIGNATURE _____ DATE _____

COMPREHENSIVE LANDSCAPE PLAN

REVISED

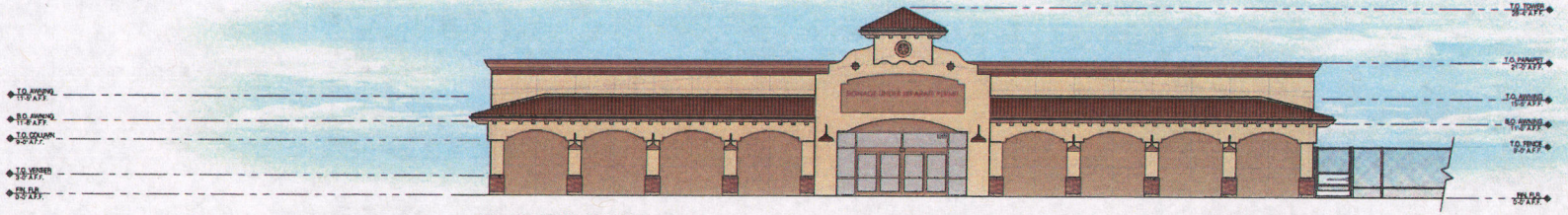
ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
41635 Enterprise Circle N., Suite 103
Temecula, CA 92590 (951) 296-8903 FAX 296-8923

CASE: CUP03738
EXHIBIT: Landscaping Plan
DATE: 05/15/15
PLANNER: Phayvanh Nanthavongdouangsy

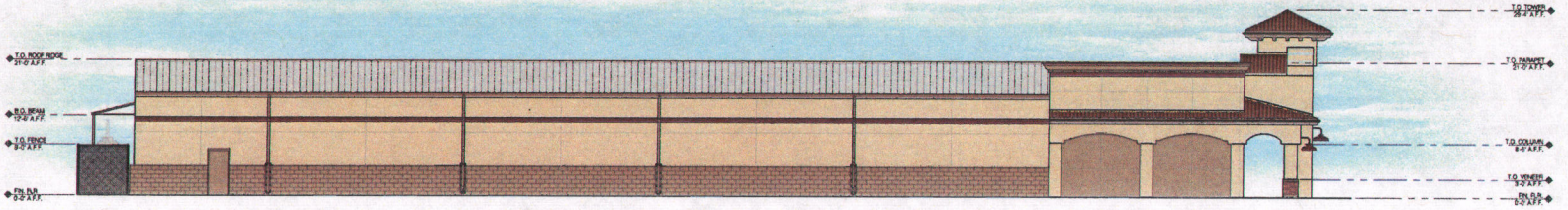
PROJECT: CALLE ARNAZ COMMERCIAL
OWNER: WOODCREST COMPANIES
1410 MAIN STREET, SUITE C
RAMONA, CA 92065 PH (760) 789-5493 E-MAIL: steve@woodcrestrev.com CONTACT: STEVE POWELL

drawn: V.D.
checked: V.D.
date: 12-15-15
SHEET L-1 of 1 sheets
JOB NO. 15-134

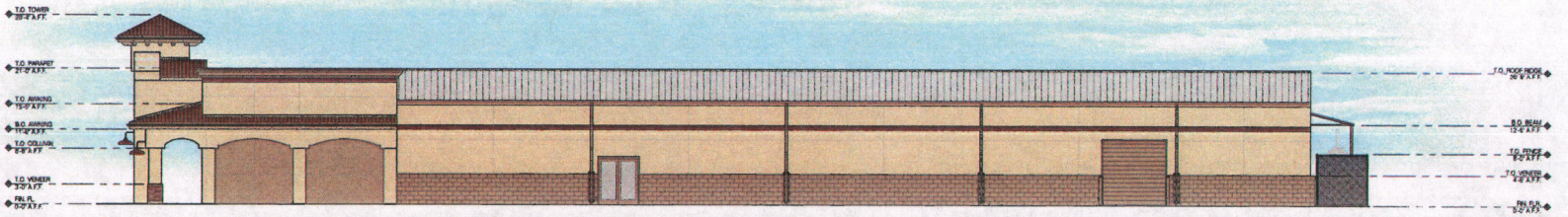
...ALL IDEAS, DESIGNS, & ARRANGEMENTS REPRESENTED HEREON ARE THE PROPERTY OF ALHAMBRA GROUP LANDSCAPE ARCHITECTS & SHALL BE USED FOR THIS PROJECT ONLY EXCEPT WITH THE WRITTEN PERMISSION OF SAID ARCHITECTS. ANY CHANGE MADE BY PARTIES OTHER THAN SAID ARCHITECTS ... ARCHITECTS OF RESPONSIBILITY FOR THE FACILITY OR AFFECTED PORTION THEREOF. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF ANY WORK & SHALL REPORT ANY DISCREPANCY TO THE ARCHITECT.



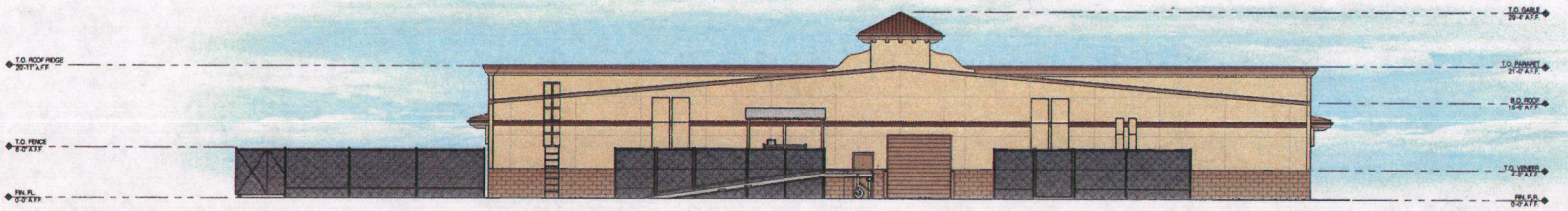
1 SOUTH ELEVATION



2 WEST ELEVATION



3 EAST ELEVATION



4 NORTH ELEVATION

CASE: CUP03736
EXHIBIT: M Colors and Materials
DATE: 04/15/16
PLANNER: Phayvanh Nanthavongdouangsy

EMPIR
DESIGI
GROUP

24001 Washington
Murrieta, Calif. 9
tel 951-600-1600 fax 951-60

Architect of Record:
GREGORY S. HANSEL A
24001 WASHINGTON AV
MURRIETA, CA 92562
TEL: 951-600-1600
FAX: 951-600-1601
CELL: 951-252-7600
E-MAIL: ghansel@empi

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Client:
WOODCRE
COMPANII

CUP NO. 3736
CALLE ARNAZ COMMERCIAL
34613 CALLE ARNAZ

Seal:
STATE OF CALIFO
GREGORY SCOTT
HANSEL
No. 26683
REN. 8/30/17
LICENSED ARCHIT

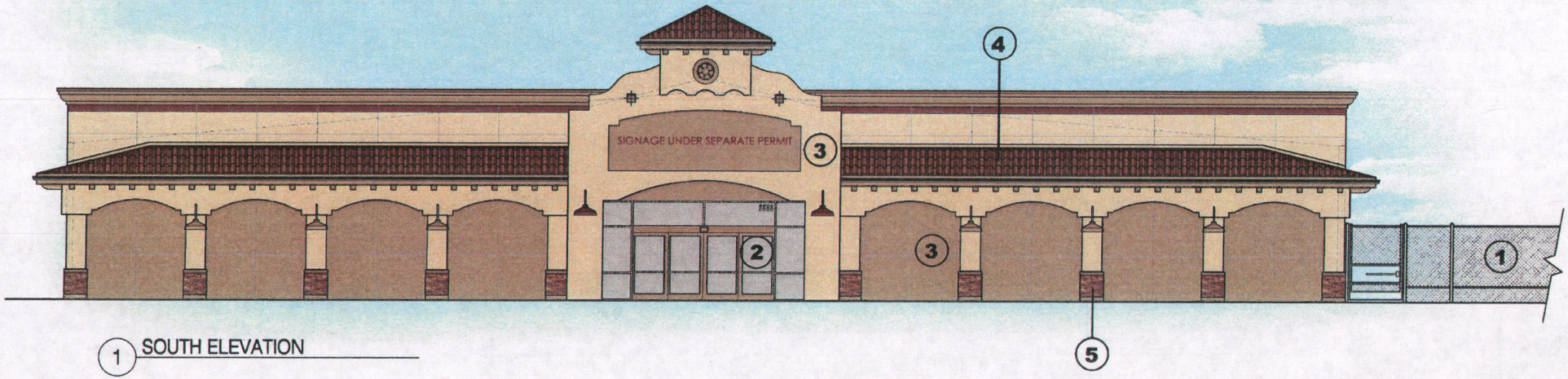
Date: JULY
Project Number: EDG#

NO.	DATE	REVISION DES
1	9-11-15	1ST P.A.R. CO
2	1-25-16	1ST C.U.P. CO

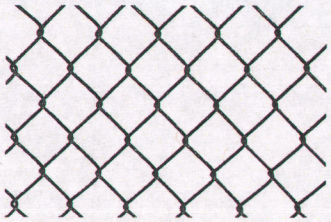
DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AR

DRAWING TITLE:
ARCHITECTURAL
EXTERIOR ELEVATIO
EXHIBIT B

SHEET NO:
A2.0

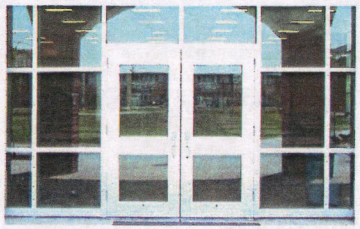


1 SOUTH ELEVATION



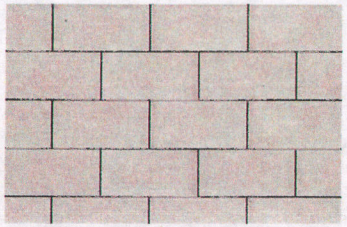
BLACK VINYL CHAIN LINK FENCING

1



CLEAR ANODIZED ALUMINUM STOREFRONT ENTRY SYSTEM W/1" TEMPERED INSULATED GREY TINTED GLASS

2



8" SMOOTH FACE C.M.U., STUCCO FINISH, PAINT PER EXTERIOR EXTERIOR ELEVATIONS EXHIBIT B

3

1-PIECE S TILE 'OLD WOLRD #3' BY BORAL

4

STONE VENEER 'RUSTIC LEDGE, SEQUOIA' BY ELDORADO STONE

5

EMPIRE DESIGN GROUP

24861 Washington A
Murrieta, Calif. 92
Tel 951-696-1490 Fax 951-696-1

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CLIENT:

WOODCRES
COMPANIES

CUP NO. 3736
CALLE ARNAZ COMMERCIAL
34613 CALLE ARNAZ
TEMECULA, CA 92592

Architect of Record:
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E-MAIL: ghann@empiregr.biz

SEAL:

STATE OF CALIFORNIA
GREGORY SCOTT HANN
C-26663
REN. 9/30/17
LICENSED ARCHITECT

Date: JULY 16,
Project Number: EDG# 04

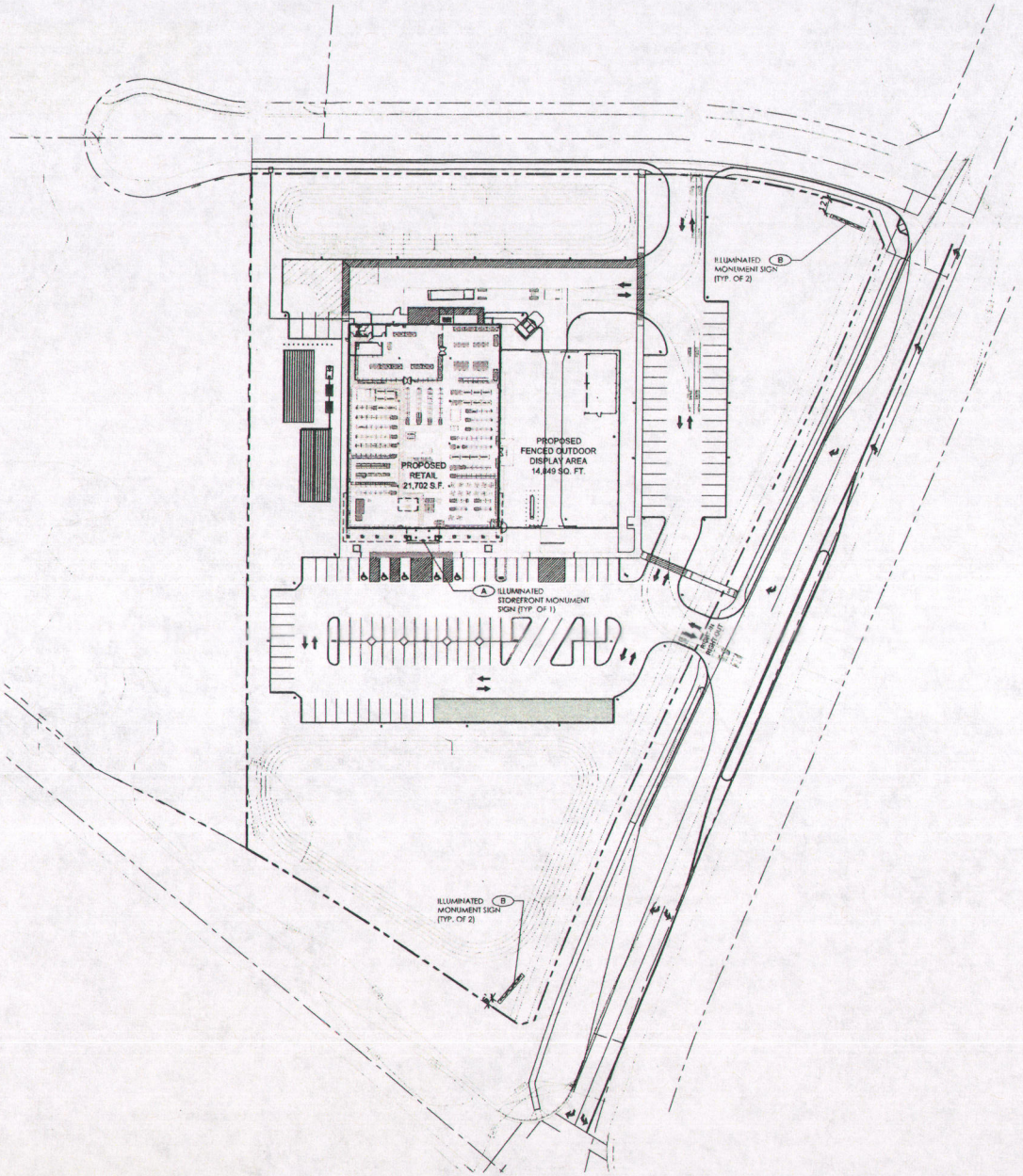
NO.	DATE	REVISION DESCR
1	9-11-15	1ST P.A.R. COMM
2	1-25-16	1ST C.U.P. COMM

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

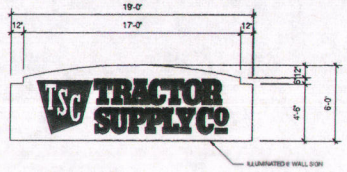
MATERIAL BOARD
EXHIBIT M

SHEET NO.

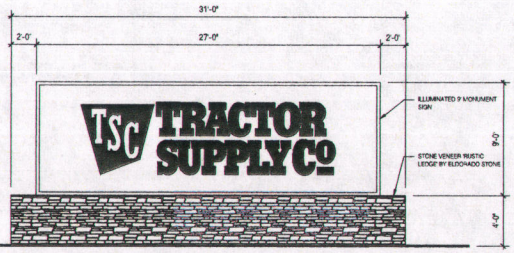


1 SIGNAGE PLAN
SCALE: 1"=40'-0"

SIGNAGE SUMMARY				
SIGN	ILLUMINATION	EX. S.F.	NEW S.F.*	DIFFERENCE
A (1) STOREFRONT WALL SIGN	ILLUMINATED	0 S.F.	(1) 105 S.F.	+ 105 S.F.
B (2) MONUMENT SIGN	ILLUMINATED	0 S.F.	(2) 243 S.F.	+ 486 S.F.
C NOT USED	ILLUMINATED	0 S.F.	0 S.F.	+ 0 S.F.
TOTAL		0 S.F.		+ 591 S.F.



A WALL SIGN
SCALE: 1/4"=1'-0"



B MONUMENT SIGN
SCALE: 1/4"=1'-0"

CASE: CUP03736
EXHIBIT: S Signage Plan
DATE: 04/15/16
PLANNER: Phayvanh Nanthavongdouangsy

EMPIRE DESIGN GROUP INC.
24861 Washington Ave
Murrieta, Calif. 92562
Tel 951-888-1480 Fax 951-888-1443

Architect of Record:
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CEL: 951-808-7801
FAX: 951-888-1443
E-MAIL: gsh@empiregp.biz

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Client:
WOODCREST COMPANIES

CONDITIONAL USE PERMIT NO. 3736
CALLE ARNAZ COMMERCIAL
34613 CALLE ARNAZ
TEMECULA, CA 92592

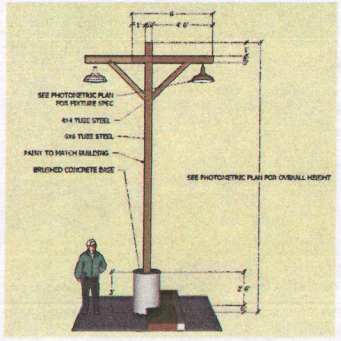
Seal:
STATE OF CALIFORNIA
GREGORY SCOTT HAHN
C 24863
REN. 9/30/17
LICENSED ARCHITECT

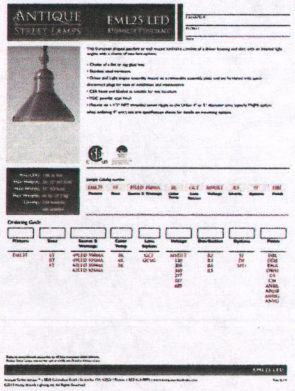
Date: JULY 16, 2015
Project Number: EDG# 04316

NO.	DATE	REVISION DESCRIPTION
1	9-11-15	1ST P.A.R. COMMENTS
2	1-25-16	1ST C.U.P. COMMENTS

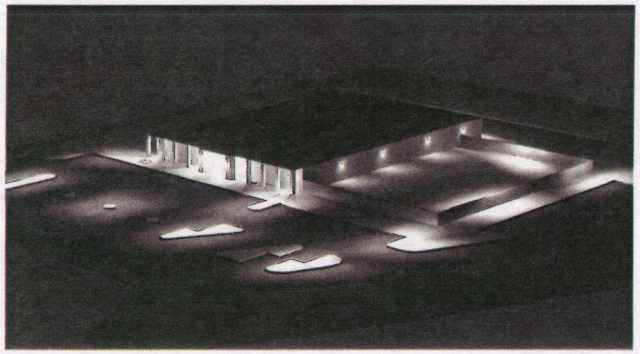
DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH
DRAWING TITLE:
SINGAGE SUMMARY
EXHIBIT E

SHEET NO:
SN1.0

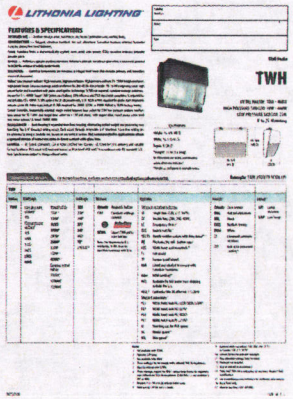




A 15' POLE FIXTURE



- SITE LIGHTING RENDERING



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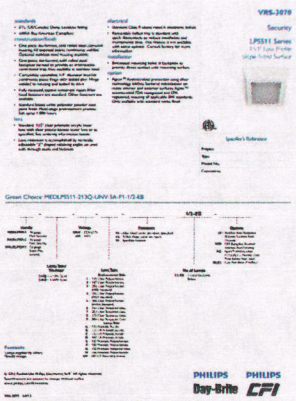
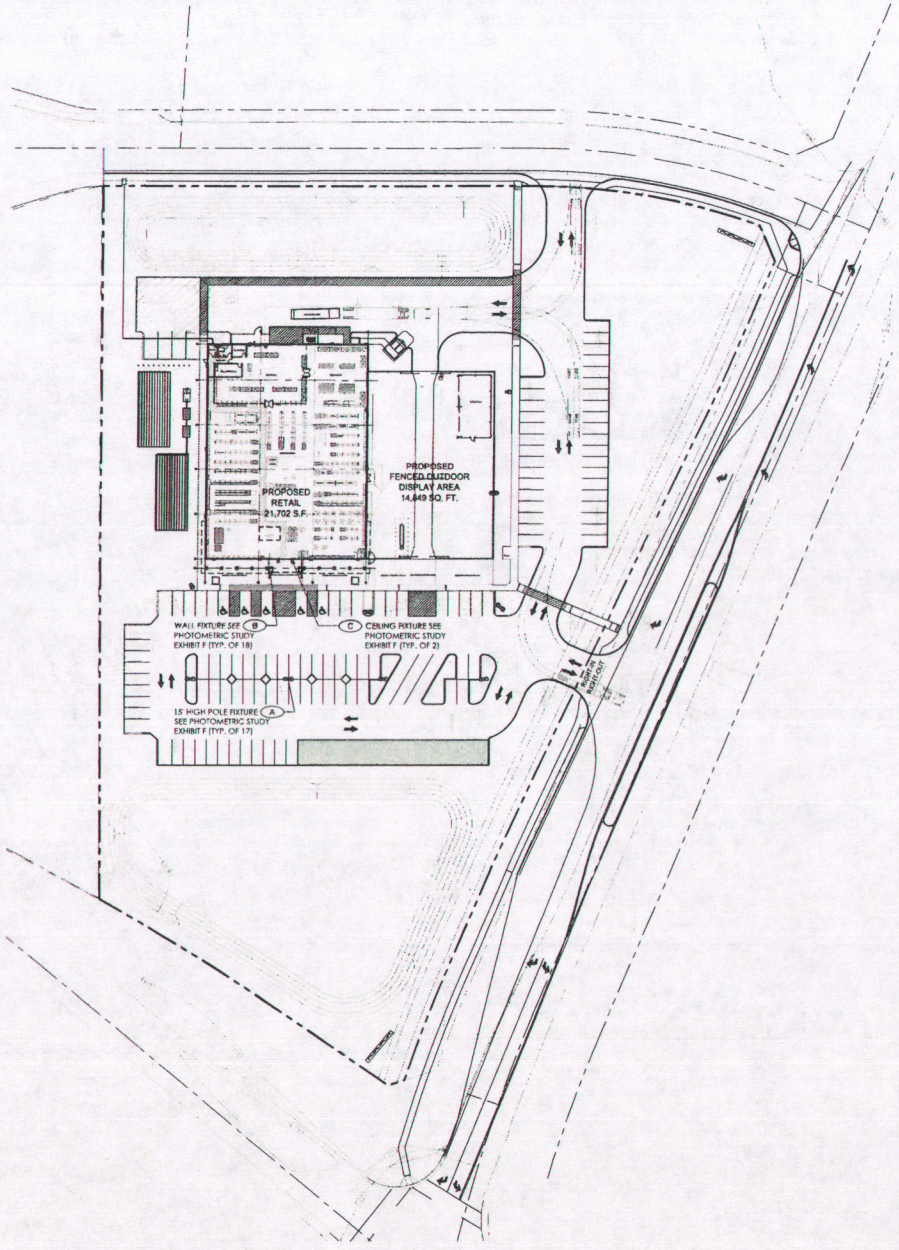


C CEILING FIXTURE



1 LIGHTING PLAN
SCALE 1"=40'-0"

CASE: CUP03736
EXHIBIT: X Lighting Plan
DATE: 04/15/16
PLANNER: Phayvanh Nanthavongdouangsy

EMPIRE DESIGN GROUP

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Client:
WOODCREST COMPANIES

CONDITIONAL USE PERMIT NO. 3736
CALLE ARNAZ COMMERCIAL
34613 CALLE ARNAZ
TEMECULA, CA 92592

Seal:
STATE OF CALIFORNIA
GREGORY SCOTT HANN
C-26663
REN. 9/30/17
LICENSED ARCHITECT

Date: JULY 16, 2015
Project Number: EDG# 04316

NO.	DATE	REVISION DESCRIPTION
1	9-11-15	1ST P.A.R. COMMENTS
2	1-25-16	1ST C.U.P. COMMENTS

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:
LIGHTING SUMMARY
EXHIBIT G

SHEET NO:
LP1.0

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42864
Project Case Type (s) and Number(s): Conditional Use Permit No. 3736 and Change of Zone No. 7896
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Phayvanh Nanthavongdouangsy
Telephone Number: 951-955-6573
Applicant's Name: Woodcrest Real Estate Ventures
Applicant's Address: 1410 Main St. Ste. C Ramona CA 92065

I. PROJECT INFORMATION

Project Description:
The "Project" includes Conditional Use Permit No. 3736 (CUP No. 3736) and Change of Zone No. 7892 (CZ No. 7896).

Conditional Use Permit No. 3736
The Conditional Use Permit proposes to construct and use a 21,702 SF commercial building to sell items generally sold at a gift shop, feed and grain store, hardware store, and nursery-garden supply store. The Project will include a total of 21,349 SF of outdoor sales area. The three outdoor sale area includes 14,849 SF fenced area located east of the building, 3,500 SF display area in front of the building, and 3,000 SF display area southern end of the Project area. The fenced outdoor display area will sell items such as small farm implements, fence posts, animal fencing, small water tanks, decorative windmills, etc. The other outdoor display areas will be used to sell small flatbed tow trailers and seasonal items such as dog houses, seasonal plants, riding motors, paddle boats, ATVs, potting soils, salt licks, BBQs, etc. The Project will include a rear loading dock, bulk propane, forage shed, one vertical bailer for recycling of cardboard, one dumpster location, on-site wastewater treatment system utilizing an Advanced Treatment Unit (ATU) and 119 parking spaces. The main access into Project site will be from Calle Arnaz. A right-in/right out driveway will complete the circulation onto Anza Road. The existing residential unit that is located onsite will be demolished.

Change of Zone No. 7896
The proposed change of zone will amend the existing zone of Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) Zone.

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

B. Total Project Area:

Residential Acres: 0	**Lots:** 0	**Units:** 0	**Projected No. of Residents:** 0
Commercial Acres: 7.6 gross (6 net) acres	**Lots:** 1	**Sq. Ft. of Bldg. Area:** 21,702 SF	**Est. No. of Employees:**
Industrial Acres: 0	**Lots:** 0	**Sq. Ft. of Bldg. Area:** 0	**Est. No. of Employees:** 0
Other: 0			

C. Assessor's Parcel No(s): 965-460-007

Street References: State Route 79, south of Calle Arnaz, and west of Anza Road at 34613 Calle Arnaz Road, Temecula, CA 92592

D. Section, Township & Range Description or reference/attach a Legal Description: Township 8 South Range 2 West Section 11

E. Brief description of the existing environmental setting of the project site and its surroundings: The Project site includes a single residential unit on the northwest corner of the parcel with the remaining area vacant. The Project site is surrounded by existing single residential units, agriculture uses, a church, and vacant properties.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project is consistent with the site's existing land use designation of Community Development: Commercial Tourist (CD-CT). The proposed commercial use will help to provide jobs for local residents, contribute to enhancing and balancing communities economically. The use will support tourism, agricultural, and residential uses that are encouraged to and exists in area and the adjacent Temecula Valley Wine Country Policy Area (Land Use Element Policy LU 29.1). The project is consistent with the land use pattern as depicted in the Area Plan (LU 2.1) and is designed to visual enhance the southern entrance point into the Wine Country region (LU 4.1 and LU 29.9). The proposed Scenic Highway Commercial (C-P-S) Zone is consistent with the CD-CT land use designation. The Project is designed to meet the development standards of the C-P-S Zone (LU 4.1).

2. **Circulation:** The Project site exhibit correctly shows the acceptable centerline elevations, all existing easements, traveled ways, and drainage courses. The developer is conditioned to provide street improvements, street improvements plans and /or road dedications as conditioned by the Transportation Department. The Project access is restricted to right in/right-out access only. Left-turns are prohibited and the developer shall provide the appropriate channelization to enforce this turn restriction, such as a raised curbed median on Anza Road or as approved by the Transportation Department (Circulation Element Policy C 3.6, C 3.11, 3.17, 3.20, C 6.3). The Project is located adjacent to the State Routh 79, as such development has been coordinated with CalTrans to identify and protect ultimate freeway rights-of-way (C 3.19). The Project provides pedestrian sidewalks along Anza Road and State Route 79; as well as, bike rakes to encourage active mobility (C 4.6 and C 4.9). The developer is also conditioned to dedicate the 20' wide trail easement as shown on the site plan to the Riverside County Regional Park and Open-Space District or Landscape and Lighting Maintenance District for trails purposes (C 16.1 and C 16.4).

3. **Multipurpose Open Space:** The Project's landscape plans is in compliance with County Water Efficient Landscape requirements Ordinance No. 859 to conserve water (Multipurpose Open Space Element Policy OS 2.1). The Project is designed to address water quality issues that may arise from construction and operation (OS 3.1- 3.7) and is conditioned to comply with the National Pollutant Discharge Elimination System (NPDES) Permit and the San Diego Regional Water Quality Control Board Stormwater Permit. The Project does not alter or impede floodways. A Habitat Evaluation and Acquisition Negotiation Process assessment was completed for the Project site and the Project is conditioned to provide a Nesting Bird Survey and Burrowing Owl Survey if grading occurs during specified time of the year (OS 17.1). A Phase I Cultural Assessment was

submitted for the Project and concluded a negative survey results. The Project has been conditioned for monitoring due to the apparent alluvial nature of the soils (OS 19.3 and 19.5). The Project is located along County Eligible Scenic Highway State Route 79; as such, the commercial building is set back 350 feet from the parcel line along State Route 79 with appropriate landscaping that visually compliments the surrounding area (OS 22.4).

4. **Safety:** The Project is consistent with the policies of the General Plan Safety Element. The Project complies with the County Building and Fire Codes. The Project has been conditioned appropriately per recommendations of the Geologic Report and Flood Hazard Report.

5. **Noise:** The Project is consistent with the the policies of the General Plan Noise Element. A Noise Study was submitted and the Project has been conditioned accordingly.

6. **Housing:** The Project is consistent with the existing Commercial Tourist land use designation that will support the tourism and residential uses located near the Project site. The Project does not propose a dwelling unit on the project site.

7. **Air Quality:** The Project is consistent with the policies of the General Plan Air Quality Element. An Air Quality and Greenhouse Gas Emission analysis was conducted and concluded that Project would not conflict with the implementation of the County's Air Quality Element or Southern California Air Quality Management District Air Quality Management Plans (Air Quality Element policy AQ 1.3) and is below the County's 3,000 MT CO_2e threshold. The commercial use is in close proximity to an existing community that would use the store therefore reducing the number and length of motor vehicle trips (AQ 8.8). The Project also provides sidewalks, bike racks, and dedicates a trail easement that will be used to encourage alternative modes of transportation (AQ 8.9).

8. **Healthy Communities:** The Project is consistent with the policies of the General Plan Healthy Communities Element. The Project provides safe sidewalks and bicycle parking racks to encourage non-motorize transportation.

B. General Plan Area Plan(s): Southwest Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Commercial Tourist

E. Overlay(s), if any: Not within an overlay

F. Policy Area(s), if any: Not within a Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area Plan

2. **Foundation Component(s):** Community Development and Rural Foundation Component

3. **Land Use Designation(s):** Commercial Tourist (CD-CT), Medium Density Residential (CD-MDR), Rural Residential (R-RR)

4. **Overlay(s), if any:** Not adjacent to an overlay

5. **Policy Area(s), if any:** Adjacent to the Temecula Valley Wine Country Policy Area to the southeast

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not within a Specific Plan

2. **Specific Plan Planning Area, and Policies, if any:** Not within a Specific Plan

I. **Existing Zoning:** Rural Residential (R-R) Zone

J. **Proposed Zoning, if any:** Scenic Highway Commercial (C-P-S) Zone

K. **Adjacent and Surrounding Zoning:** R-R Zone, Residential Agricultural (R-A) Zone, and Wine Country-Equestrian (WC-E) Zone

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.

☐ Aesthetics	☐ Hazards & Hazardous Materials	☒ Recreation
☐ Agriculture & Forest Resources	☐ Hydrology / Water Quality	☒ Transportation / Traffic
☐ Air Quality	☐ Land Use / Planning	☒ Utilities / Service Systems
☒ Biological Resources	☐ Mineral Resources	☐ Other:
☐ Cultural Resources	☐ Noise	☐ Other:
☒ Geology / Soils	☐ Population / Housing	☒ Mandatory Findings of Significance
☐ Greenhouse Gas Emissions	☐ Public Services	

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

will be considered by the approving body or bodies.

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

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

Signature

6.28.16
Date

Phayvanh Nanthavongdouangsy
Printed Name

For Steven Weiss, AICP, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☒	☐
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?	☐	☐	☐	☒

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

Findings of Fact:

a) The Project is located along the State Route 79 (SR-79). This segment of SR-79 is considered a County Eligible Scenic Highway. There are no Corridor Protection Program established through the Caltrans Scenic Highway Guidelines for this area because it is currently only County Eligible and not a State Designated Scenic Highway. The County's General Plan Land Use Element Policy LU 14.3 requires that the design and appearance of new landscaping, structures, equipment, signs, or grading within the Eligible county scenic highway are compatible with the surrounding scenic setting or environment. The project is designed to complement the adjacent Temecula Valley Wine Country Policy Area. The Project incorporates elements of Mission Revival Architecture in the building façade. The water treatment basin that is located adjacent to SR-79 will include Wisteria vines that mimic grape vines. The Community Development-Commercial Tourist (CD-CT) land use designation allows for tourist-related commercial uses. The proposed store supports the tourist related uses that occurs in this region (i.e. wineries and equestrian facilities and other commercial uses). The project also does not conflict the Multipurpose Open Space Element polices OS 22.1 through OS 22.5 for Scenic Corridors. Policy OS 22.1 requires development to be compatible with the scenic resources. The proposed use is consistent with this policy because the proposed use is compatible to the surrounding land uses and land use designations. Policy OS 22.2 requires the County to study the potential scenic highway corridor as possible inclusion in the Caltrans Scenic Highway Plan. This policy applies to State Eligible and State Designated Scenic Highway. Therefore, this policy is not applicable this segment of SR-79 and to the Project. Policy OS 22.3 requires dedication of scenic easements consistent with the Scenic Highway Plan. The Project does not conflict with this policy because there are no Scenic Highway Plan for this area. The Project provides adequate road right-of-way and trail easements along SR-79. The Project proposes to change the zone of the site to Commercial Scenic Highway (C-P-S) Zone. The Project is consistent with the C-P-S zone

development standards for set-backs and height limits. The proposed Scenic Highway (C-P-S) Zone has no yard requirements for buildings that do not exceed 35 feet in height. The highest point of the building is approximately 30 feet in height; therefore, the Project meets the setback requirement of the C-P-S Zone. Ordinance No. 348 Section 19.4 regulates on-site advertising structures and signs. CUP No. 3736 Exhibit S: Signage Plan complies with these provisions. The Project does not exceed the maximum number of monument signs, which is two because the site fronts two streets. The total surface area of the signs does not exceed 50 square feet limit. The Project design is consistent with the surrounding land uses, General Plan Policies, and the proposed C-P-S Zone; therefore, effects upon scenic highway corridor is less than significant.

b) The Project does not include unique landmark features or scenic resources, including, but not limited to, trees, and rock outcroppings. The Project is located at the southern entrance to Temecula Valley Wine Country Policy Area and is designed to complement the Commercial Tourist, Agricultural, and Rural uses that exist in this region. The Project site has views of the Santa Rosa Mountains to the west, Santa Margarita Mountains and Agua Tibia Range to the south, and Black Hills to the east. The Propose project is designed to be consistent with the development standards of the C-P-S Zone, including height and setback requirements. The Project is also consistent with the 3rd and 5th District Design Guidelines for a commercial development. The Design Guidelines requires traffic circulations patterns that flow efficiently and safely, with outlets onto highly traveled streets kept at a minimum. The Project's Traffic Study shows that the circulation within the parking lot is satisfactory with outlets into and out of the site from Calle Arnaz Road and Anza Road (right turn in and right turn out only). The Design Guidelines discourages shoebox light fixtures and encourages enhanced light coverage. The Project proposes bell shaped light fixtures that minimizes light onto adjacent property. The Design Guidelines encourages varied, articulated, interesting building materials and discourages "mansard" architectural styling. The Project incorporates elements of Mission Rival architect; which include clay titles, large square pillars, and arched entry way. The Design Guidelines encourages use of landscaping to minimize visual impact to the adjacent uses. The Project landscape plan includes trees for parking lot shading and lines the property line that is adjacent to a residential use. The Design Guideline encourages low profile monument signs. The Project monument signs do not exceed 20 feet height limitation of the C-P-S Zone. The Project architectural elements are compatible with the area, Ordinance No. 348 development standards for signage and the C-P-S Zone, and is consistent with the 3rd and 5th District Design Guidelines for commercial development; therefore, the Project will have no impacts to the scenic resources or public views.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

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

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), SWAP Figure 6. Mt. Palomar Night Time Lighting Policy Area; Photometric Study prepared for the Project dated 6/20/16

Findings of Fact:

The Project is located within Zone A, approximately 14.4 miles from Mt. Palomar Observatory. The Project's Exhibit X Lighting Plan and Photometric Study shows that the Project is consistent with the County's Ordinance No. 655. Ordinance No. 655 contains approved materials and methods of

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

installation, definition, general requirements for lamp source and shielding, prohibition, and exceptions.

Since the Project site is within the Special Lighting Area that surrounds the Mt. Palomar Observatory all implementing projects must comply with the mandatory requirements of Riverside County Ordinance No. 655. All development will be required to comply with the provisions of Ordinance No. 655, to include but not be limited to: shielding, down lighting and the use of low-pressure sodium lights. The Project's Condition of Approval (COA) 10. PLANNING 03 requires compliance with Ordinance No. 655. This is a typically standard condition of approval and is not considered unique mitigation pursuant to CEQA. With conformance with Ordinance No. 655, any impacts are expected to be less than significant from implementation of the Project. No other mitigation would be required.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
b) Expose residential property to unacceptable light levels?	☐	☐	☒	☐

Source: On-site Inspection, Project Application Description, Riverside County General Plan, Southwest Area Plan, Figure 6, *Mt. Palomar Nighttime Lighting Policy*, Ordinance No. 655 (Regulating Light Pollution), and Ordinance No. 915 (Regulating Outdoor Lighting).

Findings of Fact:

a) The proposed project will introduce new sources of light which includes exterior building illumination and parking lot lighting. The project will be required to comply with County Ordinance No. 655 and No. 915, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low-pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. Ordinance No. 915 requires all outdoor luminaires to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions. The Project's Condition of Approval (COA) 10. PLANNING 03 requires compliance with Ordinance No. 655 and Ordinance No. 915. This is a typically standard condition of approval and is not considered unique mitigation pursuant to CEQA. With conformance with Ordinance No. 655 and No. 915, any impacts are expected to be less than significant from implementation of the Project.

b) The Project site is adjacent to residential properties to the west and north of the Project site. The Project's Photometric Study and Lighting Plan shows that the Project will use low pressure sodium lights that will be sheilded property to limit unaccepatble light levels to adjacent residential properties; therefore, impact will be less than significant.

Mitigation: No mitigation measures are required

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

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	☐	☐	☐	☒
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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

Findings of Fact:

a) The Project site is not considered Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the Farmland Mapping and Monitoring Program of the California Resources Agency; therefore, the Project has no impact on the listed agricultural resources.

b) The Project site is not subject to the Williamson Act contract and is not within a Riverside County Agriculture Preserve; therefore, there are no impacts to agricultural zoned, agricultural use or areas that are subject to the Williamson Act or other agricultural resources.

c) The Project is located in area that is designated for Community Development-Commercial Tourist (CD-CT). The proposed zone of Scenic Highway Commercial (C-P-S) Zone is consistent with the CD-CT land use designation. The commercial use is consistent with the land use designation and the proposed zone. The area surrounding the project site is also within the Community Development Foundation Component. There are no Agricultural zoned property within 300 feet of the project site; therefore, there are no impacts to agriculturally zoned properties.

d) Project is also surrounded by area designated for Community Development per the County's General Plan. The Project is consistent with the existing land use designation and proposed zone. Therefore, the Project will not involve other changes in the existing environment which, due to their location or nature, would result in conversion of Farmland, to non-agricultural uses. No impact.

Mitigation: No mitigation measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: No monitoring measures are required				
5. Forest a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	☐	☐	☐	☒
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-3a, *Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas*, and Project Application Materials.

Findings of Fact:

Findings of Fact:

a) The proposed Project site does not contain forest land or timberland. The Project site and its adjacent and surrounding properties are not zoned for forest land or timberland, nor timberland zoned for Timberland Production. Additionally, the Riverside County General Plan does not include the Project site or its surrounding properties in Figure OS-3a, "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas." Therefore, no zoning conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 122220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)) will occur. No impacts will occur. No mitigation is required.

b) The proposed project and the surrounding area would not be characterized as "forest lands". The Project site is currently has a single-family residential unit. The majority of the property has been previously graded. The project site is also surrounded by existing residential uses, a church and greenhouses. Therefore, the proposed project will not result in the loss of forest land or conversion of forest land to non-forest land. No impacts will occur. No mitigation is required.

c) As discussed above, the Project site and the surrounding area would not be characterized as "forest land". Thus, implementation of the proposed Project will not result in the loss of forest land or conversion of forest land to non-forest use; or, involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. No impacts will occur. No mitigation will be required.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is required

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

Source: SCAQMD CEQA Air Quality Handbook; CUP No. 3736 Air Quality Assessment: Temecula Commercial County of Riverside, CA prepared by LDN Consultin, INC. March 16, 2016.

Findings of Fact:

a-d, f) To determine whether a project would create potential air quality impacts, the County of Riverside uses South Coast Air Quality Management District's (SQAQMD) Air Quality Thresholds. The screening thresholds for construction and daily operations are shown in Table 2.3 of the Air Quality Assessment.

Table 2.3 Screening Threshold for Criteria Pollutants

Pollutant	Total Emissions (Pounds per Day)
Construction Emissions	
Respirable Particulate Matter (PM10 and PM2.5)	150 and 55
Nitrogen Oxide (NOx)	100
Sulfur Oxide (SOx)	150
Carbon Monoxide (CO)	550
Volatile Organic Compounds (VOCs)	75
Operational Emissions	
Respirable Particulate Matter (PM10 and PM2.5)	150 and 55
Nitrogen Oxide (NOx)	55
Sulfur Oxide (SOx)	150
Carbon Monoxide (CO)	550
Lead and Lead Compounds	3.2
Volatile Organic Compounds (VOCs)	55

The U.S. Environmental Protection Agency (U.S. EPA) uses the term Volatile Organic Compounds (VOC) and the California Air Resources Board's (CARB's) Emission Inventory Branch (EIB) uses the term Reactive Organic Gases (ROG) to essentially define the same thing. There are minor deviations between compounds that define each term however for purposes of this study we will assume they are essentially the same due to the fact SCAQMD interchanges these words and because CALLEEMOD 2013.2.2 directly calculates ROG in place of VOC.

Local Air Quality

Criteria pollutants are measured continuously throughout the SCAB. This data is used to track ambient air quality patterns throughout the County. As mentioned earlier, this data is also used to determine attainment status when compared to the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS).

The SCAQMD is responsible for monitoring and reporting monitoring data. The District operates 11 monitoring sites within the riverside area.

Ambient Data was obtained from the California Environmental Protection Agency's Air Resources Board Website (California Air Resources Board, 2015). Table 2.4 on the following page identifies the closest criteria pollutants monitored to the project as well as identifies the relative distance to the project site. The proposed development project is closest to the monitoring stations located at Borel Road in Temecula roughly 6.8 miles away and Lake Elsinore at 506 W Flint Street 20 miles away. It should be noted that not all pollutants are measured at the Temecula monitoring station so data was collected from the next closest station to the site.

Table 2.4 Three-Year Ambient Air Quality Summary near the Project Site

Pollutant	Closest Recorded Ambient Monitoring Site	Averaging Time	CAAQS	NAAQS	2012	2013	2014
$O_{3\ (ppm)}$	Winchester-Borel Road	1 Hour	0.09 ppm	-	0.104	0.093	0.119
	Winchester-Borel Road	8 Hour	0.070 ppm	0.075 ppm	0.082	0.078	0.100
PM_{10} (µg/m3)	Lake Elsinore-West Flint St.	24 Hour	50 µg/m3	150 µg/m3	65.5	112.3	86.8
	Lake Elsinore - West Flint St.	Annual Arithmetic Mean	20 µg/m3	-	21.9	25.0	26.0
$PM_{2.5}$ (µg/m3)	Winchester-Borel Road	24 Hour	-	35 µg/m3	21.7	27.7	64.0
NO2 (ppm)	Lake Elsinore-West Flint St.	Annual Arithmetic Mean	0.030 ppm	0.053 ppm	0.01	-	-
	Lake Elsinore - West Flint St.	1 Hour	0.18 ppm	-	0.483	0.465	0.453
CO (ppm)	Lake Elsinore-West Flint St.	8 Hour	9 ppm	9ppm	0.52	-	-

Localized Significance Thresholds

In June 2003 the SCAQMD proposed a methodology for calculating Localized Significance Thresholds (LSTs) for NO2, CO, PM2.5 and PM10. The LST methodology was developed to be used as a tool to assist lead agencies to analyze localized impacts associated with project specific level proposed projects and would not be applicable to regional projects such as general plans. The LST methodology was last updated to incorporate the most recent ambient air quality standards (July 2008). (South Coast Air Quality Management District, 2008). The LST methodology is often utilized by most agencies governed under SCAQMD CEQA review.

SCAQMD developed mass rate look-up tables for projects less than five acres to assist agencies with development of LSTs, however LST guidelines recommend project specific air quality dispersion modeling for projects greater than five acres (South Coast Air Quality Management District, 2014).

Per the requirements of SCAQMDs LSTs methodology, emissions for gases in attainment such as NO2 and CO are calculated by adding emission impacts from the project development to the peak background ambient NO2 and CO concentrations and comparing the total concentration to the most stringent ambient air quality standards. Also, according to SCAQMD Rule 403, emissions for non-attainment particulate matter such as PM 10 and PM 2.5 can produce no more than 10.4 µg/m3. The LSTs derived by SCAQMD differentiated by Source Receptor area for which the proposed project is would be represented by SRA #26 within the Temecula Valley area. Based on the lookup tables, thresholds are listed in Table 2.5 of the Air Quality Assessment and is provided below for reference (SCAQMD, 2009). The 25 meter distance was utilized as it is the worst-case LST.

Table 2.5: 5-Acre LST Emission Threshold

Pollutant	LST @ 25 meters (lb/day)
CO	1,965
PM_{10} (Construction)	13
PM_{10} (Operation)	4
NO_2 (Corrected Utilizing NO_2/NO_x Ratio) Construction and Operation	371

Construction Emissions Calculations

Air Quality impacts related to construction and daily operations were calculated using the latest CalEEMod air quality model, which was developed by ENVIRON International Corporation for SCAQMD in 2013. The County of Riverside recognizes the CalEEMod 2013.2.2 as the model of choice for projects of this nature.

The construction module in CalEEMod is used to calculate the emissions associated with the construction of the project. Construction emissions have several different types of sources which contribute to emissions of pollutants. These source types include off-road equipment usage, on-road vehicle travel, fugitive dust, architectural coating, and paving off-gassing.

The CalEEMod construction module also uses OFFROAD2011 for default emission rates for construction equipment. The CalEEMod input/output model is shown in Attachment A to Air Quality Assessment.

Fugitive dust calculations for grading within CalEEMod are based on methodologies described in Section 11.9, Western Surface Coal Mining, of the USEPA AP-42 which estimates the emission factor

of PM10 applying a scaling factor to that of PM15. Similarly, the emission factor of PM2.5 is scaled from that of total suspended particulates (TSP). This methodology was adopted by SCAQMD as the preferred method for fugitive dust emissions calculations. This method utilizes maximum area method based on assumed disturbed grading areas.

Significant health risks or increased risks of cancerous and non-cancerous health problems can occur when sensitive receptors (i.e. Schools, Daycares, or Residential Care Facilities) are exposed to Toxic Air Contaminants (TAC) for a significant quantity of time. Normally these impacts are analyzed over a period of 9, 30 or 70 years of continuous exposure or what is typically referred to as full lifetime and encompasses periods of potentially increased susceptibility to adverse health effects from chemical exposure, particularly during infancy, childhood and the later years of life. From a practical standpoint, chronic exposure for humans is considered to be greater than 12% of a lifetime of 70 years or at least 8 years in 70 (Office of Environmental Health Hazard Assessment, August 2003). Since the proposed project would only have minimal grading and construction operations, health risk impacts are not likely.

Health risks are analyzed for construction projects by completing air dispersion models for diesel particulates released onsite from diesel equipment onsite and using the dispersed emissions at nearby sensitive receptors to determine if cancer risks are increased to greater than 10 in one million. If this increased risk is greater than 10, the project would be required to implement toxics best available control technology (T-BACT) or impose the most effective emission limitation, emission control device or control technique to reduce the cancer risk. Generally, this requires using equipment that has diesel particulate filters installed on the exhaust stacks of the equipment or specialized equipment designed to limit diesel particulates.

The United States EPA first began adopting emission standards for Non-road Diesel Engines in 1994. The standards are published in the US Code of Federal Regulations, Title 40, Part 89. The regulations are better known as the Tier 1-4 standards with each Tier generally requiring more stringent emission standards for diesel engines. Originally, this was limited to equipment sizes exceeding 50 HP. However, in 1998, Tier 1 regulations were also adopted for equipment under 50 HP and more stringent Tier 2 and Tier 3 standards for all equipment have been phased in from 2000 to 2008. The Tier 1-3 standards are met through advanced engine design, with no or only limited use of exhaust gas after treatment (oxidation catalysts) (DieselNet, 2013). It should also be noted that Tier 3 standards only apply to engines greater than 50 HP and Tier 1 and -2 standards are required for all portable engines.

On May 11, 2004, the EPA signed the final rule introducing Tier 4 emissions standards, which are to be phased in over the period of 2008-2015 under Federal Register 69 FR 38957-39273 (US EPA, 2004). The requirements of Tier 4 standards require that emissions of PM and NOx be further reduced by 90% which can be achieved through control technologies including advanced exhaust gas after treatment.

To simplify matters, the project applicant has indicated that all construction equipment would be at least Tier 3 and likely Tier 4 rated which would reduce any potential health risks from diesel particulates to less than significant.

Construction Assumptions

The Project construction dates were estimated based on an estimated construction kickoff starting in March 2017. The project would begin with demolishing the existing house onsite and would continue

with Grading, Paving and Building Construction. Construction of the entire project would take no more than 9 months. It should be noted that the actual dates may vary however this duration would be a worst-case scenario. Table 3.1 of the Air Quality Assessment and is provided below for reference shows the expected timeframes for the construction processes as well as the expected number of pieces of equipment to complete the project.

Table 3.1: Expected Construction Equipment

Equipment Identification	Proposed Dates	Quantity
Demolition	03/01/2017 - 3/28/2017	
Concrete/Industrial Saws		1
Excavators		3
Rubber Tired Dozers		2
Site Preparation	03/29/2017 – 04/11/2017	
Rubber Tired Dozers		3
Tractors/Loaders/Backhoes		4
Grading	04/12/2017 – 05/10/2017	
Excavators		1
Graders		1
Rubber Tired Dozers		1
Tractors/Loaders/Backhoes		3
Paving	05/11/2017 – 05/20/2017	
Cement and Mortar Mixers		2
Pavers		1
Paving Equipment		2
Rollers		2
Tractors/Loaders/Backhoes		1
Building Construction (Both Phases)	05/21/2017 – 12/30/2017	
Cranes		1
Forklifts		3
Generator Sets		1
Tractors/Loaders/Backhoes		3
Welders		1
Architectural Coating	07/01/2017 – 12/30/2017	
Air Compressors		1
This equipment list is based upon equipment inventory within CALLEEMOD 2013.2.2. The quantity and types are based upon discussions with the project applicant.		

Operations Emissions

Once construction is completed the proposed project would generate emissions from daily operations which would include sources such as Area, Energy, Mobile, Waste and Water uses, which are also calculated within CalEEMod. Area Sources include consumer products, landscaping and architectural coatings as part of regular maintenance. Energy sources would be from uses such as electricity and natural gas. Finally, mobile or transportation related emissions are calculated in CalEEMod through the use of EMFAC2011 and is based on standard trip generation rates encoded into the model. The

operational model is also included in CalEEMod Attachments A at the end of the Air Quality Assessment.

In the EMFAC model, the emission rates are multiplied with vehicle activity data provided by the regional transportation agencies to calculate the statewide or regional emission inventories. An emission inventory is based on the emission rate (e.g., grams per pollutant emitted over a mile) and vehicle activity (e.g., miles driven per day). Area sources originate from daily onsite uses, which require either burning fuel to generate energy (i.e. natural gas fireplaces, gas furnaces, gas water heaters and small engines) or the evaporation of organic gases such as from paints (architectural coatings).

The CalEEMod model estimates emission predictions for ROG, NOx, CO, SO2, PM10 and PM2.5 for area source assumptions. It is assumed that 100% of the facilities will have access to Natural Gas as opposed to propane. Additionally, it was assumed that 10% of the structural surface area will be re-painted each year. Given the use, no fireplaces are assumed.

Consumer product emissions are generated by a wide range of product categories, including air fresheners, automotive products, household cleaners, and personal care products. Emissions associated with these products primarily depend on the increased population associated with residential development.

Odor Impacts (Onsite)

Potential onsite odor generators would include short term construction odors from activities such as paving and possibly painting. The construction odors would be considered short term and would not be considered an impact. Given this the Project will not have a potential to create offensive odors and would therefore not be considered an impact under CEQA.

Construction Findings

The Project construction dates were estimated based on an estimated construction kickoff starting in January 2017. The project site if fully graded and would only require trenching for footings and utility installation, paving and building construction. Trenching and Paving would be expected to last no more than two weeks each and the remainder of the work would be building construction. A summary of the construction emissions is shown in Table 4.1 of the Air Quality Assessment and is provided below for reference.

Table 4.1: Expected Construction Emissions Summary

Year	ROG	NO_x	CO	SO_2	PM_{10} (Dust)	PM_{10} (Exhaust)	PM_{10} (Total)	$PM_{2.5}$ (Dust)	$PM_{2.5}$ (Exhaust)	$PM_{2.5}$ (Total)
2017 (lb/day) Unmitigated	11.08	51.83	40.31	0.04	18.72	2.76	21.47	10.03	2.54	12.57
SQAQMD Significance Threshold (lb/day)	75	100	550	150	-	-	150	-	-	55
Exceeds SCAQMD Screening Threshold	No	No	No	No	-	-	No	-	-	No

Based on these findings, construction emissions would not exceed SQAQMD air quality standards. Therefore, construction mitigation would not be required to meet SCAQMD standards and the project would be compatible with CEQA.

Localized Significance Thresholds

SCAQMD also recommends using LST methodology which incorporates background ambient air quality data. Based on the recommend methodologies, mobile offsite emission should not be included. Table 4.2 on the following page shows the modeled estimates for both construction and operations excluding offsite mobile emissions. Furthermore, the worst case LST is at 25 meters from the project centroid and will be utilized for this project. Since this is worst case, if the project complies at 25 meters, it will comply at all locations beyond this distance. Based on the modeling results, no LST impacts are expected.

Table 4.2: On-Site Daily Emissions for Comparison to LSTs (Unmitigated)

Pollutant	Project without Offsite mobile emissions (lb/day)	LST SRA-26 5-Acre (lb/day)	Significant?
CO (Construction)	40.31	1,965	No
CO (Operation)	52.43	1,965	No
PM_{10} (Construction)	2.76	13	No
PM_{10} (Operation)	0.20	4	No
NO_x (Construction)	51.83	371	No
NO_x (Operation)	14.13	371	No

Operational Findings

The CALEEMOD 2013.2.2 Model was run for both the summer and winter scenarios assuming average temperatures. The expected daily pollutant generation can be calculated utilizing the product of the average daily miles traveled and the expected emissions inventory calculated by CALEEMOD 2013.2.2 utilizing emissions from EMFAC2011. Based upon these calculations, operational air quality impacts are not expected. The daily operational pollutants calculated are shown in Table 4.3a and –b below for both summer and winter scenarios.

Table 4.3a: Operational Unmitigated - Summer Daily Pollutant Generation

	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Area Source Emission Estimates (Lb/Day)	1.96	0.00	0.01	0.00	0.00	0.00
Energy Emission Estimates (Lb/Day)	0.00	0.03	0.02	0.00	0.00	0.00
Mobile Emission Estimates (Lb/Day)	5.78	14.10	52.40	0.13	8.57	2.42
Total (Lb/Day)	**7.75**	**14.13**	**52.43**	**0.13**	**8.57**	**2.42**
SCAQMD Thresholds	55	55	550	150	150	55
Significant?	No	No	No	No	No	No
Daily pollutant generation assumes trip distances within CalEEMod						

Table 4.3b: Operational Unmitigated - Winter Daily Pollutant Generation

	ROG	NO_x	CO	SO_x	PM_{10}	$PM_{2.5}$
Area Source Emission Estimates (Lb/Day)	1.96	0.00	0.01	0.00	0.00	0.00
Energy Emission Estimates (Lb/Day)	0.00	0.03	0.02	0.00	0.00	0.00
Mobile Emission Estimates (Lb/Day)	5.66	14.65	50.63	0.12	8.57	2.42
Total (Lb/Day)	**7.62**	**14.68**	**50.66**	**0.12**	**8.57**	**2.42**
SCAQMD Thresholds	55	55	550	150	150	55
Significant?	No	No	No	No	No	No
Daily pollutant generation assumes trip distances within CalEEMod						

Odor Impact Findings

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

Odor impacts from construction operations would be considered short term events and would not be considered an impact. Long term operations will not create offensive odors and would not create any operational odor impacts.

Conclusion of findings

During construction of the proposed Project, fugitive dust emissions will be expected during grading, heavy equipment usage, and from construction workers commuting to and from the site though would not exceed any city thresholds. Furthermore, the project emission was compared to both operational and construction LSTs and no impacts were found. Given this no mitigation requirements would be necessary. Based on general assumptions and as a condition to this project, the diesel project construction equipment greater than 50 horse power would be Tier 3 or Tier 4 rated based on EPA requirements.

Additionally, emissions will be generated from both area and operational sources by the proposed Project which are the result of Project generated traffic, landscaping maintenance equipment, consumer products, and annual maintenance and painting to name a few though would not generate emissions in excess of SCAQMD screening thresholds. Therefore, implementation of additional mitigation measures are not required.

Finally, the proposed Project would not be expected to generate offensive odors and would therefore not impact any sensitive receptors. The proposed project would not generate or be exposed to offensive odors. Therefore no odor impacts would occur on or off-site.

e) The Project is a commercial use allowed in the CD-CT land use designation and permitted in the C-P-S Zone. It will not result in a construction of a sensitive receptor. No impact.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is required

BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	☐	☒	☐	☐
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)?	☐	☐	☐	☒
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?	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☐	☒
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?	☐	☐	☐	☒
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Source: GIS database, WRCMSHCP, On-site Inspection, Habitat Assessment Negotiation Strategy No. 2253, Focused Habitat Assessment for the Burrowing Owl & MSHCP Compliance Analysis for a Commercial Project Site, prepared by Kidd Biological Inc. dated 04/21/2016, Updated Focused Survey Results for the Burrowing Owl also prepared by Kidd Biological Inc. March 21, 2016, Joint Project Review (JPR) 16-04-11-01 prepared by the Riverside County Regional Conservation Authority (RCA), dated 05/16/2016.

Findings of Fact:

a, c, d) Implementation of the Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan, or 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). The proposed project is within a Multi-Species Habitat Conservation Plan (MSHCP) Criteria Cell, cell number 7183, independent of a Cell Group. The project went through the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process, HANS 2253, to determine if any part of the Project site was described for conservation. Conservation is not described for this property. The site consists of disturbed land with non-native ruderal plant species, surrounded by land that is also disturbed and subject to agricultural activities. The Project will not result in fragmentation or impede Reserve Assembly goals for Proposed Constrained Linkage 24 as the land described for conservation is located south of SR-79, along Temecula Creek, and the Project site is located north SR-79. The habitat types and vegetation described for conservation in this Cell are also not present on the site. There are no riparian/riverine or vernal pool resources located on the site. There is also no habitat connection between the Project site and Temecula Creek; therefore, the Project is consistent with Section 6.1.2 of the MSHCP. The Project is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA) and is therefore consistent with Section 6.1.3 of the MSHCP. The Project is located within an additional survey area for burrowing owl, so a habitat assessment and focused surveys were conducted in August of 2015. Several suitable burrows were mapped during the habitat assessment, and the surveys conducted followed the MSHCP Burrowing Owl Survey Instructions. During JPR, the RCA and the County of Riverside Planning Department biologists were concerned that the times during which the focused surveys were conducted were outside protocol times, so Kidd Biological was asked to complete additional surveys in the 2016 spring nesting season to confirm that no owls were occupying the site. The additional surveys were conducted, and Burrowing Owls were

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

not observed to be nesting on the property. A Burrowing Owl survey 30 days prior to disturbance and nesting bird survey three days prior to disturbance are conditioned for the Project prior to Grading Permit Issuance and Building Permit Issuance (Condition of Approval 60. EPD.1, 60. EPD. 2, 80. EPD. 2, and 80. EPD. 1). Therefore, the Project is consistent with Section 6.3.2 of the MSHCP. The Project is indirectly connected to existing and future conservation areas due to a storm drain for which the destination is unknown. It likely conveys nuisance flows to Temecula Creek, but that has not been confirmed. Due to the potential connection to the creek, appropriate measures will be incorporated for the treatment and management of edge conditions such as urban runoff, toxics, and invasive plants. Urban runoff/toxics will be controlled through measures required by SWPPP, NPDES, and WQMP standards, and landscape plans will incorporate the use of native plants. The Project does not conflict with any conservation plans, will not have an adverse effect on any species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or U.S. Wildlife Service, will not interfere 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. Any impacts are less than significant with mitigation.

b) The biological survey conducted for the site concluded that there were no endangered or threatened species, as listed in Title 14 of the California Code of Regulations. No impact.

e) There are no waterways on the Project site, nor does the site support riparian/riverine habitat or provide any habitat connections to Temecula Creek. No impact.

f) The Project area is not within or in close proximity to federally protected wetlands as defined by Section 404 of the Clean Water Act; therefore, the Project will not impact federally protected wetlands. No impact.

g) Implementation of the Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The majority of the Project site is comprised of vacant land. No oak trees are located on the site that would be subject to the County's Oak Tree Management Guidelines. The provisions of Ordinance No. 559 would not apply. No impacts are anticipated. No mitigation is required.

Mitigation: Condition of approval 60. EPD. 1, 60. EPD. 2, 80. EPD. 1 and 80. EPD 2.

Monitoring: Building and Safety and Environmental Program Department

CULTURAL RESOURCES Would the project				
8. Historic Resources a) Alter or destroy an historic site?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☐	☒

Source: On-site Inspection, Project Application Materials,

Findings of Fact:

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

a-b) The Project site has an existing home onsite that is not registered as a historic site. Therefore, the Project will not alter or destroy a historic site nor will it cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is required

9. Archaeological Resources a) Alter or destroy an archaeological site.	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☐	☒
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	☐	☐	☒	☐

Source: Project Application Materials, County Archaeological Report (PDA) No. 4956 "Phase I Cultural Resource Assessment for Calle Arnaz Commercial Project, prepared by Sue A. Wade dated January 27, 2016.

Findings of Fact:

a-c) The County Archaeological Report (PDA) No. 4956, submitted for this Project was prepared by Sue A. Wade, of Heritage Resources and is entitled: "Phase I Cultural resource Assessment for Calle Arnaz Commercial Project, County of Riverside, California" dated January 27, 2016. PDA No. 4956 concludes that due to negative survey results, no mitigation measures are recommended or warranted. However, PDA No. 4956 recommends that due to the apparent alluvial nature of the soils and because recommendations of several tribes contacted during "project scoping", it is recommended that project grading be monitored by a qualified archaeologist and Luiseno monitored (COA 60. PLANNING. 11 and 60. PLANNING. 12). Additionally, the standard conditions of approval shall apply for the inadvertent finding of unanticipated resources and human remains per Conditions of approval 10. PLANNING. 36 and 10. PLANNING. 37. These are standard condition of approval and are not considered mitigation under CEQA.

10. PLANNING.36:
UNANTICIPATED RESOURCES:

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

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

1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted

until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

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

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

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

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

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

These are standard conditions of approval and are not considered mitigation measures under CEQA. The Project will have less then significant impact on archaeological resources.

10. PLANNING. 37

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

60. PLANNING. 11
Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project

Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60. PLANNING. 12
Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the PECHANGA Native American Tribe(s) who shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor. Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only. The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration. Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

d) The project site is not used for religious or sacred uses; therefore, there is no impact to existing religious or sacred uses.

f) Consultation per AB-52 was completed for the project on April 26, 2016. Staff received one consultation request regarding the Project from the Pechanga Band of Luiseno Indians representatives. Staff met with the Tribe's representatives on January 11, 2016 and April 14, 2016. The Tribe was provided the site plan, Phase I Cultural Assessment, and proposed conditions of

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

approval. The Phase I Cultural Assessment concludes that due to negative survey results, no mitigation measures are recommended or warranted. The assessment also recommends that due to the apparent alluvial nature of the soils and because recommendations of several tribes contacted during project scoping, it was recommended that the project grading be monitored by a qualified archaeologist and Luiseno monitor. COA 60. PLANNING 12 requires the applicant to enter into a contract with a Tribal Monitor(s) from the Pechanga Native American Tribes who shall be on-site during all ground disturbing activities prior to issuance of a grading permit. With the implementation of this condition of approval, along with the other conditions of approval that protects cultural resources there will be no impacts to cultural resources.

Mitigation: No mitigation measure is required

Monitoring: No mitigation monitoring is required

10. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	☐	☐	☒	☐

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

Findings of Fact:

a) According to the County's General Plan and the County's database, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, the standard condition of approval for inadvertent findings of fossil remains shall apply. COA 10. PLANNING. 34 is a standard condition of approval and is not considered mitigation under CEQA. Impacts to Paleontological Resources will be less than significant with implementation of this this COA if fossil remains are found during ground disturbance activities.

10. PLANNING. 34

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

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

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

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

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

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

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

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

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

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

Mitigation: No mitigation is required.

Monitoring: No mitigation monitoring report is required.

GEOLOGY AND SOILS Would the project				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	☐	☐	☒	☐
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☒	☐

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, County Geologic Report GEO No. 2470, prepared by Earth-Strata, INC. "Preliminary Geotechnical Interpretive Report, Proposed Commercial Development, Assessor's Parcel

Number No. 965-460-007, Number 3 of Parcel Map Number 10016, Located on the Northwest Corner of Anza Road and Highway 79, Temecula Area, Riverside County, California," dated October 30, 2015. "Response to County of Riverside Review Comments Regarding County Geologic Report 2470, Proposed Commercial Development, Assessor's Parcel Number 965-460-007, Number 3 of Parcel Number 10016, Located on the Northwest Corner Anza Road and Highway 79, Temecula Area, Riverside County, California," dated March 4, 2016. This document is herein incorporated in GEO02470.

Findings of Fact:

a) The Project will not expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to new development and construction will minimize the potential for structural failure due to loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant. No additional mitigation is required.

b) Geologic Report No. 2470 (GEO02470) concluded that there are no active faults are known to traverse the site and the site is not located within an Aloquist-Priolo Earthquake Fault Zone. Based on site mapping and aerial photography review the likelihood of an active fault traversing the site is very low to remote. Therefore, there is no potential for rupture of a known fault. No impact will occur. No mitigation is required.

Mitigation: No mitigation is required

Monitoring: No mitigation monitoring is required

12. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?	☐	☒	☐	☐

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Riverside County Database, GEO02470

Findings of Fact:

a) According to GEO02470 the analysis of liquefaction and dry-sand settlement indicated on estimated total settlement of 7.4 inches for the undeveloped site. Liquefaction occurs as a result of a substantial loss of shear strength or shearing resistance in loose, saturated, cohesionless earth materials subjected to earthquake induced ground shaking. Potential impacts from liquefaction include loss of bearing capacity, liquefaction related settlement, lateral movements, and surface manifestation such as sand boils. Seismically induced settlement occurs when loose sandy soils become denser when subjected to shaking during an earthquake. The three factors determining whether a site is likely to be subject to liquefaction include seismic shaking, type and consistency of earth materials, and groundwater level. The proposed structures will be supported by compacted fill and competent alluvium. As such, the potential for earthquake induced liquefaction and lateral spreading beneath the proposed structures is considered very low to remote due to the recommended compacted fill,

relatively low groundwater level, and the dense nature of the deeper onsite earth materials. GEO02470 recommend the following: Based on the liquefaction analysis the remedial removals should be extended to 15 feet below existing grade. 3.Remedial grading should extend beyond the perimeter of the proposed structures a horizontal distance equal to the depth of excavation or a minimum of 5 feet, whichever is greater. 4.All excavations should be stabilized within 30 days of initial excavation. After incorporating the recommended removals and compacted fill requirements the total settlement is estimated to be 3.1 inches. With this condition (COA 10. PLANNING. 39) impacts associated with potential liquefaction is less than significant with mitigation.

Mitigation: COA 10. PLANNING. 39

Monitoring: Planning Department and Building and Safety

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), GEO02470

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone, and there are no known faults that traverse the parcel. The Project will be required to comply with the recommendations contained within the GEO2470, as well as the California Building Code (CBC) requirements. CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Compliance with the CBC will ensure that any the potential impacts will remain less than significant level.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is required

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

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

Findings of Fact:

a) GEO2470 found that landslide debris was not observed during subsurface exploration and no ancient landslides are known to exist on site. The Project site is not located in area where landslides are known to exist; therefore, there are no potential impacts due to unstable geologic unit or soil..

Mitigation: No mitigation measures are required

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

Monitoring: No mitigation monitoring is required

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) According to General Plan Safety Element Figure S-7, the Project site is susceptible to subsidence. According to GEO0247, the entire lot will be overexcavated a minimum of three feet below the proposed foundations and replaced with compacted fill. Thus, subsidence from scarification and recompaction of exposed bottom surface is expected to be negligible to approximately 0.01 feet. No impact with implementation of COA. 10 PLANNING. 39

Mitigation: COA 10 PLANNING 39

Monitoring: Planning Department and Building and Safety

16. Other Geologic Hazards				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☒

Source: On-site Inspection, Project Application Materials; GEO2470

Findings of Fact:

a) According to GEO02470 there are not water enclosed water body adjacent to or up gradient of the site, the likelihood for induced flooding due a seiche overcoming the dams freeboard is considered nonexistent. In addition, the proposed Project site is not located in an area susceptible to mudflows or volcanic hazards. No impacts are anticipated from geologic hazards.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is required

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?	☐	☐	☐	☒

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

Source: Project Application Materials

Findings of Fact:

a-c) Topographic relief of the Project site is relatively low with elevations ranging from 1170 feet to 1174 feet. The Project ground disturbance quantities cut equals 5,872 Cubic Yards and fill equals 5,872 cubic yards. The Project does not change the topography relief features significantly; the Project remains relatively flat, with manufactured slopes that are 4:1 for the water quality basin areas. The Project does not cut or fill slopes greater than 2:1 or higher than 10 feet. The proposed grading does not affect or negates subsurface sewage system. The subsurface sewage system will be located west of the proposed building in a flat area of the Project. The Project will have less then significant impact on slopes.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is required

18. Soils a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Source: GEO2470, Project Application Materials, On-site Inspection,

Findings of Fact:

a) The development of the Project site may have the potential to result in soil erosion during grading and construction. However, with compliance with the following standard conditions of approval impacts associated with substantial soil erosion or loss of topsoil will be less then significant. These standard conditions of approval will further ensure the protection of public health, safety, and welfare upon final engineering of the project. 10. BS GRADE 3 requires all grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department. 10. BS GRADE 4 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading. 10 BS GRADE 06 requires compliance with the National Pollutant Discharge Elimination System (NPDES) Permit. 10 GRADE 07 requires erosion control planting for graded and undeveloped land. Additional erosion protection may be required during the raining season form October 1, to May 31.

These are standard conditions of approval for the County of Riverside and is not considered unique mitigation under CEQA. No additional mitigation is required.

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

a) According to GEO2470 the Project onsite earth materials exhibit an expansion potential of very low with an expansion index of 20 or less. California Building Code (CBC) requirements pertaining to commercial development on earth materials with very low expansion index of 20 or less will mitigate any potential impacts. For example exterior continuous footings may be founded at the minimum depths below the lowest adjacent final grade (i.e. 12 inch minimum depth for one-story). Building floor slabs should be a minimum of 4 inches thick and reinforced with a minimum of No. 3 bars spaced a maximum of 24 inches on center, each way. Compliance with the CBC requirements is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA. With the inclusion of this standard condition, any impacts from implementation of the proposed Project as is relates to being located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property, are considered less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring required

19. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	☐	☐	☒	☐
b) Result in any increase in water erosion either on or off site?	☐	☐	☒	☐

Source: Project Application Materials, GEO02470

Findings of Fact:

a-b) Implementation of the Project will involve grading and various construction activities located on the Project site. The Project is located 0.1 miles from Temecula Creek, 4.5 miles from Santa Margarita River-Upper portion, 19.5 miles from Santa Margarita River. Erosion from the Project site to the receiving water may occur during construction and operation of the commercial use. Therefore, the following standard conditions of approval for compliance with the National Pollutant Discharge System Permit and a Water Quality Management Plan shall apply to the Project. These are standard conditions of approval that are applicable to all development are not considered mitigation for CEQA implementation purposes. Impacts to the Temecula Creek and Santa Margarita River are less than significant with compliance with compliance with these conditions of approval.

The Project is conditioned through COA 10 BS GRADE 06 to control erosion off site in compliance with the National Pollutant Discharge System (NPDES) during construction activities. Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. The applicant are required to provide proof of their Waste Discharge Identification Number and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made

available to the Department of Building and Safety upon request. Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's shall be in place at the end of each working day. Monitoring for erosion and sediment control is required. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent.

The Project is also conditioned to address its water runoff through implementation of a Final Water Quality Management Plan in compliance with Municipal Stormwater Permit issued by the San Diego (COA 10 TRANS 10, 60 TRANS 05, 60 TRANS 7, 60 BS GRADE .11, 70 TRANS 1, 70 TRANS 2, 90, BS GRADE 1, 90 BS GRADE 2, 90 BS GRADE 3, 90 BS GRADE 4, 90 BS GRADE 5, and 90 BS GRADE 07). A preliminary WQMP was approved for the Project. The sites proposed drainage follows existing drainage pattern. Storm runoff on the site will sheet flow across the parking lot from north to south. BMPs are located in highly potential areas for infiltration and storage using logical low points. Runoff from the Project's impervious areas (roof and parking area) are directed away from the building and into infiltration basins. The BMPs shall be maintained and continue to operate as designed.

Mitigation: No mitigation measures required

Monitoring: No monitoring program required

20. Wind Erosion and Blowsand from project either on or off site. a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	☐	☐	☒	☐

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

Findings of Fact:

a) The Project site is located in an area of "moderate wind eroding" rating according to the General Plan Figure S-8. The Project area is not impacted by blowsand. The following conditions of approval will minimize impacts associated with wind erosion on the Project site during construction and operation: COA 10 BS GRADE 08 "All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issue"; COA 10 BS GRADE 07 "Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31." Additionally, the Project included an approved preliminary Landscape Plan. Condition of approval 10. TRANS 07 requires the maintenance of landscape areas. The maintenance of landscaped areas are important for aesthetics and water conservation, as well as, minimize wind erosion.

These are standard conditions for the County of Riverside and is not considered unique mitigation under CEQA. Impacts to the Project due to wind erosion is less than significant.

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

Mitigation: No mitigation measure is required

Monitoring: No mitigation monitoring is required

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

Source: "Global Climate Change Temecula Commercial County of Riverside CA" prepared by LDN Consulting Inc. on March 16, 2016

Findings of Fact:

a) The proposed project would generate approximately 1,621.58 Metric Tons (MT) of CO2e each year which is less than the County's 3,000 MT screening threshold. Since emissions do not exceed 3,000 MT, there would be neither direct nor indirect impacts under CEQA. Therefore, the project would not require further analysis or mitigation.

b) The proposed project will emit GHGs directly through the burning of carbon-based fuels such as gasoline and natural gas as well as indirectly through usage of electricity, water and from the anaerobic bacterial breakdown of organic solid waste. The project would only produce 1,628.58 metric tons per year. Given this the project contributions to the cumulative environment are small and would be considered to have a less than significant impact on the cumulative greenhouse gas inventory. The Project is conditioned through COA 10 WASTE 2 to comply with Assembly Bill 341 which focuses on increased commercial waste recycling as a method to reduce GHG emissions. Therefore, the project would not require further analysis or mitigation to comply.

Mitigation: No mitigation measure is required

Monitoring: No mitigation monitoring is required

HAZARDS AND HAZARDOUS MATERIALS Would the project				
22. Hazards and Hazardous Materials a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
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	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Project Application Materials; Phase I Environmental Site Assessment of a Residential Property APN 965460007, 34613 Calle Arnaz Temecula, California 92592 prepared by Earth –Strata, Inc. dated February 3, 2016

Findings of Fact:

a,b)The Project may create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or may 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. During construction there is a potential for accidental release of petroleum products in sufficient quantity to pose a significant hazard to people and the environment. It is anticipated that the SWPPP prepared for the proposed Project and it can reduce such hazards to a less than significant level (COA 60 BS GRADE 1). If contamination or presence of a naturally occurring hazardous material is discovered at the site, an assessment, investigation and/or cleanup may be required (COA 10 E HEALTH 01). These are standard conditions for the County of Riverside and is not considered unique mitigation under CEQA. With the inclusion of this standard condition, any impacts from implementation of the proposed Project related to significant hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials, are considered less than significant. No mitigation is required.

c) The Project is located off of Calle Arnaz and Anza Road. The Project would not interfere with an adopted emergency response plan or an emergency evacuation plan. The Project is conditioned for fire sprinklers (COA 10 FIRE 02 and 90 FIRE 02), blue dot reflectors to indicate locations of fire hydrants (COA 10 FIRE 03), Super fire hydrant (COA 10 FIRE 05), require permits from the Fire Department for under/above ground fuel, chemical and/or mixed liquid storage tanks (COA 10 FIRE 06), emergency fire lanes (COA 90 FIRE 01), and fire extinguishers and alarms (COA 90 FIRE 04 and COA 90 FIRE 05). The Project also provides a fire truck turn around area near the north end of the building. The Project will have less then significant impact on an adopted emergency response plan or evacuation plan. No mitigation is required.

d) The Project is not located within a quarter mile of an existing or proposed school. The closest school St Jeanne De Lestonnac School is located 4 miles north of the project site. Therefore, the Project will not have an impact on schools.

e) The Project's Phase I Environmental Site Assessment concluded that the site located on a site which is included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5. No impact.

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

Mitigation: No additional mitigation is required

Monitoring: No mitigation monitoring report required

23. Airports a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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

Findings of Fact:

a) The proposed Project is not located within an Airport Master Plan. Therefore, implementation of the proposed Project will have no impacts that could result in an inconsistency with an Airport Master Plan. No impacts are anticipated and no mitigation is required.

b) Implementation of the proposed Project will not require review by the Airport Land Use Commission because it is not located within an Airport Master Plan. No impacts are anticipated and no mitigation is required.

c) The proposed Project site is not 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. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

d) Based on a review of an aerial photo of the proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is required

24. Hazardous Fire Area a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where	☐	☐	☒	☐

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

Findings of Fact:

a) The Project is within the State Responsibility Area Fire Hazard Area and have been conditioned accordingly by the Riverside County Fire Department. The Project has been conditioned for fire sprinklers (COA 10 FIRE 02 and 90 FIRE 02), blue dot reflectors to indicate locations of fire hydrants (COA 10 FIRE 03), Super fire hydrant (COA 10 FIRE 05), require permits from the Fire Department for under/above ground fuel, chemical and/or mixed liquid storage tanks (COA 10 FIRE 06), emergency fire lanes (COA 90 FIRE 01), and fire extinguishers/alarms (COA 90 FIRE 04 and COA 90 FIRE 05). A fire truck turn around area is located north of the building. Project will have less then significant impact on an adopted emergency response plan or evacuation plan. No mitigation is required.

Mitigation: No mitigation is required

Monitoring: No mitigation monitoring is required

HYDROLOGY AND WATER QUALITY Would the project				
25. Water Quality Impacts a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
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	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?				

Source: Project materials, Water Quality Management Plan

Findings of Fact:

a,b,d,g,h) Implementation of the Project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site; violate any water quality standards or waste discharge requirements; 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; otherwise substantially degrade water quality; or, include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

The Project has been reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a Final Water Quality Management Plan (WQMP) and adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES).

These are standards condition for the County of Riverside and are not considered unique mitigation under CEQA. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to 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; violate any water quality standards or waste discharge requirements; 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; otherwise substantially degrade water quality; or, include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors), are considered less than significant. No additional mitigation is required.

c) Implementation of the Project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). No component of the proposed Project will deplete groundwater supplies. The Project Landscape Plans were reviewed and found to be in compliance with County Ordinance No. 859. Any impacts are considered less than significant. No additional mitigation is required.

e,f) According to the Map My County, the proposed Project site is not located within a 100-year flood hazard area. Therefore, implementation of the proposed Project will not place housing within a

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

100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map; or, place within a 100-year flood hazard area structures which would impede or redirect flood flows. However, the area is within Zone X floodplain limits for the Temecula Creek as delineated on Panel No. 06065C 3310 G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Therefore, all new buildings shall be floodproofed by constructing the finished floor a minimum of 12 inches above surrounding ground. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation is required

Monitoring: No mitigation monitoring is required.

26. Floodplains

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

NA - Not Applicable ☒ U - Generally Unsuitable ☐ R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☐	☒
b) Changes in absorption rates or the rate and amount of surface runoff?	☐	☐	☐	☒
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)?	☐	☐	☒	☐
d) Changes in the amount of surface water in any water body?	☐	☐	☐	☒

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

Findings of Fact:

a,b) Implementation of the Project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site; or, Changes in absorption rates or the rate and amount of surface runoff. Please reference Responses in Section 25 (Water Quality Impacts), above. Any impacts are considered less than significant. No additional mitigation is required.

c) According to the General Plan figure S-10, the proposed Project site is located in a dam inundation area. Failure of a dam or flood control structure for Vail Lake could cause widespread flooding, as well as risks to lives and property. Therefore, implementation of the proposed Project

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

will 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). However, the area is within Zone X floodplain limits for the Temecula Creek as delineated on Panel No. 06065C 3310 G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Therefore, all new buildings shall be floodproofed by constructing the finished floor a minimum of 12 inches above surrounding ground. No impacts are anticipated. No mitigation is required.

d) Implementation of the proposed Project will result in a less than significant impact that would change the amount of surface water in any water body. Please reference the discussion in Section 19 (Erosion) and Section 25 (Water Quality Impacts), above. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

LAND USE/PLANNING Would the project				
27. Land Use a) Result in a substantial alteration of the present or planned land use of an area?	☐	☐	☐	☒
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☐	☒

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

Findings of Fact:

a) As shown on the Southwest Area Plan Land Use Figure 3 Land Use Plan, the Project site and the surrounding area is within the Community Development Foundation Component. The existing use on the site is a single family residential unit. The proposed commercial is more consistent with the existing land use designation of Community Development-Commercial Tourist (CD-CT). The Project is also consistent with the proposed zone of Scenic Highway Commercial (C-P-S) Zone, which is consistent with the CD-CT designation. Therefore, the Project carries forward the planned land use of the area and will not result in an alteration of the present or planned land use of the area. No Impact.

b) The Project site is not located within the city sphere of influence.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is required.

28. Planning a) Be consistent with the site's existing or proposed zoning?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be compatible with existing surrounding zoning?	☐	☐	☐	☒
c) Be compatible with existing and planned surrounding land uses?	☐	☐	☒	☐
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	☐	☐	☐	☒
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

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

Findings of Fact:

a) The proposed use, a commercial building will be used to sell items generally sold at a feed and grain store, hardware store, gift shop, and nursery-garden supply store, with an outdoor display area greater than 200 square feet, is a permitted use subject to approval of a conditional use permit, in the proposed Scenic Highway Commercial (C-P-S) Zone.

The proposed building will not exceed 30 feet in height. The maximum height for a building in the C-P-S Zone is 50 feet. There are no setback requirements for building under 30 feet in height. Included are 119 parking spaces, including 5 ADA compliant spaces, which is in accordance with Ordinance No. 348.

b) The surrounding zone classification is Rural Residential (R-R) Zone. This zone classification is one of the County's original zone classification that encompasses a variety of commercial and residential uses. The proposed zone and use would not conflict with the R-R Zone.

c) The proposed commercial use is consistent with the CD-CT land use designation. The project site is located west of the Temecula Valley Wine Country Policy Area. The proposed feed and grain, hardware, and garden supply store supports the commercial tourist uses, as well as residential uses that are located in this region. The project site is surrounded by properties which are designated Community Development-Commercial Tourist CD-CT), Community Development-Medium Density Residential (CD-MDR), and Rural-Rural Residential (R-RR) within the Temecula Valley Wine Country Policy Area - Residential District. Therefore the Project is consistent with the land use pattern that was envisioned in the General Plan.

d) Existing uses that surrounds the Project site includes a single family residential units, a church, and equestrian uses. The use would not disrupt or divide the physical arrangement of this established community.

Mitigation: No mitigation measures required

Monitoring: No mitigation monitoring is required.

MINERAL RESOURCES Would the project				
29. Mineral Resources				
a) Result in the loss of availability of a known mineral	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
resource that would be of value to the region or the residents of the State?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	☐	☐	☐	☒
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☐	☒

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

Findings of Fact:

a) The State Mining and Geology Board (SMGB) has established Mineral Resources Zones (MRZ) using the following classifications:

- MRZ-1: Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.
- MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits.
- MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
- MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.
- MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

The Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). Since the Project site has not been used for mining, the Project is not expected to result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. No impacts are expected from the Project and no mitigation is required.

b) The Project site has not been used for mining. Implementation of the proposed Project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impacts are expected from the Project and no mitigation is required.

c) The Project site is not adjacent to an existing surfaces mine. No impacts are expected from the Project and no mitigation is required.

d) The Project is not located adjacent to an existing surface mine and will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impacts are expected from the Project and no mitigation is required.

Mitigation: No mitigation measures are required.

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

Monitoring: No mitigation monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable

C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

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

Findings of Fact:

b) The proposed Project site is not 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. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

c) Based on a review of an aerial photo of the proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

31. Railroad Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

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

Findings of Fact:

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

There are no railroad lines in proximity to the Project. No impacts are anticipated; therefore, no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

32. Highway Noise NA ☐ A ☐ B ☒ C ☐ D ☐	☐	☐	☐	☒

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Existing noise occurs mainly from vehicle traffic along SR-79 and Anza Road. The proposed building is setback approximately 400 feet from State Route-79 centerline and 170 feet from Anza Road center line. Noise from the highway from that distance is generally acceptable.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is required.

33. Other Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: Project Application Materials, GIS database

Findings of Fact: N/A

Mitigation: N/A

Monitoring: N/A

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

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials; "Noise Assessment Temecula Commercial Development, County of Riverside, CA" prepared by LDN Consultuing, Inc. dated March 15, 2016.

Findings of Fact:

a-b) The Riverside County Noise Ordinance sets an operational exterior noise limit of 65 decibels (dBA) from 7 a.m. to 10 p.m. and 45 decibels (dBA) from 10 p.m. to 7 a.m. for the residential noise sensitive land uses. The Project operations will only occur during the daytime hours.

It is anticipated on-site operational noise sources for this proposed project will primarily be delivery truck "reverse signals," a forklift, an outside cardboard baler, and HVAC units. It is anticipated that each week there will be approximately 2-3 delivery trucks Monday through Friday between the hours of 8:00 a.m. and 9:00 p.m.; there will be 1 forklift utilized to unload delivery trucks and for moving general merchandise around the outdoor storage lots; an outside cardboard baler along the southern building façade; and it is anticipated that 5 rooftop HVAC units will be placed on top of the building.

Sound from a small localized source (a "point" source) radiates uniformly outward as it travels away from the source. The sound level attenuates or drops-off at a rate of 6 dBA for each doubling of distance. A drop-off rate of 6 dBA per doubling of distance was used for this piece of equipment.

The Noise Study Table 2-2 shows that based upon the property line noise level none of the proposed noise sources directly or cumulatively exceeds the property line standards at the shared commercial and residential property lines. Condition of approval 10. E Health 02 limits the limit delivery trucks and operation of the vertical baler should be limited to the hours of 7:00 am an 10: 00 pm to further lessen the noise generating from operation of the Project. Therefore, the proposed commercial development related operational noise levels comply noise standards at the residences. No impacts are anticipated and no mitigation is required.

Table 2-2: Operational Noise Levels (Western Property Line)

Source	Reference Noise Level (dBA)	Reference Distance (Feet)	Minimum Distance to Property Line (Feet)	Duty Cycle (Seconds/Hour)	Resultant Noise Level at Property Line (dBA Leq)
Delivery Trucks	87	4	128	150	43
Propane forklift	77	5	128	600	43
Vertical Baler	90	5	128	300	51
10-ton HVAC	71*	3	146	900	40
3-ton HVAC	62*	3	146	900	25
				CUMULATIVE NOISE LEVEL @ PROPERTY LINE (dBA)	53
				Property Line Standard	65
				Complies with Noise Ordinance	Yes
* HVAC noise levels are based on a minimum 5 decibel reduction due to parapet walls					

c) The proposed Project will not expose persons to or generation of noise levels in excess of standards established in the General Plan or noise ordinance, or applicable standards of other agencies. Ordinance No. 847 prohibits sounds in excess of land use specific standards. For agriculture land uses, the maximum sound level is 45 Db L_{max}. Exceptions to this standard are available for construction, single events, or continuous events; single event exceptions require

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

approval of the Planning Director and continuous event exceptions require approval from the Planning Commission. Additionally, if a significant amount of excessive noise complaints have been received, one year after issuance of occupancy, the Director may reconsider the hours of operation. Any impacts are considered less than significant and no mitigation is required.

d) During the operational phase, the proposed project will not generate excessive groundborne vibrations or groundborne noise levels. However, groundborne vibrations may be generated infrequently by use of heavy construction machinery during the construction of the proposed project. This type of construction will be temporary and infrequent; therefore, the exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels would be considered a less than significant.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is required

POPULATION AND HOUSING Would the project				
35. Housing a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
e) Cumulatively exceed official regional or local population projections?	☐	☐	☐	☒
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)?	☐	☐	☐	☒

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

Findings of Fact:
a-f) The Project is located in an area designated for Commercial – Tourist land uses. It will not result in displacing substantial number of existing housing that will necessitate the construction of replacement housing. The Project will not create a demand for additional housing. The proposed use is intended to serve the local community as well as visitors. The Project is a commercial project in area designated for commercial uses; thus, it would not displace people. The Project is not within a Redevelopment Project Area. The Project is in line with what the General Plan projects for this area. It does not change the regional or local population projection. The Project will serve the established

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

neighborhood and will not induce substantial population group in an area. Impacts on Population is less than significant.

Mitigation: No mitigation measures are required

Monitoring: No mitigation monitoring is required

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

36. Fire Services	☐	☐	☒	☐

Source: Riverside County General Plan Safety Element

Findings of Fact:

As part of these approvals, standard conditions were assessed on the proposed Project to reduce impacts from the proposed Project to fire services. In addition, prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

With the inclusion of these standard conditions, and payment of the DIF, any impacts from implementation of the proposed Project that would 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 fire services, are considered less than significant. No additional mitigation is required.

With the inclusion of these standard conditions, and payment of the DIF, any impacts from implementation of the proposed Project that would 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 fire services, are considered less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

37. Sheriff Services	☐	☐	☒	☐

Source: Riverside County General Plan

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

Findings of Fact:

Implementation of the proposed Project will result in an incremental impact on the demand for sheriff services. Prior to the issuance of a certificate of occupancy, the project applicant shall comply with the provisions of Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program), which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

With payment of the DIF, any impacts from implementation of the proposed Project that would 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 sheriff services, are considered less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

38. Schools	☐	☐	☒	☐

Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact:

The proposed Project is located with the Temecula Valley Unified School District (TVUSD). Impacts to TVUSD facilities will be offset through the payment of mitigation fees to the TVUSD, prior to the issuance of a building permit. This is a standard condition and not considered unique mitigation under CEQA. After payment of the mitigation fee, any impacts will be considered less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

39. Libraries	☐	☐	☒	☐

Source: Riverside County General Plan

Findings of Fact:

The Project will not result in the need to alter any existing library facilities or result in the need to construct new facilities. Due to the nature of the Project (commercial use), no impacts are expected from the Project. No mitigation will be required.

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

40. Health Services	☐	☐	☒	☐

Source: Riverside County General Plan

Findings of Fact:

The Project will not result in the need to alter any existing health service facilities or result in the need to construct new facilities. Due to the nature of the Project (commercial use), any impacts, while incremental, are considered to be less than significant from the implementation of the proposed Project. No mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

RECREATION				
41. Parks and Recreation				
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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)?	☐	☐	☐	☒

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

Findings of Fact:

a) The proposed Project does not include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. Due to the nature of the proposed Project (commercial development), no impacts are expected from the proposed Project. No mitigation will be required.

b) The proposed Project does not 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. Due to the nature of the proposed Project (commercial development), no impacts are expected from the proposed Project. No mitigation will be required.

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

c) The Project is not located within a Community Service Area or in an area an area with a recreation and park district with a Community Parks and Recreation Plan. Therefore, there are no impacts to these type of recreational resources.

Mitigation: No mitigation measures required

Monitoring: No mitigation monitoring required

42. Recreational Trails	☐	☒	☐	☐

Source: Riverside County General Plan; Riverside County Regional Park & Open-Space District

Findings of Fact:

The Project was conditioned to provide Regional Trail easement along Anza Road as shown on CUP No 3736 Exhibit A to the Riverside County Regional Park an Open-Space District or County managed Landscape and Lighting Maintenance District for trail purposes (COA 10. PARKS 01 and COA 10. PARKS 02). The applicant was also conditioned to enter into a trial maintenance agreement with the Riverside County Regional Park an Open-Space District or County managed Landscape and Lighting Maintenance District (COA 10 PARKS 03). Prior to issuance of the occupancy permit the trails shall be constructed by the applicant (COA 90. PARKS 01). Implementation of the conditions of approval regarding trail easement, the impacts to Recreational Trails will be less than significant.

Mitigation: COA 10. PARKS 01, 10. PARKS 02, 10. PARKS 03, and 90. PARKS 01

Monitoring: Riverside County Regional Park & Open-Space District, Building and Safety

TRANSPORTATION/TRAFFIC Would the project				
43. Circulation a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☒	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☒	☐
d) Alter waterborne, rail or air traffic?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☒	☐
f) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☒	☐
g) Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
h) Result in inadequate emergency access or access to nearby uses?	☐	☐	☒	☐
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	☐	☐	☒	☐

Source: Riverside County General Plan; Traffic Study For Calle Arnaz Commercial Anza Road and Calle Arnaz Road in the Southwest Area in the County of Riverside dated April 11, 2016 prepared by Darnell & Associates, Inc.

a) The Project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit; The Project is dedicating a 20' trail easement and side walk along Anza Road; as well as bike racks as part of the site design to support pedestrian and bicycle users.

b) The Project does not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.

The Traffic Study prepared by Darnell &Associates, Inc studied the following scenarios:

Existing Conditions refers to that condition which exists on the ground today (2015), including existing traffic counts and existing lane configurations at the intersections and on roadway segments.

Existing Plus Project Conditions refers to that condition which includes the project traffic added onto existing volumes.

Existing Plus Ambient Growth Plus Project Conditions refers to that condition which includes two (2%) percent growth to account for the project opening in late 2016.

Existing Plus Cumulative Conditions refers to that condition which includes five (5%) percent growth to accommodate cumulative projects.

Existing Plus Cumulative Plus Project Conditions refers to that condition which includes the approved and pending projects in the vicinity of the proposed project added to existing volumes and proposed project volumes.

LEVELS OF SIGNIFICANCE STANDARDS

Level of significance relates to the project's relative impact at particular intersections. County of Riverside standards specify a countywide target level of service (LOS) D as the acceptable level of service threshold for intersections of Secondary Highways, Major Highways, Arterials, Urban Arterials, Expressways, conventional state highways, and freeway ramps within Community Development Areas. The target LOS for all other intersections is LOS C. For the purpose of this study the LOS D threshold was utilized for all the analyzed intersections.

If the project causes the LOS on intersections to drop from an acceptable LOS to an unacceptable LOS, the impact is considered significant and direct. If the intersection LOS is already at an unacceptable level without project traffic the impact is considered to be cumulative.

EXISTING PLUS PROJECT CONDITIONS

Traffic Volumes
Project traffic volumes presented in Figure 6 were added to existing traffic volumes presented on Figure 4 to present the existing plus project traffic conditions presented on Figure 7 of the Traffic Study.

Intersections
The intersections then were analyzed under 2015 conditions with and without the proposed project. The intersections' levels of service for 2015 plus project conditions are summarized in Table 6 of the Traffic Study. A copy of the Synchro analysis worksheets for 2015 and 2015 plus project conditions can be found in the Traffic Study Appendix B. As shown in the Traffic Study Table 6, all intersections analyzed operate at an acceptable LOS C or better under 2015 conditions without and with the proposed project. Further review of Table 6 shows the project does not create any significant impact.

EXISTING PLUS PROJECT PLUS AMBIENT CONDITIONS
Traffic Volumes
Project traffic volumes presented in the Traffic Study Figure 4 were increased by one year of 2% ambient growth to represent Opening Year late 2016 Conditions. The results are presented on Traffic Study Figure 8. Project traffic was then added to the volumes presented on Traffic Study Figure 8. The results are presented on Traffic Study Figure 9.

Intersections
The intersections were then analyzed under 2016 Ambient Conditions with the proposed project. The intersections' levels of service for (2016) conditions with the project are summarized in the Traffic Study Table 7. A copy of the Synchro analysis worksheets are presented in the Traffic Study Appendix B. As shown in Table 7, all intersections analyzed continue to operate at an acceptable LOS C or better under Existing Plus Ambient (2016) Conditions with the project. Further review of Table 7 shows the project does not create any significant impact.
EXISTING PLUS PROJECT PLUS AMBIENT PLUS CUMULATIVE PROJECTS CONDITIONS

Traffic Volumes

The County has provided maps and a list of Active and Approved projects. The data provided was reviewed to determine applicable cumulative projects. The list of active and approved projects was reviewed and concluded that application of five (5%) percent growth would be used to account for

cumulative projects. The cumulative projects reviewed are presented in Traffic Study Appendix E. Traffic Study Figure 10 presents the recommended cumulative projects traffic in the project impact analysis.

The cumulative project traffic on Figure 10 was then added to Figure 9 Existing plus Ambient Plus Project Traffic Volumes. The results are presented on Traffic Study Figure 11.

Intersections
The intersections were then analyzed under 2016 Conditions Plus Cumulative Projects with and without the proposed project. The results are presented on Table 8. A copy of the Synchro Analysis Worksheets is presented in Appendix B. Review of Table 8 shows each intersection analyzed continue to operate at LOS C or better.

Site Access

Access to the site is provided by Calle Arnaz Road and Anza Road. Calle Arnaz provides full access to the site. Access to and from Anza Road are from right-in/right-out turns only. The access on to these roads will have stop sign control.

Parking

119 parking spaces (including 5 Accessible spaces and 4 loading zones) are provided to accommodate the commercial use.

On-Site Circulation

The Project provides adequate on-site circulation with a Fire Truck turn around area at the northeast corner of the building.

The Traffic Study concludes that

- The proposed project is estimated to generate a total of 703 daily trips, 34 AM peak hour trips, and 90 PM peak hour trips.

- The proposed project does not have a significant direct impact at any of the analyzed intersections.

- The project site has previously dedicated right-of-way for Calle Arnaz Road, Anza Road and SR-79 to accommodate the County Standards. The site plan for the project shows the proposed improvements to Calle Arnaz Road and Anza Road. The Anza Road improvements include the widening of the westside of Anza Road from Calle Arnaz Road to SR-79 to conform to the County' Major Road Standard Plan 93. The improvements are proposed to connect with the existing improvements at the northwest corner of Anza Road and SR-79. Figure 12 presents the proposed Interim Channelization Improvements for Anza Road.

- The project will be responsible for constructing improvements required along the following project frontages:

  -> Calle Arnaz Road

-> Anza Road from SR-79 to Calle Arnaz Road including installation of a raised median 105 feet in each direction from the centerline of the driveway per Figure 13 presents the Future Channelization Concept for Anza Road and State Route 79.

-> The project does not propose to construct frontage improvements to SR-79, since rights-of-ways and access rights have been previously dedicated.

- The project proposes to comply with the Transportation Uniform Mitigation Fee (TUMF) to mitigate the project cumulative impacts and pay the TUMF Fees at the time building permits are pulled.

- On-site circulation and access was reviewed and found satisfactory.

Additionally, Per the County of Riverside standards, the proposed project does not have any direct impacts to any of the analyzed intersections under existing plus project conditions, 2016 ambient plus project and the 2016 plus ambient plus cumulative projects plus project conditions.

The project will be a part of the future cumulative impacts to the roadways in the Southwest Area of Riverside County. The developer will be required to pay the Transportation Uniform Mitigation Fee (TUMF), to mitigate the projects cumulative impacts, and the project will also be required to improve the current unimproved frontage along Anza Road and Calle Arnaz Road to conform to the County of Riverside standards. The project proposes to comply with the Transportation Uniform Mitigation Fee (TUMF). With the proposed road improvements and payment of the TUMF fee, Project impacts to congestion management plan for this region are less then significant.

c) The Project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. None of these factors described are located within proximity to the Project site. No impacts are expected from the Project and no mitigation is required.

d) The Project will not alter waterborne, rail or air traffic. Waterborne and rail traffic do not exist in proximity to the Project site. No impacts are expected from the Project and no mitigation is required.

e) The Project will not create any roadways or road improvements that could increase hazards to a circulation system design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Any improvements will be to County standards. No impacts are anticipated. No mitigation is required.

f) The Project will not affect the need for new roadway maintenance. The Project will improve frontage along Anza Road and Calle Arnaz Road. Any impacts are considered less than significant from the Project. No additional mitigation is required.

g) Construction of the proposed Project may temporarily affect the operation of the immediate circulation network during the construction phase of the Project will be short-term and considered less than significant. No additional mitigation is required.

h) The Project will not result in inadequate emergency access or access to nearby uses. Sufficient access to the Project site will remain open during construction and operation to ensure no impacts

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

to an adopted emergency evacuation plan. No impacts are anticipated and no mitigation is required.

i) The Project will not result in any conflicts with any adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). No impacts are expected from the Project and no additional mitigation is required.

44. Bike Trails	☐	☐	☒	☐

Source: Riverside County General Plan

Findings of Fact:

The Project includes a 5-Bike Rack (in ground) near the outdoor display area. There are no impacts to Bike Trials.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project				
45. Water				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐

Source: Department of Environmental Health Review; Water Availability Letter from Rancho California Water District dated February 22, 2016.

Findings of Fact:

a) The Project will not result in new construction of a water treatment facility. The Project proposes to utilize septic system to treat wastewater. Therefore are no impacts to existing water treatment facilities.

b) Water service to the subject Project/Property exists under Account No. 3035081 and is contigent upon the property owners signing an Agency Agreement that assigns water management rights, if any, to Rancho California Water District. In addition, water availability is subject to water supply shortage contingency measures in effect (pursuant to RCWD' Water Shortage Contingency Plan or other applicable ordinances and policies), and /or the adoption of a required Water Supply Assessment of the development, as determined by the Lead Agency.

Mitigation: No mitigation measures are required

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

Monitoring: No mitigation monitoring is required

46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☒	☐
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☒	☐	☐

Source: Department of Environmental Health Review; Soils Perculation Report No. 1572-11A prepared by Earth Strata, Inc.

Findings of Fact:

a-b) The Project will be serviced by a subsurface sewage disposal system.

Soils percolation report Project No. 15872-11A by Earth Strata,Inc. was reviewed for preliminary information about the feasibility of an on-site wastewater treatment system (OWTS). Full review of the soils percolation report for OWTS will be required prior to building permit issuance. In addition to the review, the following will be required: a site evaluation, groundwater detection boring to be at the site and submittal of specific building plans to ensure that the OWTS is properly sized. The septic plans and detailed soil percolation report will be prepared by the applicant and submitted to the Riverside County Department of Environmental Health for review (COA 80 E HEALTH 01, 80 E HEALTH 03). The applicant will need to provide a clearance letter from the California Regional Water Quality Control Board shall be required if project has a waste flow of greater than 3,500 gallons per day. This condition shall not apply if at time prior to building permit issuance, it is confirmed that project waste flow does not exceed 3,500 gallons per day. This review will further ensure that the construction of the subsurface sewage disposal system will not cause significant environmental effects.

Mitigation: COA 80 E HEALTH 01, COA 80 E Health 02 and COA 80 E HEALTH 03

Monitoring: Department of Environmental Health

47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	☐	☐	☒	☐

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

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

Findings of Fact:

a,b)The main disposal site in the vicinity of the proposed Project site is the El Sobrante Landfill in Corona. The El Sobrante Landfill is projected to reach capacity in 2030. Development on the proposed Project site would be served by a landfill with sufficient permitted capacity to accommodate the proposed Project's solid waste disposal needs. Impacts are considered incremental, yet less than significant. No additional mitigation is required.

The proposed Project would not substantially alter existing or future solid waste generation patterns and disposal services.

The proposed Project would be consistent with the County Integrated Waste Management Plan. All development would be required to comply with the recommendations of the Riverside County Waste Management Department and be consistent with the County Integrated Waste Management Plan. Compliance with COA 80. WASTE 01, COA 80. WASTE. 02 and COA 80. WASTE. 03 will minimize waste generated from the site to landfills. The developer/applicant shall submit a Waste Recycling Plan (WRP) to Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During Project construction, the Project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler. These requirements are standard conditions, and are not considered unique mitigation pursuant to CEQA. Any impacts would be less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

48. Utilities

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

a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☐	☒
c) Communications systems?	☐	☐	☒	☐
d) Storm water drainage?	☐	☐	☒	☐
e) Street lighting?	☐	☐	☒	☐
f) Maintenance of public facilities, including roads?	☐	☐	☐	☒
g) Other governmental services?	☐	☐	☐	☒

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

Source:

a) Implementation of the proposed Project will have an incremental effect on electricity facilities. Since the proposed Project is consistent with the zoning for the proposed Project site, electricity planning needs have been taken into consideration in the short- and long-term planning by Southern California Edison. Therefore, implementation of the proposed Project will not impact electricity 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. Any impacts are considered less than significant. No mitigation is required.

b) The Project is not proposing use of natural gas facilities. Therefore, implementation of the proposed Project will not impact natural gas 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. No impacts are anticipated. No mitigation is required.

c) Implementation of the proposed Project will have an incremental effect on communication facilities. Since the proposed Project is consistent with the proposed zoning for the proposed Project site, communication facilities planning needs have been taken into consideration in the short- and long-term planning by Verizon. Therefore, implementation of the proposed Project will not impact communication 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. Any impacts are considered less than significant. No mitigation is required.

d) Please reference the discussion above in Section 25, Hydrology and Water Quality. The proposed Project will be required to comply with standard conditions that will ensure that all impacts will remain less than significant. Therefore, implementation of the proposed Project will not impact storm water drainage 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. Any impacts are considered less than significant. No mitigation is required.

e) The Project has been conditioned to include street lights on Anza Road and Calle Arnaz Road (COA 80. TRANS 10). The plans will be submitted to Transportation Department along with a street authorization letter from SCE, IID or other electric provider for review. Transportation Department will ensure that the Streetlight Plans will not have a significant impact on the environment. No impacts are anticipated. No mitigation is required.

f) The proposed Project will have a less than significant impact on public facilities (see Response 43.f for maintenance of public facilities, including roads). No mitigation is required.

g) The proposed Project will not have an impact on other governmental services. No mitigation will be required.

49. Energy Conservation a) Would the project conflict with any adopted energy conservation plans?	☐	☐	☒	☐

Source: Project materials

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

a) Implementation of the proposed Project will serve to implement energy conservation plans and will comply with the California Green Building Standards Code. The project is not anticipated to utilize a significant amount of resources, including energy; therefore, no impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

OTHER

50. Other: N/A	☐	☐	☐	☒

Source: Staff review

Findings of Fact: N/A

Mitigation: N/A

Monitoring: N/A

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: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory with mitigation. Please reference discussion in Section 3 (Biological Resources), Section 9 (Cultural Resources – Archaeological Resources) and Section 10 (Paleontological Resources).

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?				

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. As demonstrated in Sections 1 - 49 of this Environmental Assessment, the proposed Project does not have impacts which are individually limited, but cumulatively considerable. As illustrated in the EA the Project will not have any impacts that cannot be reduced to less than significant with appropriate mitigation. Therefore, no cumulative impacts are anticipated to occur.

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

Source: Staff review, project application

Findings of Fact: As demonstrated in Sections 1 - 49 of this Environmental Assessment, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions acting as mitigation will apply to the proposed Project, and all potential impacts are reduced to less than significant.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

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

APPENDIX A, REFERENCES

1. Air Quality Assessment Temecula Commercial County of Riverside, CA prepared by LDN Consulting Inc. dated March 16, 2016

2. Global Climate Change Temecula Commercial County of Riverside, CA prepared by LDN Consulting Inc. dated March 16, 2016

3. Riverside County General Plan, approved December 15, 2015

4. Riverside County Land Use Ordinance No. 348.4818, Effective Date January 14, 2016

5. Phase I Environmental Site Assessment of a Residential Property APN 965-460-007 prepared by Earth Strata Inc. dated February 3, 2016

6. Preliminary Geotechnical Interpretive Report, Project No. 15872-10A prepared by Earth Strata Inc. dated October 30, 2015

7. Photometric Study for CUP 03736 dated 06/20/16

8. Project Specific Water Quality Management Plan, Project Title: Calle Arnaz Commercial Site, Development No: APN 965-460-007, Design Review/ Case No: 3736, prepared by Wilfredo Ventura, Ventura Engineering, LLC revised date April 2, 2016

9. Noise Assessment Temecula Commercial Development County of Riverside CA prepared by LDN Consulting Inc. dated March 15, 2016

10. Rancho California Water District Water Availability Letter 34613 Calle Arnaz; Parcel No. 3 of Parcel Map No. 10016; APN 965-460-007; CUP 03736 dated February 22, 2016 From Erica Peter Engineering Services Representative to Case Planner

11. Traffic Study for Calle Arnaz Commercial Anza Road and Calle Arnaz Road in the Southwest Area in the county of Riverside prepared by Darnell & Associates, Inc. Revised April 11, 2016

12. Updated Focused Survey Results for the Burrowing Owl (Aethene Cunicularia) For PAR # 01455, APN # 965-460-007, prepared by Kidd Biological Inc. updated March 21, 2016

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The Conditional Use Permit proposes to construct and use a 21,702 SF commercial building to sell items generally sold at a feed and grain store, hardware store, gift shop, and nursery-garden supply store. The project will include 21,349 SF of outdoor sales area. Outdoor sales area includes 14,849 SF fenced area located east of the building, 3,500 SF display area in front of the building, and 3,000 SF display area southern end of the project area. The fenced outdoor display area will sell items such as small farm implements, fence posts, animal fencing, small water tanks, decorative windmills, etc. The other outdoor display areas will be used to sell small flatbed tow trailers and seasonal items such as dog houses, seasonal plants, riding motors, paddle boats, ATVs, potting soils, salt licks, BBQs, etc. The project will include a rear loading dock, bulk propane, forage shed, one vertical bailer for recycling of cardboard, one dumpster location, on-site wastewater treatment system and 119 parking spaces. The main access into project site will be from Calle Arnaz. A right-in/right out driveway will complete the circulation onto Anza Road.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

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

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

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

10. EVERY. 3 USE - DEFINITIONS RECOMM

The words identified in the following list that appear in all capitals in the attached conditions of CONDITIONAL USE PERMIT No. 3736 shall be henceforth defined as follows:

APPROVED EXHIBIT A = CONDITIONAL USE PERMIT NO. 3736, EXHIBIT A SITE PLAN, DATED 4/15/16.

APPROVED EXHIBIT B = CONDITIONAL USE PERMIT NO. 3736, EXHIBIT B ELEVATIONS, DATED 4/15/16.

APPROVED EXHIBIT C = CONDITIONAL USE PERMIT NO. 3736, EXHIBIT C FLOOR PLANS, DATED 4/15/16.

APPROVED EXHIBIT G = CONDITIONAL USE PERMIT NO. 3736, EXHIBIT G GRADING PLANS, DATED 4/15/16.

APPROVED EXHIBIT L = CONDITIONAL USE PERMIT NO. 3736, EXHIBIT L LANDSCAPING PLAN, DATED 5/16/16.

APPROVED EXHIBIT M = CONDITIONAL USE PERMIT NO. 3736 EXHIBIT M - COLORS AND MATERIALS, DATED 4/15/16.

APPROVED EXHIBIT S = CONDITIONAL USE PERMIT NO. 3736 EXHIBIT S - SIGNAGE PLAN, DATED 4/15/16.

APPROVED EXHIBIT X = CONDITOINAL USE PERMIT NO. 3736

DITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

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

EXHIBIT X - LIGHTING PLAN, DATED 4/15/16.

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 5 USE - PRE-CONSTRUCTION MTG RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND

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

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

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

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

DITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) (cont.) RECOMMND

throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 12 USE - DRAINAGE & TERRACING RECOMMND

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

10.BS GRADE. 20 USE - RETAINING WALLS (cont.) RECOMMND

conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - CORRECTIONS FOR SUB. RECOMMND

CORRECTIONS FOR PLAN SUBMISSION

Based upon 115 parking spaces provided, please correect accessible spaces provided from 4 spaces to 5 spaces. At least one of the 5 spaces shall be desiginated as "Van Accessible", with the appropriate dimensions and signage.

GENERAL CONDITIONS:

PERMIT ISSUANCE: Per section 105.1 (2013 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the

DITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

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

property.

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

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

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - ECP COMMENTS RECOMMND

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

10.E HEALTH. 2 USE - NOISE STUDY RECOMMND

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

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

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

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

10.E HEALTH. 3 USE - PERC REVIEW RECOMMND

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

FIRE DEPARTMENT

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

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

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

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

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

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

DITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

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

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

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

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical, and/or mixed liquid storage tank permits from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled o UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 7 USE-#89-KNOX RAPID ENTRY BOX RECOMMND

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

Gates shall be equipped with Knox rapid entry system.

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

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

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

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

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

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

10.FLOOD RI. 2 USE ELEVATE FINISH FLOOR RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

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

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way. Outside lighting shall comply with Ordinance No. 655 Ordinance Regulating Light Pollution and Ordinance No. 915 Regulating Outdoor Lighting. Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting with shields or cutoff luminares, shall be utilized.

10.PLANNING. 4 USE - COLORS & MATERIALS RECOMMND

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

10.PLANNING. 6 USE - HOURS OF OPERATION RECOMMND

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

10.PLANNING. 7 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b),

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

10.PLANNING. 8 USE - LIMIT ON SIGNAGE RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

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

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

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 15 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 16 USE - NO SECOND FLOOR RECOMMND

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

10.PLANNING. 18 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from Riverside County, equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as

DITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

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

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

10.PLANNING. 20 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 22 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 23 USE - CEASED OPERATIONS RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

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

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

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

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

10.PLANNING. 32 USE - BUSINESS LICENSING RECOMM

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rivcobizregistration.org.

10.PLANNING. 34 USE - LOW PALEO AREA RECOMMND

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

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

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

DITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

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

the County Geologist of the discovery.

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

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

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

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

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

10.PLANNING. 36 USE - UNANTICIPATED RESOURCES RECOMMND

UNANTICIPATED RESOURCES:

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

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

1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

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

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

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

* A cultural resource site is defined, for this condition,

DITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

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

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

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

10.PLANNING. 37 USE - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 38 USE - PDA04956 ACCEPTED RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

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

resource Assessment for the Calle Arnaz Commercial Project, County of Riverside, California," dated January 27, 2016. (PDA) No 4956 concludes that due to negative survey results, no mitigation measures are recommended or warranted.
(PDA) No 4956 recommends that due to the apparent alluvial nature of the soils and because recommendations of several tribes contacted during "project scoping", it is recommended that project grading be monitored by a qualified archaeologist and Luiseno monitor.
This study has been incorporated as part of this project, and has been accepted.

10.PLANNING. 39 USE - GEO02470 RECOMMND

County Geologic Report GEO No. 2470, submitted for the project APN 965-460-007, was prepared by Earth-Strata, Inc. The report is titled; "Preliminary Geotechnical Interpretive Report, Proposed Commercial Development, Assessor's Parcel Number 965-460-007, Number 3 of Parcel Map Number 10016, Located on the Northwest Corner of Anza Road and Highway 79, Temecula Area, Riverside County, California," dated October 30, 2015. In addition, the applicant has submitted the following report:
"Response to County of Riverside Review Comments Regarding County Geologic Report 2470, Proposed Commercial Development, Assessor's Parcel Number 965-460-007, Number 3 of Parcel Number 10016, Located on the Northwest Corner Anza Road and Highway 79, Temecula Area, Riverside County, California," dated March 4, 2016.
This document is herein incorporated in GEO02470.
GEO02470 concluded:
1.No active faults are known to traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone.
2.Based on site mapping and aerial photography review the likelihood of an active fault traversing the site is very low to remote.
3.Landslide debris was not observed during our subsurface exploration and no ancient landslides are known to exist on site.
4.Our analysis of liquefaction and dry-sand settlement indicated an estimated total settlement of 7.4 inches for the undeveloped site. After incorporating the recommended removals and compacted fill requirements the total settlement is estimated to be 3.1 inches.

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

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

GEO02470 recommended:
1.Vegetation including trees, grasses, weeds, brush, shrubs, and any other debris should be stripped from the areas to be graded and properly disposed of offsite.
2.Based on the liquefaction analysis the remedial removals should be extended to 15 feet below existing grade.
3.Remedial grading should extend beyond the perimeter of the proposed structures a horizontal distance equal to the depth of excavation or a minimum of 5 feet, whichever is greater.
4.All excavations should be stabilized within 30 days of initial excavation.

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

TRANS DEPARTMENT

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

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 4 USE - ASSESS/BENEFIT DIST 1 RECOMMND

Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

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

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

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

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

10.TRANS. 6 USE - TUMF CREDIT AGREEMENT RECOMMND

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

DITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

10.TRANS. 7 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.TRANS. 8 USE - LC LANDSCAPE SCREENING RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

10.TRANS. 9 USE - TS/CONDITIONS RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

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

Calle Arnaz (NS) at:
Project Access (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

10.TRANS. 10 USE - SUBMIT FINAL WQMP RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the San Diego Regional Water Quality Control Board [Order No. R9-2010-16, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Margarita River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects within

DITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

10.TRANS. 10 USE - SUBMIT FINAL WQMP (cont.) RECOMMND

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

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

10.WASTE. 2 USE - AB 341 RECOMMND

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if applicable).

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

For more information, please visit:
www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

10.WASTE. 3 USE - AB 1826 RECOMMND

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

10.WASTE. 4 USE - LANDSCAPE PRACTICES RECOMMND

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

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

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 3 USE - REVIEW OPERATION HOURS RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

60. PRIOR TO GRADING PRMT ISSUANCE

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

a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

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

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

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

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

E HEALTH DEPARTMENT

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

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

EPD DEPARTMENT

60.EPD. 1 - NESTING BIRD SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

60. PRIOR TO GRADING PRMT ISSUANCE

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

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

60.EPD. 2 - BUOW 30 DAY SURVEY RECOMMND

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.
If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

FIRE DEPARTMENT

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

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed/approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department".

PARKS DEPARTMENT

60.PARKS. 1 USE - OFFER OF DEDICATION RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

60. PRIOR TO GRADING PRMT ISSUANCE

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

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

60.PARKS. 2 USE - TRAIL PLAN RECOMMND

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

60.PARKS. 3 USE - TRAIL MAINTENANCE RECOMM

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

PLANNING DEPARTMENT

60.PLANNING. 7 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. he amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

60. PRIOR TO GRADING PRMT ISSUANCE

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

application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 7.60 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 10 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3736, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 11 USE - CULTURAL MONITOR RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

60. PRIOR TO GRADING PRMT ISSUANCE

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

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.
The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60.PLANNING. 12 USE - NATIVE MONITOR REQ. RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the PECHANGA Native American Tribe(s) who shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.
Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.
The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the

DITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

60. PRIOR TO GRADING PRMT ISSUANCE

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

developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.
Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

TRANS DEPARTMENT

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

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

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

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 USE - FILE L&LMD APPLICATION RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.10 and 90.TRANS.10.

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

60.TRANS. 4 USE - SUBMIT GRADING PLAN RECOMMND

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

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

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

Standard plan check turnaround time is 10 working days.

60.TRANS. 5 USE - SUBMIT WQMP AND PLANS RECOMMND

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

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 5 USE - SUBMIT WQMP AND PLANS (cont.) RECOMMND

The final WQMP shall address the following comments.

-On the cover page, please identify that this project is located within the Santa Margarita Region of Riverside County.
-For the Owner's Certification, it appears that the current property owner's names are listed as the signatories for the WQMP. Generally, the owner's certification is completed and signed by the applicant since they will ultimately own the property and will be responsible for the WQMP. Please review and revise or clarify owner/applicant for the Final WQMP. In addition, please add the location of the site to the Owner's Certification.
-Please identify proposed inflow locations, forebays, emergency overflow facilities, storm drains and other features on the WQMP exhibit. Provide design sections through both infiltration basins.
-The Conceptual Grading Plans include improvements to adjacent roadways. These roadway areas have been added to the calculations for the sizing of the infiltration basins. Please clearly show how the roadways will drain into the basins since it is not clear on the plans. If the road run-off cannot connect to a basin, please discuss as an alternative compliance option and complete the applicable sections in the WQMP. The exhibit will need to differentiate the areas is only a portion of the road actually drains into the basin.
-For the mitigated routing, the infiltration safety factor cannot be 1. This factor is actually 1/FS with the Fs determined based on the type of testing conducted and the number of samples taken. The factor of safety used in the calculations for the design of the Infiltration Basin was 3, or 0.33 for the SMRHM calculations. Please refer to the SMRTIM Guidance, Appendix C for further information.
-In Appendix 6, please include the associated BMP (IMP-1 or IMP-2) with the drainage area name in the Vbmp calculations. Also include a summary table (such as Table D.4) for each infiltration basin followed by the individual area calculations.
-Since this is a commercial site, the WQMP and exhibit must clearly identify all source control and operational source control BMPs including the locations. Section G, Table G.1 has not been sufficiently completed.

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 6 USE - ACCESS AND MAINT ESMNT RECOMMND

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

60.TRANS. 7 USE - WQMP MAINT DETERMINATION RECOMMND

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

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

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 USE - IMPLEMENT WQMP RECOMMND

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

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

70.TRANS. 2 USE - ESTABLISH MAINT ENTITY RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

70. PRIOR TO GRADING FINAL INSPECT

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT RECOMMND

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

80. PRIOR TO BLDG PRMT ISSUANCE

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

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

E HEALTH DEPARTMENT

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

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

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

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

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

80.E HEALTH. 3 USE - SEPTIC PLANS RECOMMND

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

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

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

EPD DEPARTMENT

80.EPD. 1 USE - NESTING BIRD SURVEY RECOMMND

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

DITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 USE - NESTING BIRD SURVEY (cont.) RECOMMND

Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

80.EPD. 2 USE - BUOW 30 DAY SURVEY RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

80. PRIOR TO BLDG PRMT ISSUANCE

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

relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.
If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

FIRE DEPARTMENT

80.FIRE. 1 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

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

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

80. PRIOR TO BLDG PRMT ISSUANCE

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

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

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

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

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

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

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655, Riverside County Ordinance No. 915, and the Riverside County Comprehensive General Plan.

80.PLANNING. 19 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3736, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

80. PRIOR TO BLDG PRMT ISSUANCE

SURVEY DEPARTMENT

80.SURVEY. 1 USE - ACCESS RESTRICTION RECOMMND

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

TRANS DEPARTMENT

80.TRANS. 1 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:
1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
2)Weather based controllers and necessary components to eliminate water waste;
3)A copy of the "stamped" approved grading plans; and,
4)Emphasis on native and drought tolerant species.
When applicable, plans shall include the following components:
1)Identification of all common/open space areas;
2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
3)Shading plans for projects that include parking lots/areas;
4)The use of canopy trees (24" box or greater) within the parking areas;
5)Landscaping plans for slopes exceeding 3 feet in height;
6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.
NOTE:
1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

80. PRIOR TO BLDG PRMT ISSUANCE

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

Transportation Department only.
2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

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

80.TRANS. 2 USE - LC LANDSCAPE SECURITIES RECOMMND

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

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

80. PRIOR TO BLDG PRMT ISSUANCE

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

plans.

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

80.TRANS. 3 USE - LC LNDSCPNG PROJ SPECIFC RECOMMND

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

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

80.TRANS. 4 USE - CALTRANS ENCRCHMNT PRMT RECOMMND

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

80.TRANS. 5 USE - CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied

DITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

80. PRIOR TO BLDG PRMT ISSUANCE

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

per Exhibit ' C' of the Countywide Design Guidelines.

80.TRANS. 6 USE - LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street lghting shall be designed in accordance with County Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

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

Landscaping and trail within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Anza Road and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 8 USE - TUMF CREDIT AGREEMENT RECOMMND

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

80.TRANS. 9 USE - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

80. PRIOR TO BLDG PRMT ISSUANCE

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

project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

80.TRANS. 10 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

(1) Landscaping along Anza Road and Calle Arnaz.

(2) Trails along Anza Road.

(3) Streetlights on Anza Road and Calle Arnaz.

(4) Street sweeping along Anza Road and Calle Arnaz.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

(1) Completed Transportation Department application.

(2) Appropriate fees for annexation.

(3) (2) sets of street lighting plans approved by Transportation Department.

(4) "Streetlight Authorization" form from SCE, IID or other electric provider.

NDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 11 USE - TS/DESIGN RECOMMND

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

None

80.TRANS. 12 USE - TS/GEOMETRICS RECOMMND

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

Northbound: one through lane
Southbound: one through lane, one right-turn lane
Eastbound: one right-turn lane
Westbound: N/A
NOTE: The project access is restricted to right-in/right-out access only. Left-turns are prohibited. Appropriate channelization shall be provided to enforce this turn restriction such as a raised curbed median on Anza Road.

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

WASTE DEPARTMENT

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

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

80. PRIOR TO BLDG PRMT ISSUANCE

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

one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

80.WASTE. 2 USE - RECYCLNG COLLECTION PLAN RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

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

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered

NDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

90. PRIOR TO BLDG FINAL INSPECTION

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

Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

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

1.Sub-grade inspection prior to base placement.

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

a.Inspection of Final Paving
b.Precise Grade Inspection
c.Inspection of completed onsite storm drain facilities
d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

90. PRIOR TO BLDG FINAL INSPECTION

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

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

90.BS GRADE. 7 USE - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

DITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 2 USE - HAZMAT CONTACT RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT BUS PLAN RECOMMND

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

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

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

Install a complete fire sprinkler system per NFPA 13, 2013 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diamter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will have automatic fire sprinklers must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System.

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

90. PRIOR TO BLDG FINAL INSPECTION

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

Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 4 USE-#27-EXTINGUISHERS RECOMMND

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

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

Applicant or developer shall be responsible to install a manual and automatic fire alarm system. Plans must be submitted to the Fire Department for approval prior to installation.

PARKS DEPARTMENT

90.PARKS. 1 USE - TRAIL CONSTRUCTION RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of one hundred and fifteen (119) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING RECOMMND

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

ADDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

90. PRIOR TO BLDG FINAL INSPECTION

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

disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 6 USE - LOADING SPACES RECOMMND

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

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 10 USE - INSTALL BIKE RACKS RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

90. PRIOR TO BLDG FINAL INSPECTION

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

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

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 15 USE - TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosures or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 23 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of

DITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

90. PRIOR TO BLDG FINAL INSPECTION

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

Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 7.6 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 24 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 27 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy,or upon building permit final inspection rior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No.3736 is calculatecd to be 4.6 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 USE - ORD 810 O S FEE (2) (cont.) RECOMMND

required.

90.PLANNING. 28 USE - ORD NO. 659 (DIF) RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3736 has been calculated to be 4.6 net acres.

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

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 2 USE - LC LNDSCP INSPECT DEPOST RECOMMND

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

DITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

90. PRIOR TO BLDG FINAL INSPECTION

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

Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 3 USE - LNDSCPE INSPCTN RQRMNTS RECOMMND

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

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

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

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and,

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

90. PRIOR TO BLDG FINAL INSPECTION

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

irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

90.TRANS. 5 USE STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.

2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 6 USE - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 7 USE - EXISTING MAINTAINED SL1 RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

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

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

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

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

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

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

or as approved by the Director of Transportation.

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 USE - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also pplies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

90.TRANS. 10 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

(1) Landscaping along Anza Road and Calle Arnaz.

(2) Trails along Anza Road.

(3) Streetlights on Anza Road and Calle Arnaz.

(4) Street sweeping along Anza Road and Calle Arnaz.

90.TRANS. 11 USE - IMP PLANS RECOMMND

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

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

DITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

90. PRIOR TO BLDG FINAL INSPECTION

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

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

90.TRANS. 12 USE - LANDSCAPING COMM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Anza Road.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 13 USE - CONSTRUCT RAMP RECOMMND

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

90.TRANS. 14 USE - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Anza Road.

90.TRANS. 15 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 16 USE - TS/INSTALLATION RECOMMND

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

None

90.TRANS. 17 USE - IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

90.TRANS. 18 USE - BMP MAINT AND INSPECTION RECOMMND

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

WASTE DEPARTMENT

90.WASTE. 1 USE - WASTE REPORTING FORM RECOMMND

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

90.WASTE. 2 USE - RECYCLNG COLLECTION AREA RECOMMND

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

DITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

90. PRIOR TO BLDG FINAL INSPECTION

90.WASTE. 2 USE - RECYCLNG COLLECTION AREA (cont.) RECOMMND

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

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

Rec'd mail 1-8-16

DATE: January 5, ~~2015~~ 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks
Riv. Co. Environmental Programs Division
Riv. Co. Landscape
Riv. Co. Geology Section
Riv. Transit Agency
Archaeology
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Resources
Eastern Municipal Water District
Riverside County Water District
Southern California Edison Co.
Southern California Gas Co.
Cal Trans District #8
Air Quality Management District-South Coast
3rd District Supervisor
3rd District Planning Commissioner

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

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

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

Should you have any questions regarding this project, please do not hesitate to contact **Phayvanh Nanthavongdouangsy, Contract Planner (951) 955-6573**, or e-mail at pnanthav@rctlma.org/ MAILSTOP #: 1070

Public Hearing Path: *Administrative Action:* ☐ *DH:* ☐ *PC:* ☐ *BOS:* ☒

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

EASTERN MUNICIPAL WATER DISTRICT
SINCE 1950

February 2, 2016

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

Attn: Phayvanh Nanthavongdouangsy

Subject: CUP No. 3736 – EA42864
APN: 965-460-007. Concurrent Case: CZ07896. Related Case: PAR01458

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

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

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

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

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

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

Sincerely,

Maroun El-Hage, M.S., P.E., Senior Civil Engineer
Business Phone: 951-928-3777 Extension x4468
e-mail: El-hagem@emwd.org

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Randy A. Record

Legal Counsel
Lemieux & O'Neill

County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH
P.O. BOX 7909 • RIVERSIDE, CA 92513-7909
STEVE VAN STOCKUM, DIRECTOR

Date: May 4, 2016

To: Riverside County Planning Dept.
Attention: Phayvanh Nanthavongdouangsy

Reviewed Approved by: Steven T. Uhlman, CIH
Senior Industrial Hygienist

THE AMERICAN BOARD OF INDUSTRIAL HYGIENE INCORPORATED
CERTIFICATION NUMBER 6307 CP
EXPIRES 6-1-2020
PENNSYLVANIA-1980
STEVEN THOMPSON UHLMAN, CIH

Signature:

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

Project Reviewed: CUP 3736

SR Number: SR 35217

Applicant: Woodcrest Real Estate Ventures
Attention: Steve Powell
1410 Main Street, Suit "C"
Ramona, CA 92065

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

Review Stage: Final

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

Noise Standards:

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

a) 45 dB (A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).

b) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

Findings:

The consultant's report is adequate.

Recommendations:

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

Rancho Water

February 22, 2016

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

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Interim Director of Operations & Maintenance

Andrew L. Webster, P.E.
Chief Engineer

Kelli E. Garcia
District Secretary

James B. Gilpin
Best Best & Krieger LLP
General Counsel

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

Dear Case Planner:

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

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

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

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

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

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

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

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

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

Sincerely,

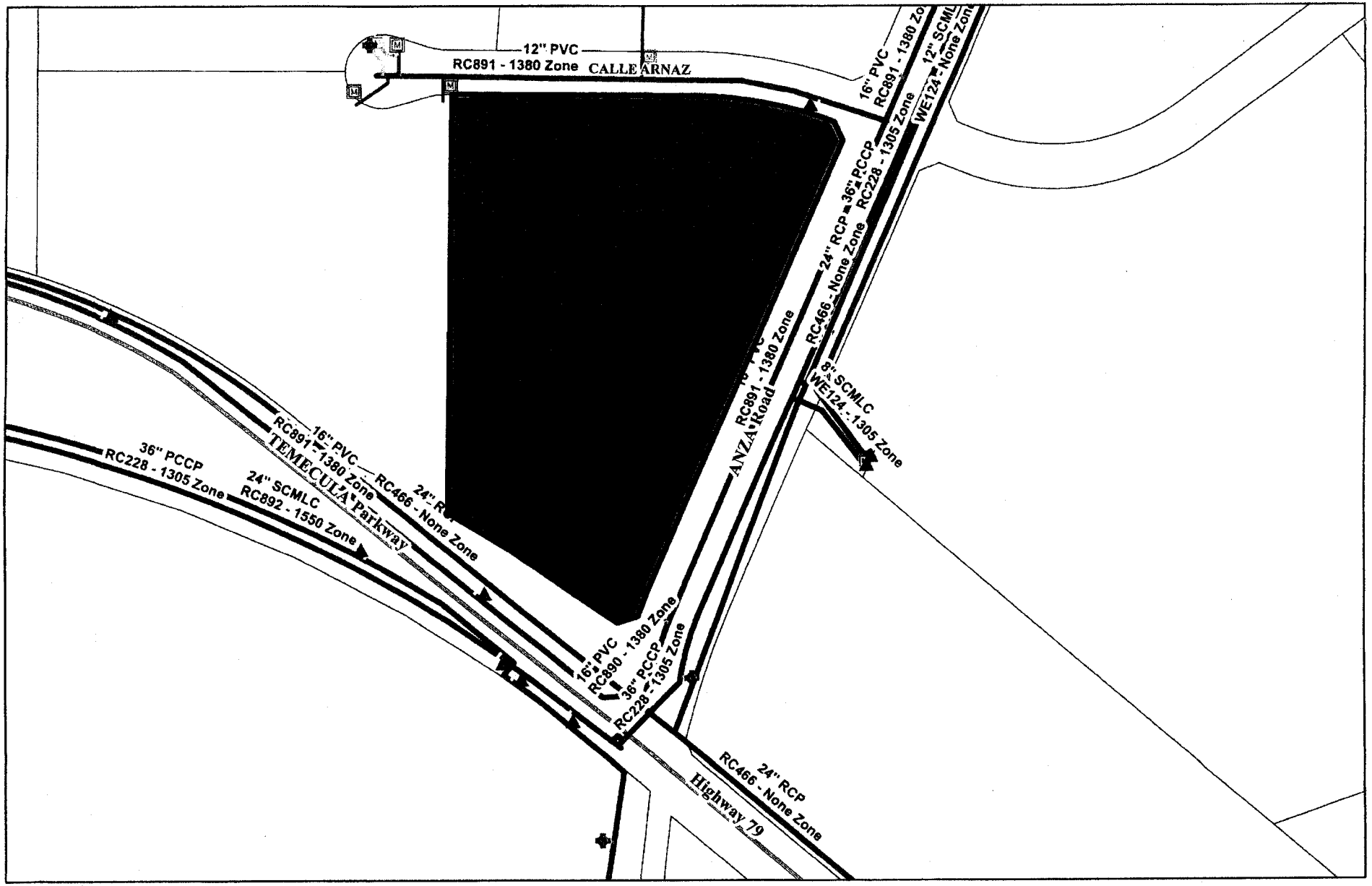
RANCHO CALIFORNIA WATER DISTRICT

Erica Peter
Engineering Services Representative

Enclosure: Exhibit Map

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

16\EP:hab005\F450\FEG



Thursday, February 11, 2016

NOT TO SCALE

Darnell & ASSOCIATES, INC.

TRANSPORTATION PLANNING & TRAFFIC ENGINEERING

MEMORANDUM

DATE: April 11, 2016

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

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

D&A Ref. No: 151002

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

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

Traffic Operations Comments:

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

Response 1:

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

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

Response 2:

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

Response 3:

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

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

Response 4: The Synchro Worksheets includes truck percentages inputs.

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

Darnell & ASSOCIATES, INC.

TRANSPORTATION PLANNING & TRAFFIC ENGINEERING

MEMORANDUM

DATE: April 11, 2016

TO: Kevin Tsang, County of Riverside

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

D&A Ref. No: 151002

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

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

Traffic Impact Analysis Comments:

Comment 1: *An approved scoping agreement does not exist to establish the scope of the traffic study. Comments have been made which requires rework of the traffic study to incorporate missing analysis scenarios.*

Response 1: The Traffic Study has been revised to address County comments.

Comment 2: *Add Scenario: Existing Plus Ambient Growth Plus Project.*

Response 2: The Existing Plus Ambient Growth Plus Project analysis has been added to the report.

Comment 3: *Analysis can remain although not required by TIA Preparation Guidelines.*

Response 3: Comment so noted.

Comment 4: *Add Ambient Growth to Existing Plus Cumulative Plus Project Condition.*

Response 4: The Ambient Growth has been added to the Existing Plus Cumulative Plus Project analysis in the report.

Comment 5: *See previous comments and revise.*

Response 5: The report has been revised to include additional analysis scenarios as requested.

Comment 6: *Anza Road is designated as a Major Highway on the County's Circulation Element with a painted median.*

Response 6: The classification of Anza Road has been changed to a Major Highway on the County's Circulation Element with a painted median.

Comment 7: *Figure 3 Road Numbers 4 and 5 does not exist.*

Response 7: Figure 3 has been revised to identify project access intersections Does Not Exist.

Comment 8: *Anza Road/ De Portola Road intersection is not consistent with the intersection distribution shown on Figure 5.*

Response 8: Figure 5 – Project Trip Distribution at Anza Road/ De Portola Road intersection has been corrected.

Comment 9: *Since the project driveway does not exist, the volumes for this leg should be the same as shown on Figure 6. Refer to Figure 4 and Figure 6 and determine if 297 is correct.*

Response 9: Project Traffic Volumes on Figure 7 have been corrected to match Figure 6 traffic volumes.

Comment 10: *Ambient Growth of 2% per year should be applied between existing and project opening year.*

Response 10: Ambient Growth of 2% per year has been applied between the existing and opening year.

Comment 11: *A request for a cumulative projects list should have been made with the County rather than applying a 10% growth factor to represent cumulative conditions.*

Response 11: The report has been revised to incorporate the cumulative projects list provided by the County. The list was reviewed to determine cumulative projects to be analyzed.

Comment 12: *Improvements to be determined at group meeting with Caltrans.*

Response 12: The meeting with Caltrans and the County on Thursday February 4, 2016, Caltrans required improvements would be at the discretion of the County of Riverside.

Comment 13: *Based on several meetings, raised median would be used to enforce the turn restrictions, not delineators. See below in yellow highlight.*

Response 13: Summary of Findings and conclusions revised to reference improvements noted on Figures 12 and 13 prepared for Anza Road.

Comment 14: *The construction of frontage improvements to be determined.*

Response 14: So noted.

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

DEPARTMENT OF TRANSPORTATION
DISTRICT 8
PLANNING (MS 722)
464 WEST 4th STREET, 6th Floor
SAN BERNARDINO, CA 92401-1400
PHONE (909) 383-4557
FAX (909) 383-5936
TTY (909) 383-6300
www.dot.ca.gov/dist8

Serious drought
Help save water!

March 2, 2016 File: **08-RIV-79-PM-14.55**

Phayvanh Nanthavongdouangsy
Planner IV
Riverside County Transportation and Land Management Agency
Planning
4080 Lemon Street, 12th Floor
Riverside, CA 92507

Traffic Study for Calle Arnaz Commercial

Ms. Nanthavongdouangsy,

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

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

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

Traffic Operations:

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

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

- The Synchro signal timing card utilized in the SR-79 and Anza Road does not match the existing signal intersection timing card. Please update this analysis by utilizing the attached signal timing cards from Electrical Operations.
    - Use Phases two and one for eastbound Route 79 and Phase six for westbound Route 79. Use Phase four for southbound Anza Road.
    - Existing pedestrian phases should be included.

Traffic Forecasting and Analysis:

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

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

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

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

Sincerely,

Mark Roberts

MARK ROBERTS
Office Chief
Intergovernmental Review, Community and Regional Planning

Location: ANZA ROAD @ STATE ROUTE 79 (South)
System:
Master At:
District: SAN BERNARDINO
I/C:
Designed By:
Installed By: OPS Maint.
Service Info:

Timing Change:	Date Start:	Date End:	Designed:	Installed:
9/12/2012	5/20/2010			1/16/2008

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

O	A)	[ ]
V	B)	[ ]
E	C)	[ ]
R	D)	[ ]
L	E)	[ ]
A	F)	[ ]
P		

Intersection Layout

Comments and Notes:
NOTE: INPUT FILE 4i7L WAS ASSIGNED TO PHASE 4 and 5

RAM Checksum

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

CONFIGURATION PHASE FLAGS

Phases (2-1-1-1) *	
Permitted	. 2 . 4 5 6 . .
Restricted	. . . . .

Phase Recalls (2-1-1-2)	
Vehicle Min	. 2 . . . 6 . .
Vehicle Max	. . . . .
Pedestrian	. . . . .
Bicycle	. . . . .

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

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

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

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

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

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

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

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

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

PHASE TIMING

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

OVERLAP TIMING

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

Red Revert

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

COORDINATION

Local Plan (7-1...9) TIMING DATA [Offsets] Green Factors or Press [F] to Select Force-Off

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

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

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

Master Timer Sync (7-A)
Enable in Plans
.....

Master Sub Master	
Input	
Output	

FREE PLAN PHASE FLAGS

(7-E) Free	
Lag	Omit
.2.4.6.8	.....
Veh Min	Veh Max
.2...6..	.....
Ped	Bike
.....	.....
Cond	Cond Grn
.....	10

MANUAL COMMANDS

Manual Plan (4-1)	
Plan	OffSet
	A

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

Special Function Override (4-2)			
#	Control	#	Control
1	NORMAL	3	NORMAL
2	NORMAL	4	NORMAL

Detector Reset	(4-3)
Local Manual (4-4)	OFF

DETECTORS

Detector Attributes (5-1) *

Det	Type	Phases	Lock	Slot
1	COUNT+CALL+EXTEND	. 2	NO	I2U
2	COUNT+CALL+EXTEND	. . . . . 6 . .	NO	J2U
3	COUNT+CALL+EXTEND	. . . 4	NO	I6U
4	COUNT+CALL+EXTEND	 8	NO	J6U
5	COUNT+CALL+EXTEND	. 2	NO	I2L
6	COUNT+CALL+EXTEND	. . . . . 6 . .	NO	J2L
7	COUNT+CALL+EXTEND	. . . 4	NO	I6L
8	COUNT+CALL+EXTEND	 8	NO	J6L
9	CALL+EXTEND	. 2	NO	I4
10	CALL+EXTEND	. . . . . 6 . .	NO	J4
11	CALL+EXTEND	. . . 4	NO	I8
12	CALL+EXTEND	 8	NO	J8
13	COUNT+CALL+EXTEND	. . . . 5 . . .	NO	J1
14	COUNT+CALL+EXTEND	1	NO	I1
15	COUNT+CALL+EXTEND	. . . . . 7 .	NO	J5
16	COUNT+CALL+EXTEND	. . 3	NO	I5
17	COUNT+CALL+EXTEND	. . . . 5 . . .	NO	J9U
18	COUNT+CALL+EXTEND	1	NO	I9U
19	COUNT+CALL+EXTEND	. . . . . 7 .	NO	J9L
20	COUNT+CALL+EXTEND	. . 3	NO	I9L
21	CALL+EXTEND	. 2	NO	I3L
22	CALL+EXTEND	. . . . . 6 . .	NO	J3L
23	CALL	. . . 4 5 . . .	NO	I7L
24	CALL+EXTEND	 8	NO	J7L
25	COUNT+CALL+EXTEND	. 2	NO	I3U
26	COUNT+CALL+EXTEND	. . . . . 6 . .	NO	J3U
27	COUNT+CALL+EXTEND	. . . 4	NO	I7U
28	COUNT+CALL+EXTEND	 8	NO	J7U
29	PEDESTRIAN	. 2	NO	I 12U
30	PEDESTRIAN	. . . . . 6 . .	NO	I 13U
31	PEDESTRIAN	. . . 4	NO	I 12L
32	PEDESTRIAN	 8	NO	I 13L

Detector Configuration (5-2) *

Det	Delay	Extend	Recall	Port
1			10	1.1
2			10	1.2
3			10	1.3
4			10	1.4
5			10	1.5
6			10	1.6
7			10	1.7
8			10	1.8
9			10	2.1
10			10	2.2
11			10	2.3
12			10	2.4
13			10	3.1
14			10	3.2
15			10	3.3
16			10	3.4
17			10	3.5
18			10	3.6
19			10	3.7
20			10	3.8
21			10	6.2
22			10	6.3
23	10		10	6.4
24			10	6.5
25			10	4.5
26			10	4.6
27			10	4.7
28			10	4.8
29			10	5.1
30			10	5.2
31			10	5.3
32			10	5.4

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

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

System Detector Assignment (5-5)

Sys Det	1	2	3	4	5	6	7	8
Det Num								
Sys Det	9	10	11	12	13	14	15	16
Det Num								

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

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

Detector-to-Phase Assignment (5-6-3)

Sys Det	1	2	3	4	5	6	7	8
Phase								
Sys Det	9	10	11	12	13	14	15	16
Phase								

Input File Port-Bit Assignments

332 Cabinet - For Reference Only

	1	2	3	4	5	6	7	8	9	10	11	12	13	14
I-	3.2	1.1	4.5	2.1	3.4	1.3	4.7	2.3	3.6		6.6	5.1	5.2	6.7
		1.5	6.2			1.7	6.4		3.8		2.7	5.3	5.4	6.8
J-	3.1	1.2	4.6	2.2	3.3	1.4	4.8	2.4	3.5		2.8	5.5	5.6	2.5
		1.6	6.3			1.8	6.5		3.7		6.1	5.7	5.8	2.6

TOD SCHEDULE

Table 1 (8-2-1)		
Time	Plan	OS
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A

Table 2 (8-2-2)		
Time	Plan	OS
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A

Table 3 (8-2-3)		
Time	Plan	OS
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A

Table 4 (8-2-4)		
Time	Plan	OS
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A

Table 5 (8-2-5)		
Time	Plan	OS
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A

Table 6 (8-2-6)		
Time	Plan	OS
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A
		A

WEEKDAY ASSIGNMENT

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

HOLIDAY TABLES

Floating Holiday Table (8-2-8)

#	Mnth	Week	DOW	Table
1			.....	
2			.....	
3			.....	
4			.....	
5			.....	
6			.....	
7			.....	
8			.....	
9			.....	
10			.....	
11			.....	
12			.....	
13			.....	
14			.....	
15			.....	
16			.....	

Fixed Holiday Table (8-2-9)

#	Mnth	Day	DOW	Table
1			.....	
2			.....	
3			.....	
4			.....	
5			.....	
6			.....	
7			.....	
8			.....	
9			.....	
10			.....	
11			.....	
12			.....	
13			.....	
14			.....	
15			.....	
16			.....	

Solar Clock Data (8-4)

North Latitude	34
West Longitude	118
Local Time Zone	8

Sabbatical Clock (8-5)

Hebrew	Ped Recall
Sabbath	.....
Holiday	.....

Daylight Saving (8-6)

Enabled	YES

TOD FUNCTIONS

TOD Functions (8-3)

#	Start	End	DOW	Action	Phases
1			.....		.....
2			.....		.....
3			.....		.....
4			.....		.....
5			.....		.....
6			.....		.....
7			.....		.....
8			.....		.....
9			.....		.....
10			.....		.....
11			.....		.....
12			.....		.....
13			.....		.....
14			.....		.....
15			.....		.....
16			.....		.....

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

Action Code = Phases added to normal setting

100+Action Code = Phases removed

200+Action Code = Phases replaced

COMMUNICATIONS

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

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

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

Limit Access:

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

SOFT LOGIC

Soft Logic (6-2)

#	Data	OP	Data	OP	Data	OP	Data
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							
16							

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

CALLBACK NUMBERS

Callback Numbers (6-3...3)	
Line Out	
Local Toll	
Long Distance	
Delay	10
Area Code	
Phone Number	

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

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

RAILROAD PREEMPTION

RR 1

(3-1-1)	Timing	Phase Flags (3-1-2)			Pedestrian Flags (3-1-3)			Overlap Flags (3-1-4)		
Delay		Grn Hold	Yel Flash	Red Flash	Walk	Flash DW	Solid DW	Grn Hold	Yel Flash	Red Flash
Clear1	10	.2..5...	.....	.....	.....	.....	.2.4.6.8	.....	.....	.....
Clear 2		.....	.....	.....	.....	.....	.....	.....	.....	.....
Clear 3		.....	.....	.....	.....	.....	.....	.....	.....	.....
Hold		.....	.....	12345678	.....	.....	.....	.....	.....	A B C D E F
Exit	5									
Min Grn										
Ped Clr										

Exit Parameters (3-1-5)			
Phase Green	Overlap Green	Vehicle Recall	Ped Call
.....	.....	12345678	.2.4.6.8

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

RR 2

(3-2-1)	Timing	Phase Flags (3-2-2)			Pedestrian Flags (3-2-3)			Overlap Flags (3-2-4)		
Delay		Grn Hold	Yel Flash	Red Flash	Walk	Flash DW	Solid DW	Grn Hold	Yel Flash	Red Flash
Clear1	10	...4..7.	.....	.....	.....	.....	.2.4.6.8	.....	.....	.....
Clear 2		.....	.....	.....	.....	.....	.....	.....	.....	.....
Clear 3		.....	.....	.....	.....	.....	.....	.....	.....	.....
Hold		123..6..	.....	.....	.2...6..	.....	...4...8	.....	.....	.....
Exit										
Min Grn										
Ped Clr										

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

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

EMERGENCY VEHICLE PREEMPTION

EVA (3-A)

Preempt Timers			Phase Green	Overlap Green
Delay	Clear	Max		
*	10	30	.2..5...	.....

Port	Latching	Phase Termination
5.5	NO	ADVANCE

EVB (3-B)

Preempt Timers			Phase Green	Overlap Green
Delay	Clear	Max		
*	10	30	...4..7.	.....

Port	Latching	Phase Termination
5.6	NO	ADVANCE

EVC (3-C)

Preempt Timers			Phase Green	Overlap Green
Delay	Clear	Max		
*	10	30	1....6..	.....

Port	Latching	Phase Termination
5.7	NO	ADVANCE

EVD (3-D)

Preempt Timers			Phase Green	Overlap Green
Delay	Clear	Max		
*	10	30	..3....8	.....

Port	Latching	Phase Termination
5.8	NO	ADVANCE

INPUTS

		7 Wire I/C (2-1-5-1)			
		Input	Port	Input	Port
Enable	NO	R1	3.8	Free	3.6
Max ON		R2	3.5	D2	2.8
Max OFF		R3	3.7	D3	6.1

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

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

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

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

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

OUTPUTS

Loadswitch Assignments (2-1-6) +							
A	1	2	22	3	4	24	9
B	5	6	26	7	8	28	10
X	13	14	0	11	12	0	0

Loadswitch Codes:

0 Unused (no output)
1-8 Vehicle 1-8
9-14 Overlap A-F
21-28 Ped 1-8
41-47 Special Functions
41 Protected Permissive Flashing Phase 1
43 Protected Permissive Flashing Phase 3
45 Protected Permissive Flashing Phase 5
47 Protected Permissive Flashing Phase 7
51-57 Special Functions
71-72 Seven Wire I/C

+ middle output of loadswitches 3 and 6 Channel 9 and 10

YELLOW YIELD COOORDINATION

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

TRANSIT PRIORITY

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

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

Free Plans (3-E-F)	
Max Green Hold	Hold Phase
	.....

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

TRUCK PREEMPTION

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

SOUTHERN CALIFORNIA
EDISON®
An *EDISON INTERNATIONAL*® Company

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

February 10, 2016

Attention: Planning

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

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

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

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

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

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

TLMA ADMINISTRATION
2016 FEB 17 AM 11:49

cc: Monica Contreras

2131 Walnut Grove Avenue
Rosemead, CA 91770

SOUTHERN CALIFORNIA
EDISON®
An *EDISON INTERNATIONAL®* Company

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

January 28, 2016

Attention: Planning

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

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

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

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

Attention: Steven D. Lowry

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

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

cc: Monica Contreras

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

April 26, 2016

RE: AB 52 Consultation Conclusion Letter for CUP03736

Dear Ms. Hoover,

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

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

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

Sincerely,

Heather Thomson
County Archaeologist

Cc: Shellie Clack, Deputy County Counsel IV

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 36 USE - UNANTICIPATED RESOURCES RECOMMND

UNANTICIPATED RESOURCES:

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

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

1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

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

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

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

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

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

10.PLANNING. 37 USE - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 38 USE - PDA04956 ACCEPTED RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 11 USE - CULTURAL MONITOR RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.
The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.
The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors.
A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.
The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.
The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.
The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60.PLANNING. 12 USE - NATIVE MONITOR REQ. RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

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

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

☐ PLOT PLAN ☑ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT
☐ REVISED PERMIT ☐ PUBLIC USE PERMIT ☐ VARIANCE

PROPOSED LAND USE: C-P-S (Scenic Highway Commercial)

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

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

CASE NUMBER: _____ DATE SUBMITTED: 12/17/15

APPLICATION INFORMATION

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

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

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

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

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

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

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

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

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

APPLICATION FOR LAND USE PROJECT

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Steve Powell _____

PRINTED NAME OF APPLICANT *SIGNATURE OF APPLICANT*

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Anthony (Tony) May _____

PRINTED NAME OF PROPERTY OWNER(S) *SIGNATURE OF PROPERTY OWNER(S)*

Timothy Lee Jones _____

PRINTED NAME OF PROPERTY OWNER(S) *SIGNATURE OF PROPERTY OWNER(S)*

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 965-460-007

Section: SEC11 Township: T8S Range: R2W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 7.61

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

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

Project Description: (describe the proposed project in detail)

See "Attachment A: Project Description"

Related cases filed in conjunction with this application:

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

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

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

E.A. No. (if known) n/a E.I.R. No. (if applicable): n/a

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

If yes, indicate the type of report(s) and provide a copy: Traffic, Biological, Archaeological, Geological and Geo-technical Reports, WQMP, Soils Analysis, Air Quality

Is water service available at the project site: Yes ☑ No ☐

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

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

Is sewer service available at the site? Yes ☐ No ☑

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 5,000' +

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

How much grading is proposed for the project site?

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

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

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

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

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

What is the anticipated route of travel for transport of the soil material?
N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) ~ 270,000 sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes ☐ No ☑

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes ☐ No ☐

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

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

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

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

☐ Santa Ana River ☑ Santa Margarita River ☐ Whitewater River

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

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

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

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

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

Name of Applicant:
Address:
Phone number:
Address of site (street name and number if available, and ZIP Code):
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number:
Specify any list pursuant to Section 65962.5 of the Government Code:
Regulatory Identification number:
Date of list:

Applicant (1) Hayes Smith Date 11/23/15

Applicant (2) _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.
   Yes ☐ No ☒

2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
   Yes ☐ No ☒

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

Owner/Authorized Agent (1) Hyun S. Sneeb Date 11/23/15

Owner/Authorized Agent (2) _____ Date _____

ATTACHMENT A: Project Description

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

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

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

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

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

The site is served via the Rancho California Water District.

ATTACHMENT B: Additional Comments

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

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

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☑ **Standard Change of Zone**

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

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

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

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

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

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

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

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

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

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

APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

Steve Powell
PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Anthony (Tony) May
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Timothy Lee Jones
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 965-460-007

Section: SEC11 Township: T8S Range: R2W

Approximate Gross Acreage: 7.61

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

APPLICATION FOR CHANGE OF ZONE

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

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

Existing Zone: R-R (Rural Residential)

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

General Plan: CT (Commercial Tourist)

Related cases filed in conjunction with this request:

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

ATTACHMENT B: Additional Comments

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

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

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director

Carolyn Syms Luna	Juan C. Perez	Mike Lara	Code
Director,	Director,	Director,	Enforcement
Planning Department	Transportation Department	Building & Safety Department	Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT

Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

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

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

Description of application/permit use:

Conditional Use Permit (CUP)

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

Section 1. Deposit-based Fees

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

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

A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.

B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.

C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within15 days of the service by mail of notice to said property Owner by the County.

D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

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

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

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

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

Property Location or Address:

34613 Calle Arnaz, Temecula, CA 92592

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Anthony (Tony) May and Timothy Lee Jones Phone No.: 619-300-8319

Firm Name: _____ Email: gayhotel@pacbell.net

Address: PO Box 81723

San Diego, CA 92138

3. APPLICANT INFORMATION:

Applicant Name: Steve Powell Phone No.: 760-789-5493 (o), 760-271-9400 (c)

Firm Name: Woodcrest Real Estate Ventures Email: steve@woodcrestrev.com

Address *(if different from property owner)*

1410 Main Street, Suite C

Ramona, CA 92065

4. SIGNATURES:

Signature of Applicant: _____ Date: 12/16/15

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

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

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

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

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: _____

Set #: _____ Application Date: _____

INDEMNIFICATION AGREEMENT

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Timothy Lee Jones
PO Box 81723
San Diego, CA 92138

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

By: _____
Steven Weiss
Riverside County Planning Director

Dated: 6-13-16

PROPERTY OWNER:
Timothy Lee Jones and Anthony John May

By: _____
Timothy Lee Jones

Dated: 5/27/2016

By: _____
Anthony John May

Dated: 5/27/2016

FORM APPROVED COUNTY COUNSEL
BY: _____ 6/10/16
MICHELLE CLACK DATE

ALL PURPOSE ACKNOWLEDGMENT

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

State of California }SS
County of San Diego }SS

On May 27, 2016 before me, Gloria H. Chavez
(here insert name and title of the officer)

personally appeared, Timothy Lee Jones and Anthony John May

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

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

WITNESS my hand and official seal

GLORIA H. CHAVEZ
COMM. #2149343
Notary Public - California
San Diego County
My Comm. Expires Apr. 17, 2020

Signature

(SEAL)

PROPERTY OWNERS CERTIFICATION FORM

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

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

APN (s) or case numbers CUP03736 For

Company or Individual's Name Planning Department,

Distance buffered 2000'.

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

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

NAME: Vinnie Nguyen

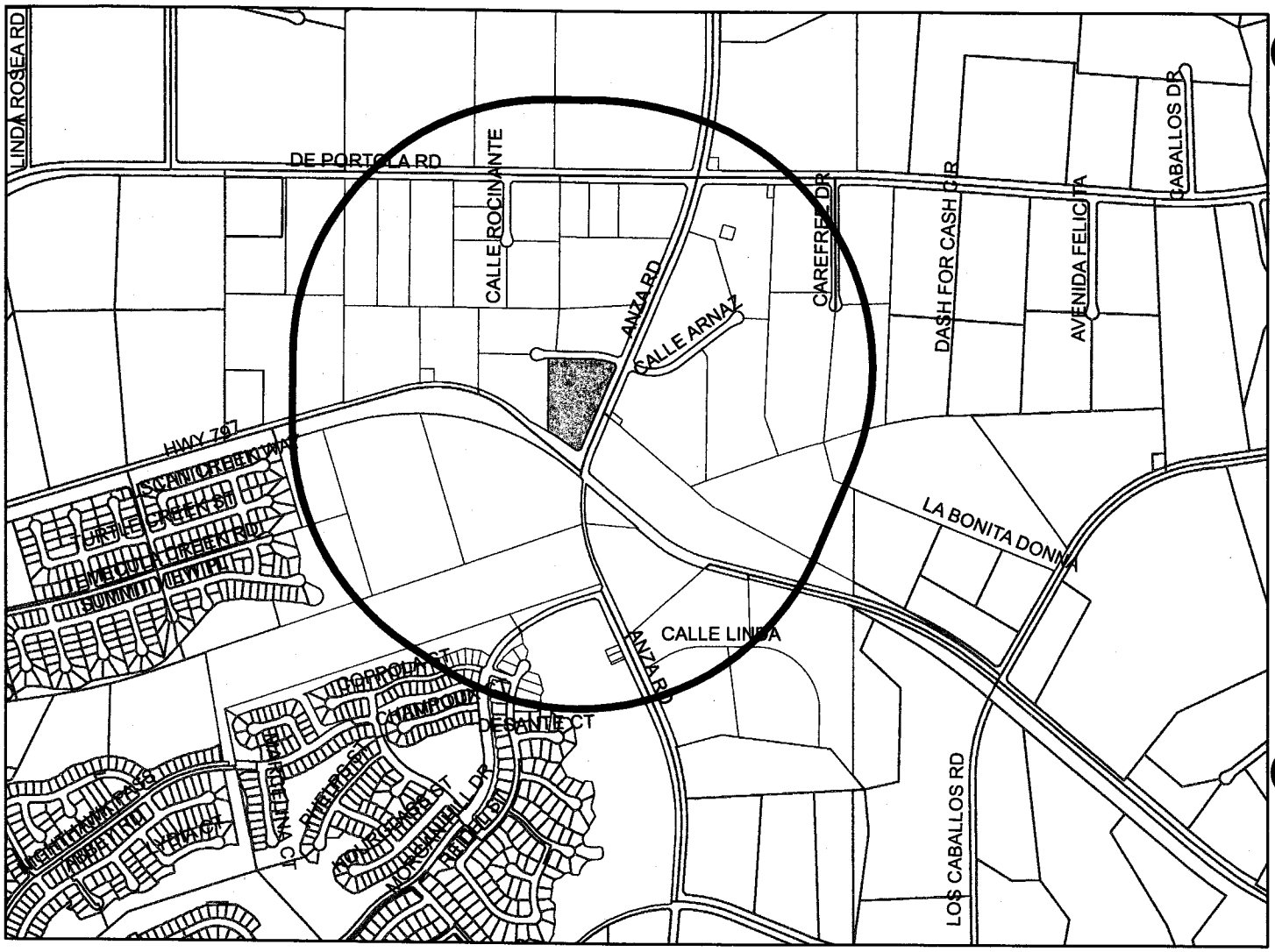
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

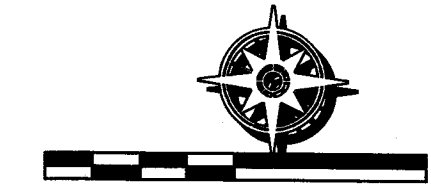
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

CUP03736 (2000 feet buffer)



Selected Parcels

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



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

ASMT: 927100047, APN: 927100047
WESTFIELD HILLS
233 S BEAUDRY AVE NO 1100
LOS ANGELES CA 90012

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

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

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

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

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

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

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

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

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

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

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

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

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

Easy Peel® Labels
Use Avery® Template 5162®
Feed Paper
Bend along line to
expose Pop-up Edge™
AVERY® 5962®

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Lorraine F. Harrington
35820 Pauba Rd.
Temecula CA 92592

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

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

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

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

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

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

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

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

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

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

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Rancho California Water District
42135 Winchester Rd
Temecula, CA 92590

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

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

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

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Director

TO: ☐ Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Change of Zone No. 7896, Ordinance No. 348. , and Conditional Use Permit (FTA 20015-03)
Project Title/Case Numbers

Phayvanh Nanthavongdouangsy — 951-955-6573
County Contact Person — *Phone Number*

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Woodcrest Real Estate Ventures — 1410 Main St. Ste C. Ramona CA 92065
Project Applicant — *Address*

34613 Calle Arnaz Rd. Temecula CA 92592
Project Location

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

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act ($2,210.25 + $50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4 A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

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

_____ _____ _____
Signature *Title* *Date*

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42864 ZCFG06236 .

FOR COUNTY CLERK'S USE ONLY

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Director

MITIGATED NEGATIVE DECLARATION

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

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment No. 42864 and Conditions of Approval)

COMPLETED/REVIEWED BY:

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

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

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: Phayvanh Nanthavongdouangsy Date: _____

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

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

For additional information, please contact Phavyanh Nanthavongdouangsy at 951-955-6573.

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

Please charge deposit fee case#: ZEA 42864 ZCFG06236

FOR COUNTY CLERK'S USE ONLY

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Permit Assistance Center

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Second Floor	Suite A	Palm Desert, CA 92211
Riverside, CA 92502	Murrieta, CA 92563	(760) 863-8277
(951) 955-3200	(951) 600-6100	

****
****

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

By_____ Dec 17, 2015 15:58
MGARDNER posting date Dec 17, 2015

****
****

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

Overpayments of less than $5.00 will not be refunded!

Additional info at www.rctlma.org

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CFG FOR CUP03736
paid towards: CFG06236 CALIF FISH & GAME: DOC FEE
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appl type: CFG3

By_____ Dec 17, 2015 15:58
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****

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

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

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

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

PLANNING DEPARTMENT

10.PLANNING. 37 USE - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

Condition was updated at Planning Commission hearing on

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

10. GENERAL CONDITIONS

10.PLANNING. 37 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

7/20/16.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PHASE IV MONITOR REPORT RECOMMND

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

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

CONDITIONAL USE PERMIT Case #: CUP03736 Parcel: 965-460-007

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 3 USE - LC LNDSCPNG PROJ SPECIFC RECOMMND

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

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

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

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of one hundred and nineteen (119) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

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

RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

Memorandum

16-2

Date: September 13, 2016

To: Board of Supervisors

From: Larry Ross, Principal Planner

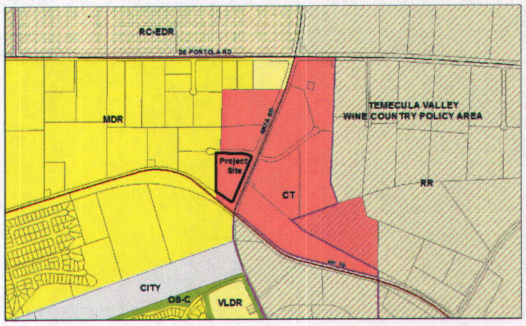
RE: September 13, 2016, Board Agenda Item 16-2 Change of Zone No. 7896 and Conditional Use Permit No. 3736 Responses to Comment Letters

---

Comment letters regarding the proposed project are attached to this memo for the Board of Supervisors' consideration. The letters are summarized below along with Staff's responses.

The first letter is from Mr. and Mrs. Nguyen-Martin stating opposition to the large scale commercial project citing its inconsistency with the surrounding land uses and suggests residential use instead.

Staff Response: The project site is located at the northwest corner of the Anza Road and State Route 79 (SR-79) intersection. The site is outside of the the Temecula Valley Wine Country Policy Area and the current General Plan land use designation is Community Development: Commercial Tourist (CD-CT). The proposed feed and grain, hardware, and garden supply store supports the commercial tourist, agricultural and residential uses that are located in this region.



The proposed Scenic Highway Commercial (C-P-S) zone is consistent with the CD-CT designation. The proposed commercial use is permitted in the C-P-S zone with an approved Conditional Use Permit. The proposed site design and commercial building are in compliance with the C-P-S zone development standards and is scaled appropriately for the area. The commercial building is approximately 21,702 square feet (SF) with three outdoor display areas that amount to 21,702 SF. The commercial building covers approximately 8% of the project site. The landscaping covers 54% of the project area and impervious surfaces cover 38%. The single story commercial building is 30 feet tall and is set back approximately 316' from SR-79, 197' from Anza Road, and 72' from Calle Arnaz road right of ways. The project is designed to complement the adjacent Temecula Valley Wine Country Policy Area. The project incorporates elements of Mission Revival Architecture in the building façade. The water treatment basin that is located adjacent to SR-79 will include Wisteria vines that mimic grape vines.

The second letter is from Mr. Fred Bartz, Morgan Hill Board President. The Morgan Hill Specific Plan is located across from SR-79; approximately 1,138 feet from the project site. Mr. Bartz would like the following two conditions of approval considered for the project:

1. Hours of operation, including loading and unloading, shall be limited to between 7:00 a.m. and 9:00 PM, so that noise from the business does not impact the quality of life of our residents.

2. All exterior lighting, including all parking lot lighting, shall be required to comply with the Palomar Observatory Lighting Standard, so as to minimize any light pollution which could impact the residents of Morgan Hill.

Mr. Bartz requests Planning consider the following:

3. When the Anza Road "Eastern Bypass" is completed, this project will bring additional traffic near to and through the Morgan hill community, and future traffic must be considered as part of the this project.

Staff response to concern no. 1: The closest existing residential unit is located approximately 533 feet west of the commercial building. A noise assessment was conducted for project and was reviewed by the County's Industrial Hygiene Program. The Riverside County Noise Ordinance sets an operational exterior noise limit of 65 decibels (dBA) from 7 a.m. to 10 p.m. and 45 decibels (dBA) from 10 p.m. to 7 a.m. for the residential noise sensitive land uses. The Project operations will only occur during the daytime hours.

The analysis determined that the cumulative operational noise level measured at the western property line would not exceed the standards set in the Noise Ordinance. None of the noise sources (delivery trucks, outside cardboard baler, and HVAC units) directly or cumulatively exceeds the property line standards at the shared commercial and residential property lines. The Industrial Hygiene Program recommends that the delivery trucks and operation of the vertical baler should be limited to the hours of 7 a.m. to 10 p.m. This recommendation is reflected in the project's condition of approval (COA) 10. E HEALTH. 2. The project's hours of operation are noted in project's condition of approval (COA) 10. PLANNING. 6. The store will operate from 8 a.m. to 8 p.m., Monday through Saturday, and 9 a.m. to 7 p.m. on Sunday.

Given that the potential noise level from the proposed project would not exceed the Noise Ordinance, Staff does not recommend any changes to the recommended conditions of approval regarding hours of operations. Additionally, per COA 20. PLANNING. 3 the Planning Director and Director of Building and Safety shall review the permit a year after issuance of occupancy to consider the hours of operation if significant complaints have been received regarding noise and nuisance. The hours of operation of the commercial establishment may be further restricted.

Staff response to concern no. 2: The project is located 14 miles of the Palomar Observatory; as such, the project was conditioned to comply with Ordinance No. 655 Regulating Light Pollution (COA 10. PLANNING. 3). Ordinance No. 655 requires the use of low-pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. The project was also conditioned to comply with Ordinance No. 915 Regulating Outdoor Lighting (COA 10. PLANNING. 3) requires all outdoor luminaires to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions.

Staff response to concern no. 3: As noted in COA 10. TRANS. 9, the Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. The Transportation Department generally concur with the findings relative to traffic impacts. The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials,

expressways or state highways and ramp intersections. The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions:

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

As such, the proposed project is consistent with this General Plan policy.

The last letter received for the project was submitted by Mr. Faddoul Baida. Mr. Faddoul Baida, owner of a neighboring property east of Anza Road. He suggests an Environmental Impact Report should be required for the proposed project. The Environmental Assessment (EA) No. 42864 determined that the potential impacts associated with the Project are less than significant with mitigation. His concerns for Traffic, Noise, Air Quality, Outdoor Lighting and Water Quality were analyzed in EA No. 42864 and the Project has been conditioned accordingly. This is the same letter that was submitted to the Planning Commission for consideration. Staff's response to the letter is included in the Board package as Attachment B of this Board Action Item. Additionally, the applicant clarified during the Planning Commission hearing that sewer connection would not be necessary because proposed septic system would be adequate to service the commercial use.

From: Danny Martin <djmainc@aol.com>
Sent: Wednesday, September 07, 2016 2:46 PM
To: Nanthavongdouangsy, Phayvanh
Subject: Tractor Supply

I am against this large scale commercial project adjacent to the Wine Country Community Plan area. It is inconsistent with surrounding land uses. It should residential.

Danny & Tanya Nguyen-Martin
36100 Pauba Road
Temecula, CA 92592

Sent from my iPhone

MORGAN HILL

September 6, 2016

Riverside County Board of Supervisors
4080 Lemon Street
Riverside, CA 92501

RE: Change of Zone No. 7896, Conditional Use Permit No. 3736, and Environmental Assessment No. 42864

Chairman Benoit, Supervisors Ashley, Jeffries, Tavaglione, and Washington,

The Morgan Hill Community is composed of 1,090 single family homes, with more homes yet to be constructed. In addition, Morgan Hill is the closest residential community to the proposed multi-purpose store with Morgan Hill's perimeter being only hundred feet away. In fact, Anza Road is one of Morgan Hill's perimeter roads.

As the closest residential community neighbor, the Morgan Hill Homeowners Association is disappointed that the Developer has not reached out to us to explain their proposed project to our community.

We are requesting that the Planning Commission take into consideration the following conditions for the approval of this proposed project:

- Hours of operation, including any loading and unloading, shall be limited to between 7:00 AM and 9:00 PM, so that noise from the business does not impact the Quality of Life of our residents.

- All exterior lighting, including all parking lot lighting, shall be required to comply with the Palomar Observatory Lighting Standard, so as to minimize any light pollution which could impact the residents of Morgan Hill.

- When the Anza Road "Eastern Bypass" is completed, this project will bring additional traffic near to and through the Morgan Hill community, and future traffic must be considered as part of this proposed project.

We ask that you consider the above items and vote to require the first two conditions, and ask that the Planning Department consider the last item.

Sincerely,

Fred Bartz

Fred Bartz
Morgan Hill Board President

Supervisor Chuck Washington, 3rd District

RE: CZ 7896, CUP 3736

Position: Neutral

This project is located at the "gateway" to Wine Country and should not negatively impact the esthetics of the community. Additional measures should be taken to adequately screen areas of outdoor storage and parking.

A mitigated negative declaration is inappropriate and a complete EIR should be required for the following reasons.

The following Concerns have not been adequately addressed:

1. Traffic:
a. Cumulative traffic impacts to Hwy 79, Calle Arnaz, De Portola and other surrounding roadways
b. Increased traffic volumes to Hwy 79, Calle Arnaz, De Portola and other surrounding roadways
c. Turning movements on/off Hwy 79 (including stacking distance)
d. Turning movements on/off Calle Arnaz (Turn pocket and improved, signalized intersection should be required)
e. Big Rig parking/idling (should be prohibited)

2. Noise:
a. Outdoor loudspeakers (should be prohibited)
b. Outdoor phone (ring) or other buzzer/bells (should be prohibited)
c. Backup beepers from big rigs or other equipment (should be prohibited)
d. Big rigs and/or other equipment idling (should be prohibited)

3. Hours of operation:
a. adjacent (near proximity) to residential uses hours should not exceed: 7am - 6pm M-F, 8am - 5pm Sat, Closed Sun

4. Air Quality:
a. Big rigs and/or other equipment idling (should be prohibited)
b. No dirt roads
c. No dirt parking lot areas
d. No truck parking on dirt shoulders on Hwy 79, Calle Arnaz, De Portola and other surrounding roadways
e. Unimproved areas of site must be gravel (or similar) to prevent offsite migration of dust

5. Outdoor lighting:
a. No exterior lighting allowed after 10pm
b. High wattage/ high lumen lighting (including but not limited to halogen, vapor or similar) ((should be prohibited))

c. No parking lot lighting after 10pm

6. Water Quality:

a. No water runoff can be permitted.

b. Insure no impacts to downstream properties from runoff and/or other drainage issues (including roadway drainage issues)

c. No standing water and/or open, outdoor water storage can be allowed (mosquitoes)

d. The storage of fuel and/or other combustible or hazardous material should not be prohibited.

e. Sanitary sewer connection must be required for a commercial project of this magnitude.

7. Concern about excessive outdoor storage will negatively impact the esthetics of the community as this is the "gateway" to Wine Country.

8. Concern about increase rodents and/or other pests (attracted to feed)

PLEASE INCLUDE THIS IN PUBLIC RECORD

Faddoul Baida
34860 Calle Arnaz
Temecula, CA 92592
M (213) 500-6350
F (213) 623-4049
faddoulbaida@yahoo.com

MORGAN HILL

September 6, 2016

Riverside County Board of Supervisors
4080 Lemon Street
Riverside, CA 92501

RE: Change of Zone No. 7896, Conditional Use Permit No. 3736, and Environmental Assessment No. 42864

Chairman Benoit, Supervisors Ashley, Jeffries, Tavaglione, and Washington,

The Morgan Hill Community is composed of 1,090 single family homes, with more homes yet to be constructed. In addition, Morgan Hill is the closest residential community to the proposed multi-purpose store with Morgan Hill's perimeter being only hundred feet away. In fact, Anza Road is one of Morgan Hill's perimeter roads.

As the closest residential community neighbor, the Morgan Hill Homeowners Association is disappointed that the Developer has not reached out to us to explain their proposed project to our community.

We are requesting that the Planning Commission take into consideration the following conditions for the approval of this proposed project:

- Hours of operation, including any loading and unloading, shall be limited to between 7:00 AM and 9:00 PM, so that noise from the business does not impact the Quality of Life of our residents.

- All exterior lighting, including all parking lot lighting, shall be required to comply with the Palomar Observatory Lighting Standard, so as to minimize any light pollution which could impact the residents of Morgan Hill.

- When the Anza Road "Eastern Bypass" is completed, this project will bring additional traffic near to and through the Morgan Hill community, and future traffic must be considered as part of this proposed project.

We ask that you consider the above items and vote to require the first two conditions, and ask that the Planning Department consider the last item.

Sincerely,

Fred Bartz

Fred Bartz
Morgan Hill Board President

2016 SEP -9 PM 12:09
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16

9/13/16
16.2
2016-9-132956

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2016 SEP -6 PM 12: 06

Aparicio, Ashley

From: Frederick Bartz <fjbartz@verizon.net>
Sent: Tuesday, September 06, 2016 9:47 AM
To: COB; Nanthavongdouangsy, Phayvanh
Subject: Comment on BOS Agenda Item
Attachments: Comment Letter to BOS.pdf

Hello,

We are submitting the attached letter in reference to an item which we are told will be on the September 13th Board Of Supervisor Agenda. The letter is in reference to:

Change of Zone 7896
Conditional Use Permit 3736
Environmental Assessment No. 42864

Fred Bartz
Morgan Hill Board President
951-216-3030

OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

August 30, 2016

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

PH : (951) 368-9225
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: ZC 7896, ORD. NO. 348.4842 and CUP 3736

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, September 2, 2016.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Tuesday, August 30, 2016 9:28 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: ZC 7896 ORD. NO. 348.4842

Received for publication on 9/2. Proof with cost to follow.

Nick Eller

Labor Day Deadlines 2016

Pub Date	Deadline
Sat - Tues 9/3 - 9/6	Wed 8/31 @10:30am
Wednesday 9/7	Thurs 9/1 @10:30am

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The Press-Enterprise PE.COM / La Prensa

On Tue, Aug 30, 2016 at 9:00 AM, Gil, Cecilia <CCGIL@rcbos.org> wrote:

> Good morning!
>
> Attached is a Notice of Public Hearing, for publication on Friday, Sept. 2, 2016. Please confirm. THANK YOU!
>
> *Cecilia Gil*
>
> Board Assistant
>
> Clerk of the Board of Supervisors
>
> (951) 955-8464
>
> MS# 1010

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND CONDITIONAL USE PERMIT IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 13, 2016 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Woodcrest Real Estate Ventures – Ventura Engineering, on **Change of Zone No. 7896** and the associated Ordinance No. 348.4842**,** which proposes to change the zoning from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) Zone, or such other zones as the Board may find appropriate; and, **Conditional Use Permit No. 3736,** which proposes to construct and use a 21,702 SF commercial building to sell items generally sold at a feed and grain store, hardware store, gift shop, and nursery-garden supply store, which will also include a total of 21,349 SF of outdoor sales area and 119 parking spaces ("the project"). The project is located northwest corner of the Anza Road and State Route 79 intersection in the Rancho California – Southwest area plan, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42864.**

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PHAYVANH NANTHAVONGDOUANGSY, PROJECT PLANNER, AT (951) 955-6573 OR EMAIL PNANTHAV@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: August 30, 2016

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on August 30, 2016, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

CHANGE OF ZONE 7896 and CUP 3736

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: September 13, 2016 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: August 30, 2016

Cecilia Gil

Gil, Cecilia

From: Kennemer, Bonnie <bkenneme@asrclkrec.com>
Sent: Tuesday, August 30, 2016 9:06 AM
To: Gil, Cecilia; Acevedo, Amy; Buie, Tammie; Meyer, Mary Ann
Subject: RE: FOR POSTING: ZC 7896 Ord. No. 348.4842 CUP 3736

Good Morning,

The notice has been received and will be posted today.

Thank you,
Bonnie

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Tuesday, August 30, 2016 9:01 AM
To: Acevedo, Amy <amaceved@asrclkrec.com>; Buie, Tammie <tbuie@asrclkrec.com>; Kennemer, Bonnie <bkenneme@asrclkrec.com>; Meyer, Mary Ann <MaMeyer@asrclkrec.com>
Subject: FOR POSTING: ZC 7896 Ord. No. 348.4842 CUP 3736

Good morning! Attached Notice of Public Hearing is for POSTING. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
Clerk of the Board of Supervisors
(951) 955-8464
MS# 1010

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant , for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on August 30, 2016 , I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

CHANGE OF ZONE 7896 and CUP 3736

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: September 13, 2016, 2016 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: August 30, 2016

Cecilia Gil

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2522 THE STAND
MANHATTAN BEACH CA 90266

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ASMT: 966491001, APN: 966491001
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MARY MORRIS, ETAL
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TEMECULA, CA. 92592

ASMT: 966491015, APN: 966491015
MORGAN HILL HOMEOWNERS ASSN
C/O WALTERS MGMT
25109 JEFFERSON AVE 300
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RCHA (Rancho California Horseman Association)
P.O. Box 1622
Temecula CA 92593

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

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

Lorraine F. Harrington
35820 Pauba Rd.
Temecula CA 92592

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

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

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

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

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

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

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

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

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

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

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Rancho California Water District
42135 Winchester Rd
Temecula, CA 92590

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

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

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

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: 8/1/16

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside

SUBJECT: Change of Zone No. 7896 and Conditional Use Permit No. 3736
(Charge your time to these case numbers)

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

- ☐ Place on Administrative Action
  - ☐ Receive & File
  - ☐ EOT
- ☐ Labels provided If Set For Hearing
  - ☐ 10 Day ☐ 20 Day ☐ 30 day
- ☐ Place on Consent Calendar
- ☐ Place on Policy Calendar (Resolutions; Ordinances; PNC)
- ☐ Place on Section Initiation Proceeding (GPIP)
- ☒ Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- ☒ Publish in Newspaper:
  Press Enterprise
- ☒ Mitigated Negative Declaration
  - ☒ 10 Day ☐ 20 Day ☐ 30 day
- ☒ Notify Property Owners (app/agencies/property owner labels provided)

Designate Newspaper used by Planning Department for Notice of Hearing: Press Enterprise

Please set for September 13, 2016 Board Hearing

2016 AUG 30 PM 10:18

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

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

"Planning Our Future… Preserving Our Past"

OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

September 15, 2016

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

TEL: (951) 368-9225
E-MAIL: legals@pe.com

RE: ADOPTION OF ORDINANCE NO. 348.4842

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Tuesday, September 20, 2016.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: Legals <legals@pe.com>
Sent: Thursday, September 15, 2016 8:56 AM
To: Gil, Cecilia
Subject: Re: FOR PUBLICATION: Adoption of Ord. No. 348.4842

Received for publication on 9/20. Proof with cost to follow.

Nick Eller
Legal Advertising Phone: 1-800-880-0345 / Fax: 951-368-9018 / E-mail: legals@pe.com
Please Note: Deadline is 10:30 AM, three (3) business days prior to the date you would like to publish. **Additional days required for larger ad sizes**
****Employees of The Press-Enterprise are not able to give legal advice of any kind****

The Press-Enterprise PE.COM / La Prensa

On Thu, Sep 15, 2016 at 8:49 AM, Gil, Cecilia <CCGIL@rcbos.org> wrote:

> Good morning!
>
> Attached is an Adoption of Ordinance, for publication on Tuesday, Sept. 20, 2016. Please confirm. THANK YOU!
>
> *Cecilia Gil*
>
> Board Assistant
>
> Clerk of the Board of Supervisors
>
> (951) 955-8464
>
> MS# 1010

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

(INSERT ORDINANCE NO. 348.4842)

(INSERT EXHIBIT MAP)

John J. Benoit, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **September 13, 2016** the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Washington, Benoit and Ashley
NAYS: None
ABSENT: None

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

ORDINANCE NO. 348.4842

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2398, Change of Zone Case No. 7896" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

By: _____
Chairman, Board of Supervisors

ATTEST:
KECIA HARPER-IHEM
Clerk of the Board

By: _____

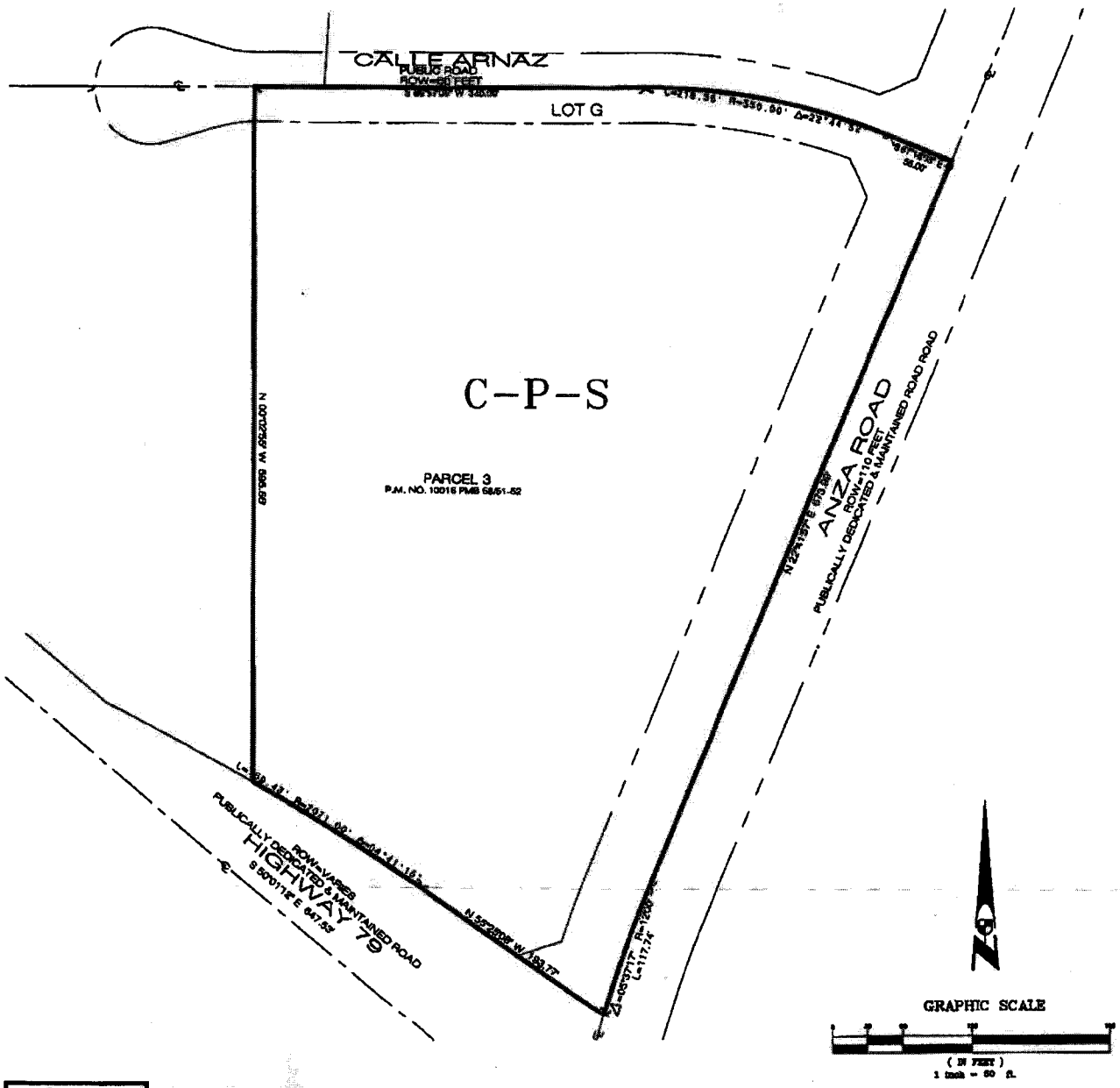
(SEAL)

APPROVED AS TO FORM
August 17, 2016

By: _____
MICHELLE CLACK
Deputy County Counsel

MPC:sk
8/2/16
G:\Prop\MSKelley\CZ ZONING ORD & FORM11 FORMAT.348\4842.doc

RANCHO CALIFORNIA AREA
SEC 11, T8S.R2W. S.B.B.& M.



C-P-S SCENIC HIGHWAY COMMERCIAL

MAP NO. 2.2398

CHANGE OF OFFICIAL ZONING PLAN

AMENDING

MAP NO. 2 ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 07896

ADOPTED BY ORDINANCE NO. 348.4842

DATED: SEPTEMBER 13, 2016

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS PARCEL NO: 965-460-007

SOUTHERN CALIFORNIA NEWS GROUP

THE PRESS-ENTERPRISE

FOR BILLING INQUIRIES:
CALL (951) 368-9712
EMAIL billinginquiry@pe.com

DATE	ORDER NUMBER	PONumber	PRODUCT	SIZE	AMOUNT
9/2/16	0010194494	ZC 7896 ORD. NO. 348.4842	PE Riverside	2 x 83 Li	240.70

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS
2016 SEP -9 AM 10:28

Planning
16-2 of 09/13/16
ZC 7896

Placed by: Cecilia Gil

BALANCE DUE
240.70

Legal Advertising Invoice

SALESCONTACT INFORMATION	ADVERTISER INFORMATION			
	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller 951-368-9229	09/02/2016	1100141323	1100141323	BOARD OF SUPERVISORS

SOUTHERN CALIFORNIA NEWS GROUP

THE PRESS-ENTERPRISE

Legal Advertising Invoice

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
09/02/2016	1100141323	1100141323
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
240.70	0010194494	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
'P.O. BOX 1147'
RIVERSIDE, CA 92502

REMITTANCE ADDRESS

The Press-Enterprise
Dept LA 24453
Pasadena, CA 91185-4453

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: ZC 7896 ORD. NO. 348.4842

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

09/02/2016

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Sep 02, 2016

At: Riverside, California

Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
P.O. BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0010194494-01

P.O. Number: ZC 7896 ORD. NO. 348.4842

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND CONDITIONAL USE PERMIT IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 13, 2016 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Woodcrest Real Estate Ventures - Ventura Engineering, on **Change of Zone No. 7896** and the associated Ordinance No. 348.4842, which proposes to change the zoning from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) Zone, or such other zones as the Board may find appropriate; and, **Conditional Use Permit No. 3736,** which proposes to construct and use a 21,702 SF commercial building to sell items generally sold at a feed and grain store, hardware store, gift shop, and nursery-garden supply store, which will also include a total of 21,349 SF of outdoor sales area and 119 parking spaces ("the project"). The project is located northwest corner of the Anza Road and State Route 79 intersection in the Rancho California - Southwest area plan, Third Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Mitigated Negative Declaration for **Environmental Assessment No. 42864.**

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon Street, 1st Floor, Riverside, California 92501, and at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT PHAYVANH NANTHAVONGDOUANGSY, PROJECT PLANNER, AT (951) 955-6573 OR EMAIL PNANTHAV@rctlma.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: August 30, 2016
Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant 9/2

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2016 SEP -9 AM 10: 28

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND CONDITIONAL USE PERMIT IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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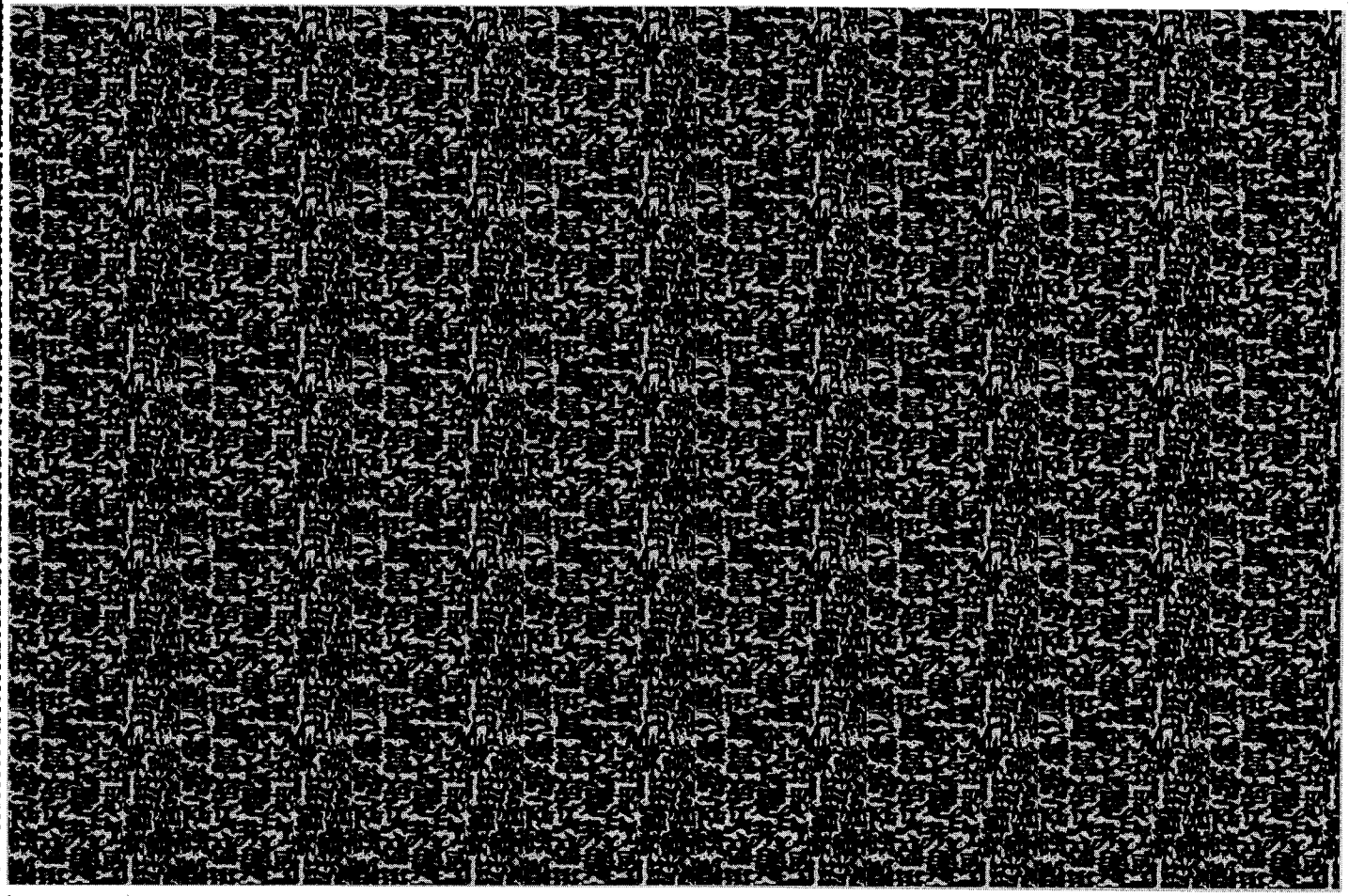
Dated: August 30, 2016

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-2 of 09/13/16

REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE

This may affect your property

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

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2016 SEP -9 AM 10:30

NIXIE 914 DE 1 0009/07/16
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

. 93141898613128 43 ANK
92502>1147

BC: 92502114747 *2252-00297-07-14

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND CONDITIONAL USE PERMIT IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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Dated: August 30, 2016

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16-2 of 09/21/16

REMOVE SIDE EDGES FIRST
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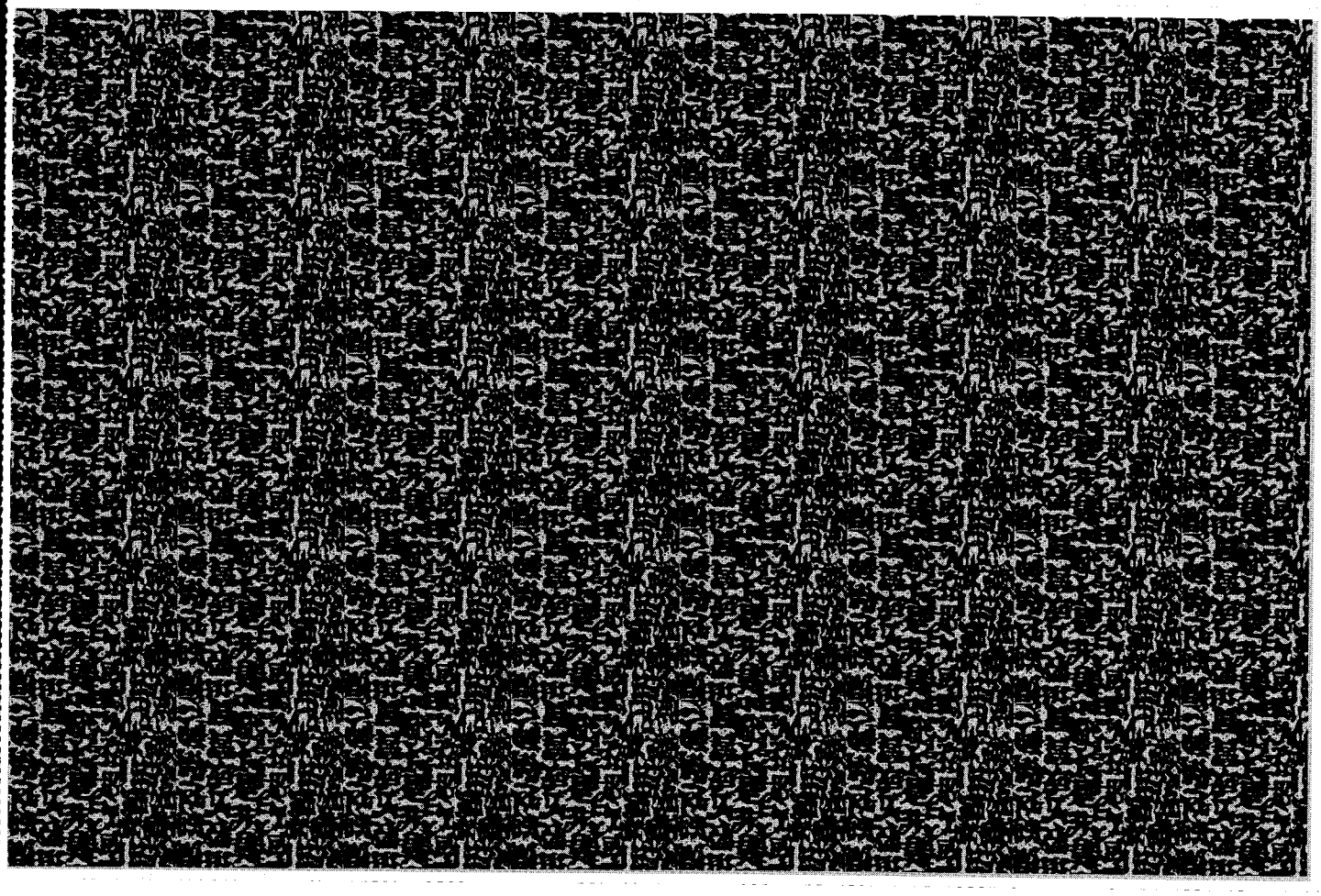

Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE

This may affect your property

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

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2016 SEP 20 PM 1:00

NIXIE 372 DE 1260 0009/14/16

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

9326010711027581 BWD BC: 92502114747 *0147-07900-01-20

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A CHANGE OF ZONE AND CONDITIONAL USE PERMIT IN THE THIRD SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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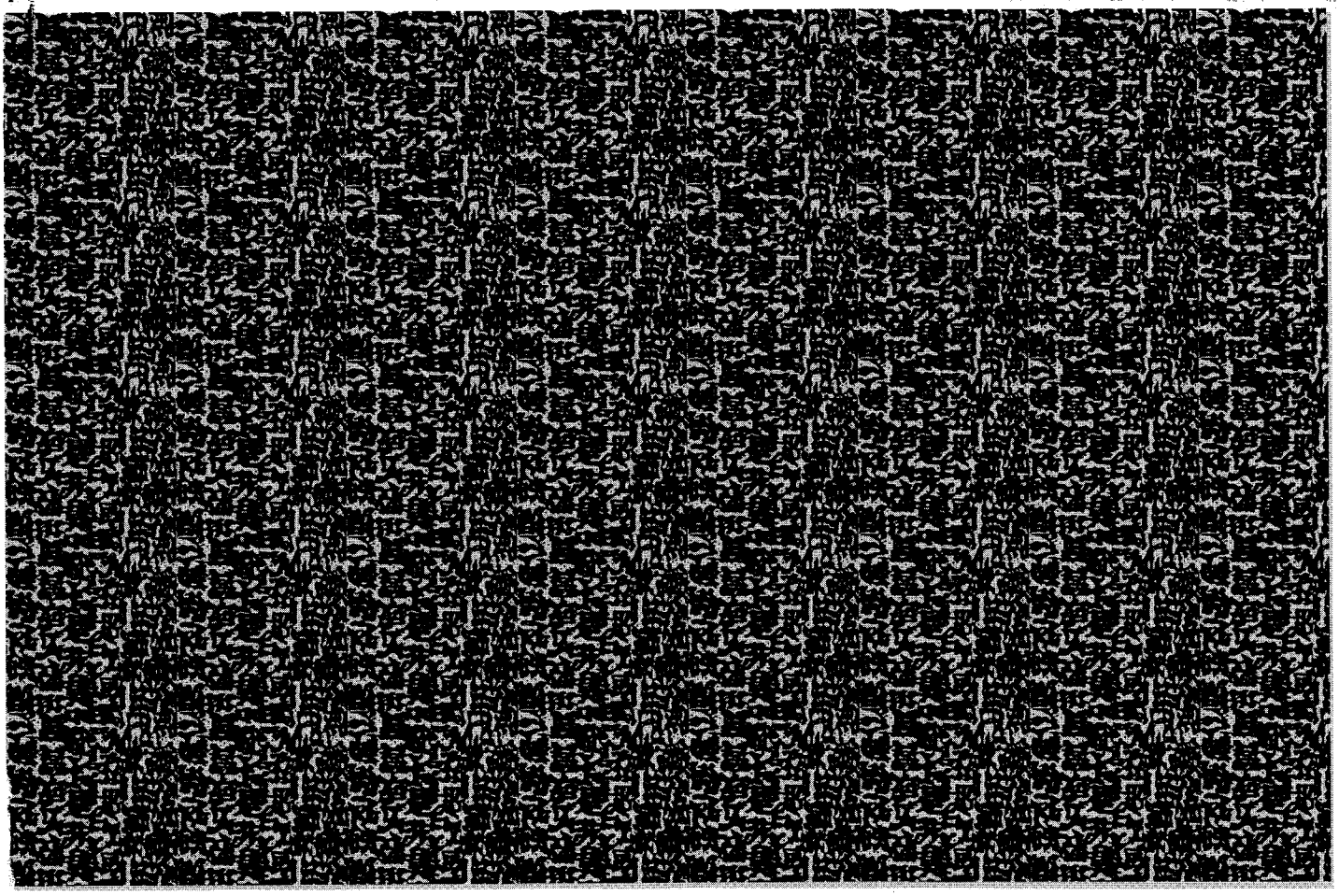
Dated: August 30, 2016 Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

16.2 of 09/21/16

REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION



Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2016 SEP 16 PM 12:37

PUBLIC HEARING NOTICE

This may affect your property

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

NIXIE 914 DE 1260 0009/13/16

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

9400922252256200 UTF GV1-LMB 92705 92502>1147 BC: 92502114747 *2052-03767-09-15

Riverside County Board of Supervisors
Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: STEVE POWELL

Address: 1410 MAIN ST. STE C RAMONA CA
(only if follow-up mail response requested)

City: RAMONA **Zip:** 92065

Phone #: 760-271-9400

Date: 9/13/16 **Agenda #** 16-2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

✓ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

* AVAILABLE TO ANSWER QUESTIONS

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

WILLING TO SPEAK IF NECESSARY

Riverside County Board of Supervisors
Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Haymes Snedeker (Owner)

Address: 805 Trione Ave.
(only if follow-up mail response requested)

City: Daphne **Zip:** 36526

Phone #: 251-243-0708

Date: 9-13-16 **Agenda #** 16-2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

✓ **Support** _____ **Oppose** _____ **Neutral**

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_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

Riverside County Board of Supervisors
Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: ~~JEFF~~ GAN

Address: 17610 OAK GROVE RD
(only if follow-up mail response requested)

City: RAMONA **Zip:** 92065

Phone #: 619 980 5603

Date: 9/13/16 **Agenda #** 16-2

2.2.2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) ~~Agenda Item~~:

X **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

X WILLING TO SPEAK IF NECESSARY

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

Riverside County Board of Supervisors
Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Bill E. Darnell
Darnell & Associates Inc

Address: 4411 Mercury St. Ste 207A
(only if follow-up mail response requested)

City: San Diego **Zip:** 92111

Phone #: 619-233-9373

Date: 9/13/2016 **Agenda #** N6-2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

X **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

* Available to Answer

_____ **Support** _____ **Oppose** _____ **Neutral**

Traffic Control

I give my 3 minutes to: _____

Riverside County Board of Supervisors
Request to Speak

Submit request to Clerk of Board (right of podium), Speakers are entitled to three (3) minutes, subject to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: WILLY VENTURA *

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: 9-13-16 **Agenda #** 16-2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

X **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed for "Appeal", please state separately your position on the appeal below:

_____ **Support** _____ **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

WILLY TO ~~SPEAK IF~~ NECESSARY *