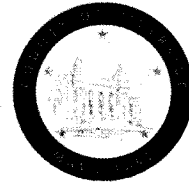


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
1.23
(ID # 4998)

MEETING DATE:

Tuesday, August 29, 2017

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S APPROVAL OF TENTATIVE PARCEL MAP NO. 37307 / PLOT PLAN NO. 26229 and ADOPT the NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 43009 - Applicant: Steve Blair - Fourth Supervisorial District - Bermuda Dunes Zoning Area - Western Coachella Valley - Community Development: Light Industrial - Location: The project is located in the Southeast corner of Leopard Street and Wolf Road north of Interstate 10 and west of Washington Street - 0.62 acres - Zoning: Manufacturing-Service Commercial (M-SC) - REQUEST: Receive and File the Planning Commission's approval of Tentative Parcel Map No. 37307 for a Schedule E subdivision that will create a single parcel (0.62 acres) with seven (7) condominium units for recreational vehicle storage. Units will range in size from 1,560 sq. ft. to 1,700 sq. ft. within a proposed 11,292 sq. ft. building and the subdivision also establishes a 12,250 sq. ft. common parking lot and a 3,465 sq. ft. common landscaped area. Receive and File the Planning Commission's approval of Plot Plan No. 26229 to construct an 11,292 sq. ft. concrete tilt-up building with a building height of 22-feet with enclosed parking spaces for seven condominium recreational vehicle units. APN's 626-330-024; 626-330-025 [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Planning Commission's Notice of Decision for the above referenced cases acted on by the Planning Commission on July 19, 2017.

ACTION: Consent

Charissa Leach, Assistant TLMA Director 8/17/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Jeffries and duly carried, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Washington, Perez and Ashley
Nays: None
Absent: Tavaglione
Date: August 29, 2017
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The PLANNING DEPARTMENT recommended Approval, and the PLANNING COMMISSION adopted a Negative Declaration, based on the findings and conclusions in the staff report, and approved Tentative Parcel Map No. 37307 and Plot Plan No. 26229, subject to the project's conditions of approval, and based on the findings and conclusions incorporated into the staff report.

The project applicant is the owner of the properties and submitted entitlement applications for the above referenced project and concurrent applications (Tentative Parcel Map No. 37307, Plot Plan No. 26229, and Setback Adjustment No. 6092) for recreational vehicle condominium units that will allow the purchase of a unit for parking and storing a recreational vehicle. Units will range in size from 1,560 sq. ft. to 1,700 sq. ft. within a proposed 11,292 sq. ft. building. The subdivision also establishes a 12,250 sq. ft. common parking lot and a 3,465 sq. ft. common landscaped area. The project site is an infill lot within an existing business park and no off-site improvements are required. The Assistant TLMA Director approved Setback Adjustment No. 6092 on July 17, 2017.

Board Action

The Planning Commission's decision is final unless the decision is appealed by the land divider or any interested party. Such appeal shall be filed with the Clerk of the Board within 10 days after the notice of decision appears on the Board's agenda. The appeal shall be filed in writing, stating the basis for the appeal, and be accompanied by the fee set forth in Ordinance No. 671.

Impact on Residents and Businesses

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

Additional Fiscal Information

All fees are paid by the applicant.

ATTACHMENTS:

A. PLANNING COMMISSION REPORT OF ACTIONS

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

- B. PLANNING COMMISSION STAFF REPORT (1 of 2)**
- C. PLANNING COMMISSION STAFF REPORT (2 of 2)**



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JULY 19, 2017**

date to June 16, 2018. Project Planner: Arturo Ortuño at (951) 955-0314 or email at aortuno@rivco.org.

1.15 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30977 – Applicant: Alan Clark & Kathy Warner – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development:Low Density Residential (CD-LDR) (1/2 acre min.) – Open Space:Conservation (OS-C) – Location: Northerly of Ano Crest Road, southerly of Busby Road, easterly of Leon Road, westerly of Winchester Road – 260.5 Acres – Zoning: Specific Plan (S-P) – Approved Project Description: Subdivision of 260.5 acres into 414 single family residential lots, one (1) 7.56-acre park, 13 open space lots for paseos and drainage/water quality totaling 18.26 acres, one (1) 107.33 acre natural open space lot, and three (3) remainder lots for future development. Planning Area 47B has 154 lots with a minimum lot size of 7,000 sq. ft., Planning Area 50A has 93 lots with a minimum lot size of 6,000 sq. ft., Planning Areas 50B and 50D have 138 lots with a minimum lot size of 5,000 sq. ft., and Planning Area 50C has 122 lots with a minimum lot size of 4,500 sq. ft. – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 30977, extending the expiration date to June 16, 2018. Project Planner: Ash Syed at 951-955-6035 or email at asyed@rivco.org.

APPROVED Second Extension of Time Request for Tentative Tract Map No. 30977, extending the expiration date to June 16, 2018.

1.16 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32332 – Applicant: Arlington Veterinary Laboratories, Inc. c/o Clifford J. Olsen – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan: Agricultural (AG) – Rural Community:Low Density Residential (RC-LDR) – Location: Northerly of Whittier Avenue, southerly of Mayberry Avenue, easterly of Century Court, and westerly of Fairview Avenue – 23.70 Acres – Zoning: Open Area Combining Zone – Open Area Combining Zone – Residential Developments (R-5) – Residential Agricultural (R-A) – Approved Project Description: The land division hereby permitted is for a Schedule "B" Subdivision of 23.70 gross acres into 34 lots with a minimum lot size of 20,000 sq. ft. – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 32332 extending the expiration date to June 24, 2018. Project Planner: Ash Syed at 951-955-6035 or email at asyed@rivco.org.

APPROVED First Extension of Time Request for Tentative Tract Map No. 32332 extending the expiration date to June 24, 2018.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS

NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 TENTATIVE PARCEL MAP NO. 37307, PLOT PLAN NO. 26229, SETBACK ADJUSTMENT NO. 6092 – Intent to Adopt a Negative Declaration – Applicant: Steve Blair – Engineer: LSAP – Fourth Supervisorial District – Bermuda Dunes – Western Coachella Valley Area Plan – General Plan: Community Development: Light Industrial (CD-LI) (0.25 - 0.60 FAR) – Location: Southeastly corner of Leopard Street and Wolf Road, northerly of Interstate-10 and westerly of Washington Street – Acres: 0.62 - Zoning: Manufacturing-Service Commercial (M-SC) – **REQUESTS:** A Tentative Parcel Map (Schedule E) proposing to create a single parcel with seven (7) condominium recreational vehicle parking units ranging from 1,560 sq. ft. to 1,700 sq. ft. within a proposed 11,292 sq. ft. building, a 12,250 sq. ft. common parking lot, and a 3,465 sq. ft. common landscaped area. The Plot Plan proposes to construct an 11,292 sq. ft. concrete tilt-up building with a proposed building height of

Planning Commission Action:
Public Comments: Closed

By a vote of 5-0

ADOPTED a Negative Declaration for Environmental Assessment No. 43009; and,

APPROVED Tentative Parcel Map No. 37307; and

APPROVED Plot Plan No. 26229, subject to conditions of approval.



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
JULY 19, 2017**

22-feet, with enclosed trailer, recreational vehicle, and boat storage spaces for seven (7) condominium units ranging in size from 1,560 sq. ft. to 1,700 sq. ft. with common areas for parking and landscaping totaling approximately 15,715 sq. ft. The Setback Adjustment is a request to reduce the side yard setback from 25-feet to 15-feet. Project Planner: Daniel Arvizo at (760) 863-7684 or email at darvizo@rivco.org.

- 4.2 TENTATIVE PARCEL MAP NO. 37228** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Nachhattar Singh Chandi and Susana Chandi – Engineer/Representative: Coachella Valley Engineers – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan – General Plan: Community Development: Commercial Retail (CD-CR) – Location: Northeasterly corner of State Route 86 and 66th Avenue – Acres: 37.17 gross Zoning: Light Agriculture 5-acre minimum (A-1-5) – Scenic Highway Commercial (C-P-S) – **REQUEST:** Tentative Parcel Map No. 37228 proposes a Schedule "E" subdivision of 37.16 gross acres into six (6) parcels. Parcels 1-5 consist of the existing travel center; Parcel 6 is an undeveloped area totaling 25.17 acres. No physical improvements are proposed with the Tentative Parcel Map. The proposed subdivision of the travel center will create six (6) parcels allowing the property owner to sell the parcels individually. This subdivision request does not propose any new development. The proposed parcels consist of the following: Parcel 1 (0.52 acres) includes an existing building with a Starbucks business; Parcel 2 (0.58 acres) includes an existing Del Taco business; Parcel 3 (1.11 acres) is undeveloped; Parcel 4 (6.30 acres) includes the existing Arco fueling station for both auto and trucks, a convenience store, and retail spaces; Parcel 5 (0.33 acres) includes the existing water treatment plant for the center; and Parcel 6 (25.17 acres) is undeveloped. Project Planner: Daniel Arvizo at (760) 863-7684 or email at darvizo@rivco.org.

- 4.3 COMMERCIAL WECS PERMIT NO. 133** – Exempt from the California Environmental Quality Act (CEQA) – Applicant: Wintec Energy, LTD. – Representative: Jeffery S. Welton – Fifth Supervisorial District – Pass and Desert – Western Coachella Valley Area Plan – General Plan: Rural: Rural Desert (RUR-RD) – Location: North Palm Springs northerly of Interstate 10 and easterly of State Highway 62, more specifically, northerly of Avenue 18, southerly of Dillon Road, westerly of Diablo Road, and easterly of Lotker Lane – Zoning: Wind Energy (W-E) – General Plan Policy Area: San Geronio Pass Wind Energy Policy Area – **REQUEST:** Commercial WECS Permit No. 133 is for an existing commercial wind energy conversion system (WECS) array consisting of seven (7) existing Vestas V47-660kW wind turbines not to exceed approximately 275 feet in height, with related facilities such as pad mounted transformers, an underground distribution line, and two (2) meteorological towers not to exceed 240 feet in height (one existing and one proposed meteorological tower). WCS No. 133 will have a permit life of approximately 15 years, expiring on July 1, 2033. WCS No. 133 replaces WCS No. 33R1, which expired on July 19, 2014. No new construction is proposed to the existing wind turbines. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

Planning Commission Action:

Public Comments: Closed

By a vote of 4-0

FOUND Tentative Parcel Map No. 37228 exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Tentative Parcel Map No. 37228, subject to conditions of approval as amended at hearing.

Planning Commission Action:

Public Comments: Closed

By a vote of 5-0

FOUND the project exempt from the California Environmental Quality Act (CEQA); and,

APPROVED Commercial WECS Permit No. 133, subject to conditions of approval.

5.0 WORKSHOP

NONE


6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS

Agenda Item No.: 4.1
Area Plan: Western Coachella Valley
Zoning District: Bermuda Dunes
Supervisory District: Fourth
Project Planner: Daniel Arvizo
Planning Commission: July 19, 2017

TENTATIVE PARCEL MAP NO. 37307 PLOT
PLAN NO. 26229
SETBACK ADJUSTMENT NO. 6092
ENVIRONMENTAL ASSESSMENT NO. 43009
Applicant: Steve Blair
Engineer/Architect: LSAP/Robert H. Ricciardi



Charissa Leach, P.E.
Assistant Director of TLMA

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map No. 37307 proposes a Schedule E subdivision that will create a single parcel (.62 acres) with 7 (seven) condominium units for recreational vehicle storage. Units will range in size from 1,560 s.f. to 1,700 s.f. within a proposed 11,292 s.f. building. The proposed subdivision also establishes a 12,250 s.f. common parking lot and a 3,465 s.f. common landscaped area. The project site is an infill lot within an existing business park and no off-site improvements are required.

Plot Plan No. 26229 proposes to construct an 11,292 s.f. concrete tilt-up building with a proposed building height of 22 feet, with enclosed trailer, recreational vehicle, and boat storage spaces for seven condominium units ranging in size from 1,560 s.f. to 1,700 s.f. with common areas for parking and landscaping totaling approximately 15,715 s.f.

Setback Adjustment No. 6092 requests to reduce the side yard setback of a proposed 11,292 s.f. building from 25 feet to 15 feet.

The project site is located at the southeast corner of Leopard Street and Wolf Road north of Interstate-10 and west of Washington Street.

BACKGROUND:

The project site is one of several remaining vacant lots within the Washington Street exit Desert Business Park located north of Interstate 10. The project site is an infill lot that is adjacent to developed business park uses on all sides. The dedicated streets, sidewalk, and utilities are already in place for development. The project is also located within several jurisdictional boundaries that required additional oversight and/or approvals. These districts included the Coachella Valley Water District flood control, the airport land use commission due to its proximity to the Bermuda Dunes Airport, and approval from the Thousand Palms Community Council. In addition the project also underwent the noticing under AB52 and did receive a request for consultation and additional review time to determine the cultural sensitivity.

The project site is located within the flood zone within the Whitewater River Basin Thousand Palms Flood Control Project which is under the jurisdiction of the Coachella Valley Water District (CVWD). The particular area where the project site is located is designated Zone AO which is subject to shallow flooding at a depth of 3 feet. Prior to construction of the project, the applicant is required to comply with design measures outlined in the proposed grading plan approved by CVWD (Exhibit G). The project is to include flood control measures such as raising the primary structure and electronic equipment 3 feet above the highest adjacent ground. The measures are included in the Project's conditions of approval (COA 10.Planning 248).

The project is located within the Bermuda Dunes Airport Influence Area. The project was reviewed by the Riverside County Airport Land Use Commission (ALUC) on June 8, 2017 which determined the proposed project consistent with the Bermuda Dunes Airport Land Use Compatibility Plan and recommended certain standard conditions be complied with. Those conditions have been incorporated into the project as Conditions of Approval #10 PLANNING 255.

The project site is located within the Thousand Palms Community. On June 29, 2017, the Thousand Palms Community Council met and voted unanimously to recommend approval of the project. Staff and the applicant's architect were present at the meeting to answer questions. There was no one in opposition of the project.

The project is within the Sphere of Influence of the City of Palm Desert. Project information was forwarded to the City of Palm Desert for its review. As of the date of this staff report, no comments have been received from the city.

On July 13, 2017, the Planning Director considered the Negative Declaration for Environmental Assessment No. 43009 and Setback Adjustment No. 6092 and approved them on the condition that Parcel Map No. 37307 and Plot Plan No. 26229 were approved by the Planning Commission. A letter dated July 13, 2017, was sent to the applicant with the findings for Setback Adjustment No. 6092.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Light Industrial (CD:LI) (0.25 - 0.60 FAR)
2. Surrounding General Plan Land Use (Ex. #5): Community Development: Light Industrial (CD:LI) (0.25 - 0.60 FAR) to the north, east, south, and west and Community Development: Commercial Retail (CD:CR) (0.20 - 0.35 FAR) further to the west
3. Existing Zoning (Ex #2): Manufacturing-Service Commercial (M-SC)
4. Surrounding Zoning (Ex. #2): Manufacturing-Service Commercial (M-SC) to the south, east, and north and Industrial Park (I-P) to the west of the project area, and General Commercial (C-1/C-P) further to the west
5. Existing Land Use (Ex. #1): The site is currently vacant.
6. Surrounding Land Use (Ex. #1): Developed business park related uses such as offices and warehousing to the north, east, south, and west
7. Project Data:
Total Acreage: 0.62 net acres (27,007 square feet)
Total Proposed Lots: 1, with 7 condominium units.
Map: Schedule: E
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO.43009**, 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,

APPROVE TENTATIVE PARCEL MAP NO. 37307 subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and

APPROVE PLOT PLAN 26229, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report; and

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

1. The project site is designated Community Development: Light Industrial (0.25 - 0.60 FAR) (CD:LI) in the Western Coachella Valley Area Plan. The project's footprint falls between the required parameters of the floor-to-area ratio (.41 FAR) and the proposed use is consistent with the General Plan's Land Use Element guidelines under the Industrial and Business Park Area Land Use Designations. The Light Industrial (LI) designation "allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses and supporting retail uses."
- 2.
3. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD:LI) to the north, south, east, and west.
4. The existing zoning for the subject site is Manufacturing-Service Commercial (M-SC).
5. The proposed use for recreational vehicle, trailer and boat storage is permitted in the Manufacturing – Service Commercial (M-SC) zone under Ordinance No. 348 section 11.2.B.1.k.(7) and (8).
6. The proposed use and subdivision are consistent with the development standards set forth in the Manufacturing – Service Commercial zone (M-SC), in particular the minimum lot size of 27,007 square feet complies with the 10,000 square feet development standard, maximum building height of 22 feet complies with the development standard of 40 feet at the setback line, with the exception of the side yard setback for 25 feet for which the setback adjustment was applied for. The project, meets parking requirements (18.12.a.(2).b) and will provide a screened trash collection area consisting of a 6' high concrete slump block. The project is not required to install a masonry wall as it is not located next to any residential zone (11.4.D) and will meet landscaping requirements with 12.3% coverage (minimum 10%). Existing utilities are undergrounded and mechanical equipment will be enclosed. No roof mounted equipment is proposed, however the project is conditioned to shield roof equipment from ground view. Lighting is also conditioned to be shielded. No outdoor storage is proposed.
7. The project site is surrounded by properties which are zoned Manufacturing – Service Commercial (M-SC) and Industrial Park (I-P)

8. Surrounding the project area is a developed business park with similar uses and some remaining vacant industrial parcels.
9. This project is not located within a conservation area of the Coachella Valley Multi-Species Habitat Conservation Plan but is within the boundaries of the plan area and as a result is only required to pay the required fee for .62 acres.
10. The proposed project consists of a Schedule 'E' subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. Based on review by staff and added Conditions of Approval the proposed Tentative Parcel Map is consistent with the minimum improvements as outlined in Section 10.10 (Schedule "E" Subdivision) or Ordinance No. 460. Based on review by staff and added Conditions of Approval the proposed Tentative Parcel Map is consistent with the minimum improvements as outlined in Section 10.10 (Schedule "E" Subdivision) or Ordinance No. 460 as stated below: as stated below:
 - a. Streets - No street improvements are required because they already exist and are in place along with existing sidewalk.
 - b. Domestic Water and Sewage Disposal – Existing domestic water and sewage infrastructure are currently available to serve the site.
 - c. Fire Protection – Applicant has been conditioned (COA 80 Fire 001) to provide approved super fire hydrants that shall be located at each street intersection and spaced not more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a fire hydrant and will be required to provide a water flow consisting of 1,375 gallons per minute @ 20 psi for 2 hours. For the proposed building the applicant has been conditioned to provide a minimum required fire flow of 1,375 gpm for a 2 hour duration at 20 PSI residual operating pressure.
 - d. Fences – There are no canals, drains, expressways, or other hazardous features on or adjacent to the project site. Therefore, no fencing is necessary, and there are no fences proposed with the proposed subdivision.
 - a. Electrical and Communication Facilities – No additional electrical or communication facilities are necessary to serve the proposed project.
11. This project is not located within an area with a fire hazard severity designation or within an area designated for either local or state responsibility.
12. The proposed map and its current design are consistent with the County's General Plan in that the use is permitted and the design meets the County's Ordinance No. 460. The project also meets General Planning Principles of the General Plan. For example, the Infrastructure Support Principle states that the County should locate industrial uses in proximity to existing and planned rail lines, freeways, arterial highways and utilities. The proposed project is proposed is adjacent to Interstate 10 and has utilities ready for connection. Land and Development Activity meets the first Principal requirement in that the vacant land and the proposed subdivision focus on the availability of vacant, developable land, that could accommodate a variety of economic enterprises. In addition the proposed use is near local residents, commercial air transportation facilities, and the college of the

desert campus (6.5 miles) (E.2). As set forth above, the proposed map and use are also consistent with Ordinance No. 348, the County's Land Use Ordinance. There is no applicable Specific Plan.

13. The proposed map is an infill project within an existing business park area. The project will not cause serious public health problems as conditioned and the proposed project design is consistent with development patterns in the area. The project does not require off-site improvements and will not impact existing public right-of way improvements which currently provide safe and adequate circulation. The site of the proposed map is therefore physically suitable for the type of development and the proposed density of development.
14. The proposed map and its design has been thoroughly evaluated pursuant to the California Environmental Quality Act (CEQA), and that review demonstrates that it is no likely to cause substantial environmental damage; to substantially or avoidably injure fish or wildlife or their habitat; or cause serious public health problems.
15. The design of the proposed map will not conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision as no such easements exist on the project site. No right of way improvements are required as the necessary infrastructure is currently in place.
16. In accordance with AB 52, notices were mailed to all requesting tribes on May 9, 2017. A response was received from the Agua Caliente Band of Cahuilla Indians and the Twenty-Nine Palms Band of Mission Indians. Agua Caliente requested to be provided the record search results, and any cultural resource documentation generated in connection with this project. Twenty-Nine Palms requested that a Phase I cultural survey be conducted. After an analysis of records and a survey of the property was completed, a Cultural Resources survey report was prepared for the project and submitted by the County Archeologist June 30, 2017. That report indicated it was not likely that any cultural resources were located at the project site. However, as condition of approval, the project will require Cultural Sensitivity Training to construction personnel at a pre-grade meeting (COA 60 PLANNING 005).
17. A Negative Declaration for Environmental Assessment No. 43009, attached hereto, is recommended based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment.

CONCLUSIONS:

1. The proposed project consisting of a subdivision, plot plan, and setback adjustment, is in conformance with the Community Development: Light Industrial (CD:LI) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Manufacturing-Service Commercial (M-SC) zoning classifications of Ordinance No. 348 with approval of the setback adjustment, and with all other applicable provisions of Ordinance No. 348.
3. The proposed subdivision is consistent with the Schedule "E" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.

4. The public's health, safety, and general welfare are protected through project design.
5. The proposed subdivision, plot plan, and setback adjustment entitlements are clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

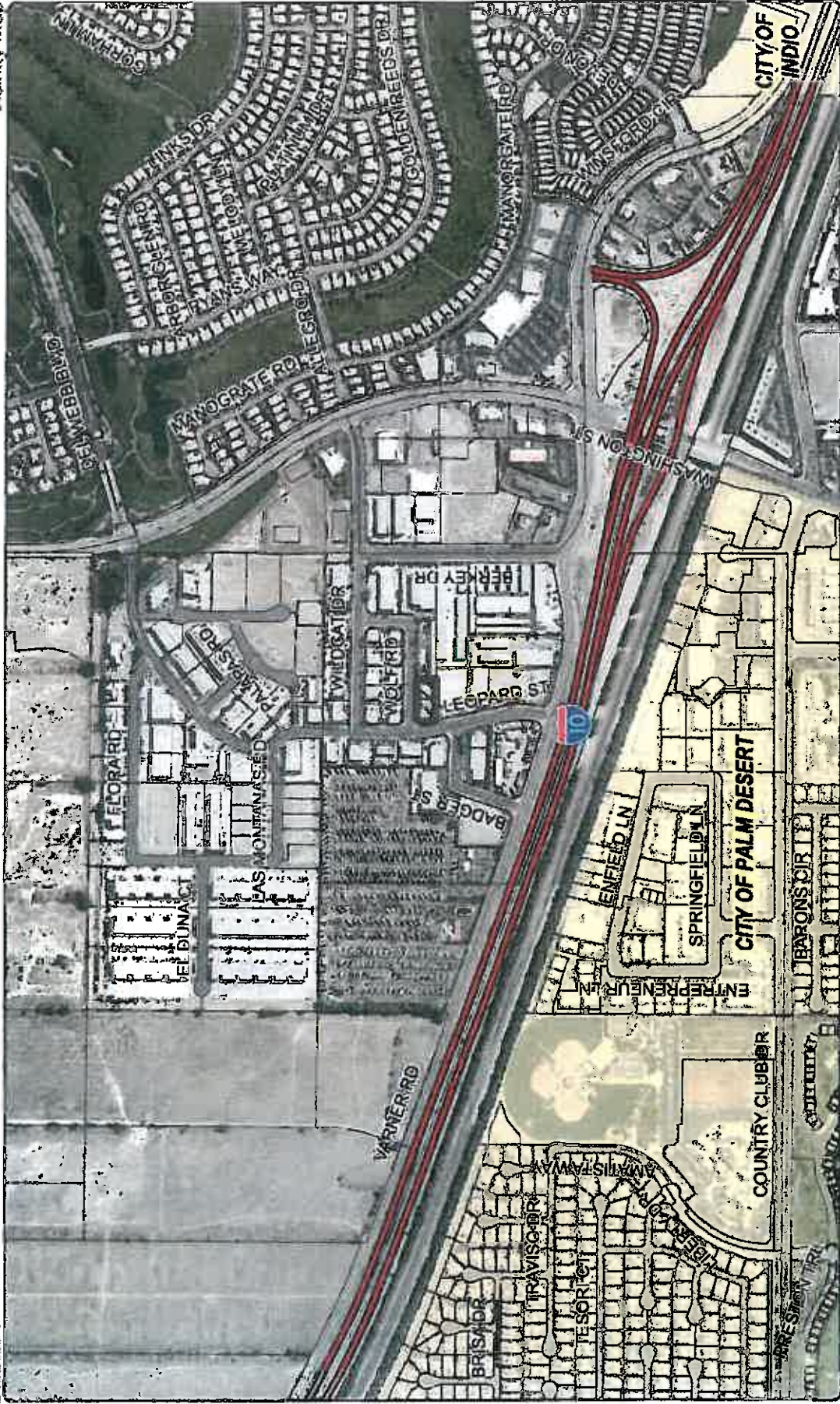
INFORMATIONAL ITEMS:

1. As of this writing, no letters in support or opposition have been received.
2. The project site is not located within:
 - a. A Coachella Valley habitat conservation area;
 - b. A fault zone;
 - c. An agricultural preserve;
 - d. A dam inundation area; or
 - e. A high fire area.
3. The project site is located within:
 - a. A 100-year flood plain;
 - b. The City of Palm Desert's Sphere of Influence;
 - c. The Thousand Palms Community
 - d. The Coachella Valley Habitat Conservation Plan Fee Area;
 - e. The Bermuda Dunes Airport Influence Area.
 - f. County Service Area Bermuda Dunes #121 Street Lighting; and
 - g. A moderate liquefaction area
4. The subject site is currently designated as Assessor's Parcel Numbers: 626-330-024 and 626-330-025

RIVERSIDE COUNTY PLANNING DEPARTMENT
PM37307 PP26229 SBA6092
VICINITY/POLICY AREAS

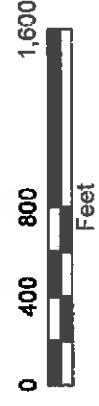
Supervisor: Perez
 District 4

Date Drawn: 06/16/2017
 Vicinity Map



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



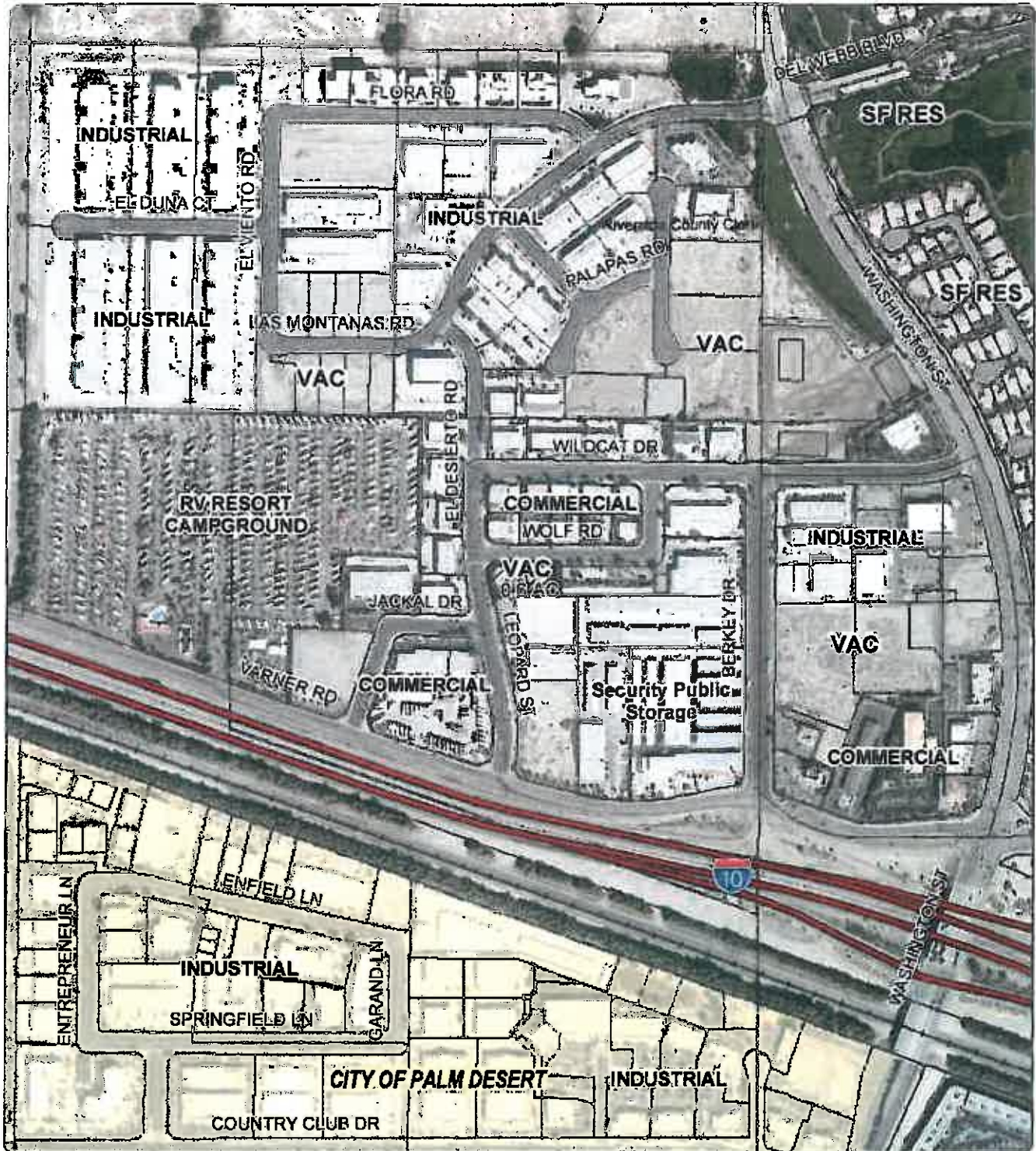
© 2000, City of Riverside, California. All rights reserved. This map is for informational purposes only. It is not intended to be used as a legal document. The City of Riverside is not responsible for any errors or omissions on this map. For more information, please contact the Planning Department at (951) 940-2000. Website: <http://www.ci.riverside.ca.us>

RIVERSIDE COUNTY PLANNING DEPARTMENT
 PM37307 PP26229 SBA6092

Supervisor: Perez
 District 4

LAND USE

Date Drawn: 06/16/2017
 Exhibit 1



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, 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) 955-8000 (Western County) or in Palm Desert at (760) 968-8277 (Eastern County) or Website <http://planning.rctimes.gov>

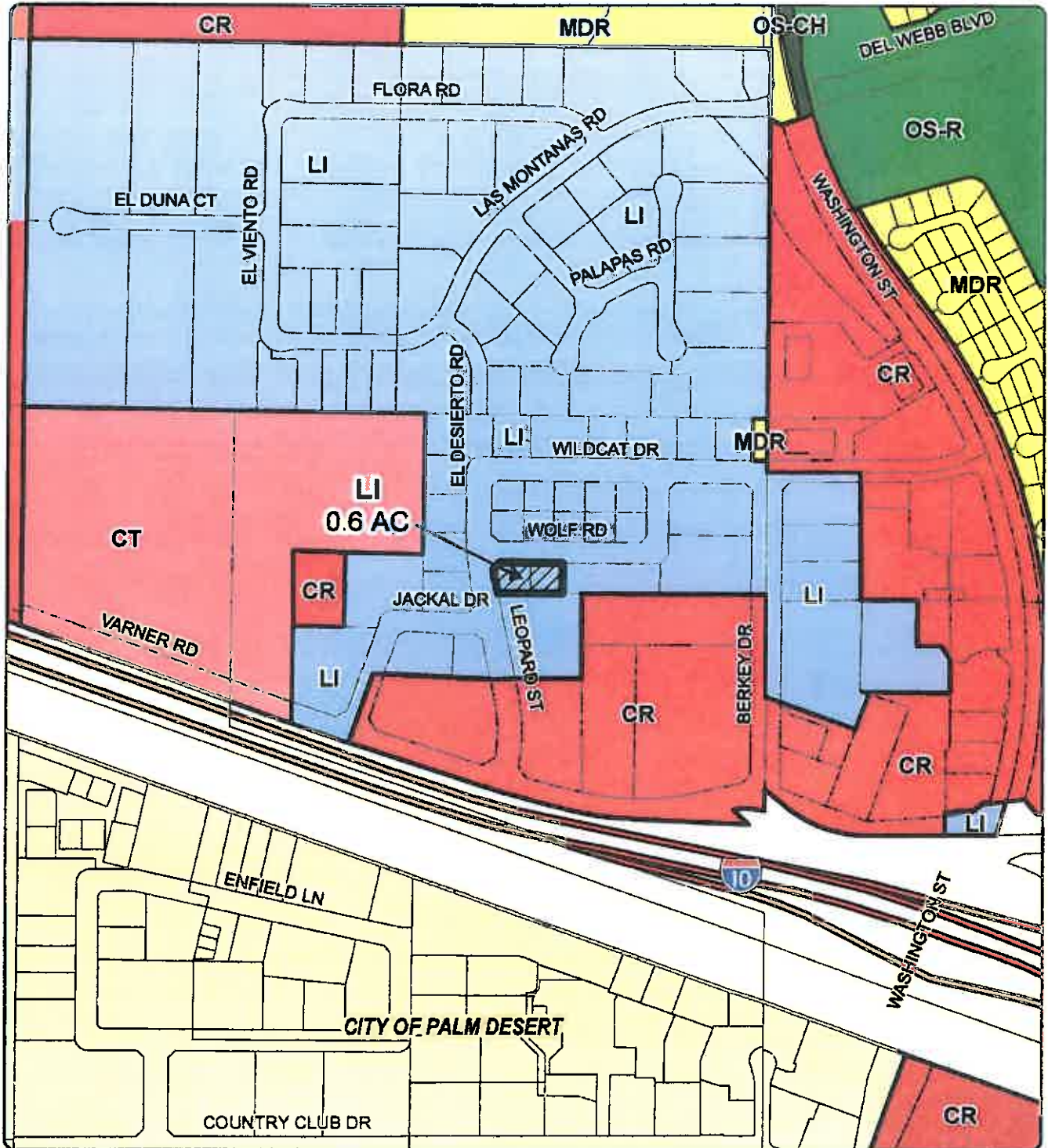
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37307 PP26229 SBA6092

EXISTING GENERAL PLAN

Supervisor: Perez
District 4

Date Drawn: 06/16/2017
Exhibit 5



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



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 (Incorporated County) or in Palm Desert at (760)863-8277 (Eastern County) or Website: <http://www.riverside.ca.gov>

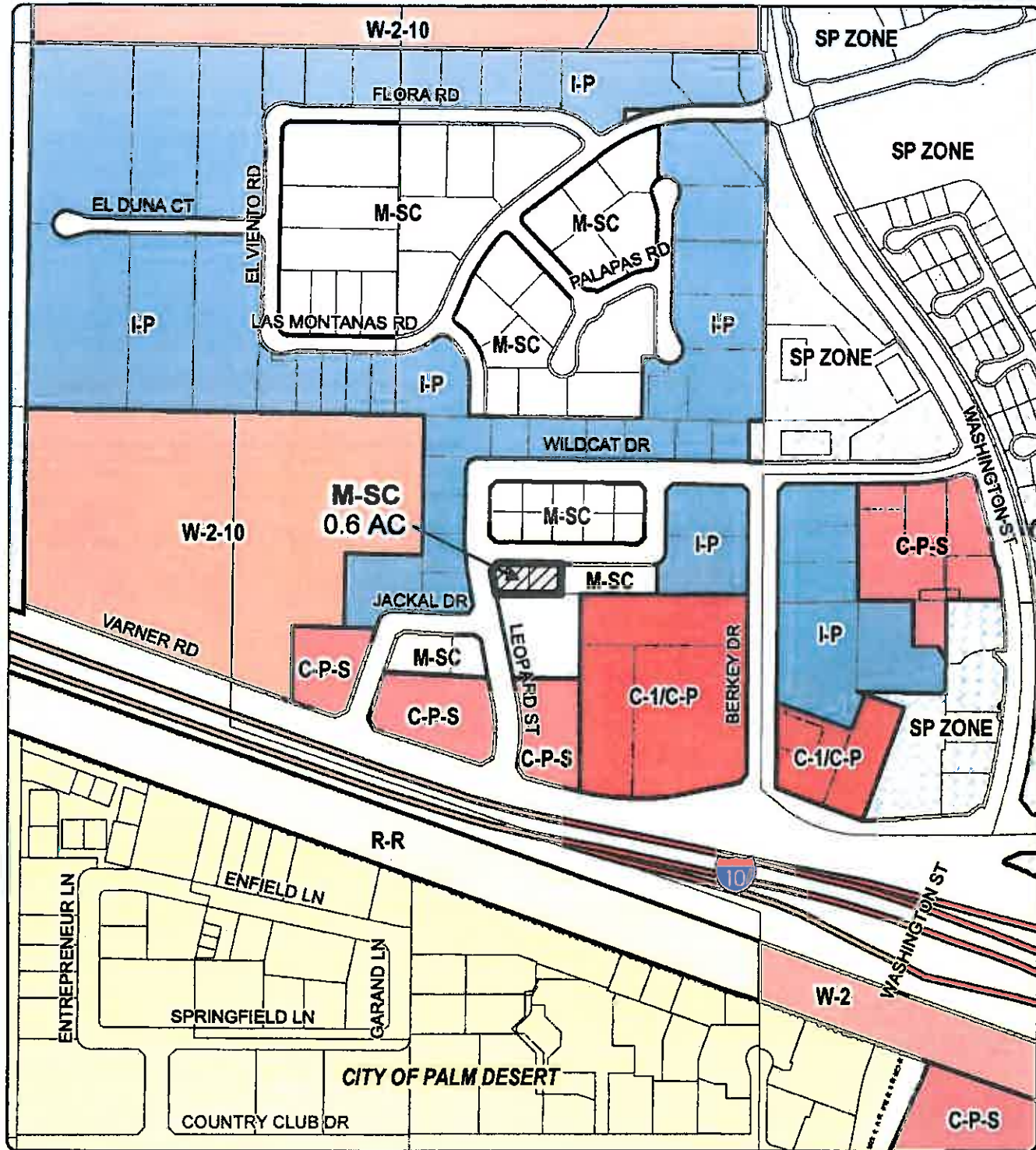
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37307 PP26229 SBA6092

Supervisor: Perez
District 4

Date Drawn: 06/16/2017
Exhibit 2

EXISTING ZONING



Zoning Dist: Bermuda Dunes

Author: Vinnie Nguyen



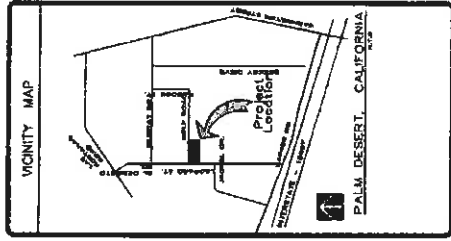
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County) or in Palm Desert at (951) 853-9277 (Eastern County) or Website: <http://www.riversideca.gov>

Architects Exterior Design

TR

ROBERT H. RICCIARDI ARCHITECT
 ROBERT H. RICCIARDI
 N.C.A.R.B. 10620
 75-400 GERALD FORD DR. SUITE 115
 PALM DESERT, CALIFORNIA 92211
 TELEPHONE 760/ 810-5035
 FAX 760/ 810-5037

PP26229
Exhibit "A-B"



NO. DATE CONTRACTOR

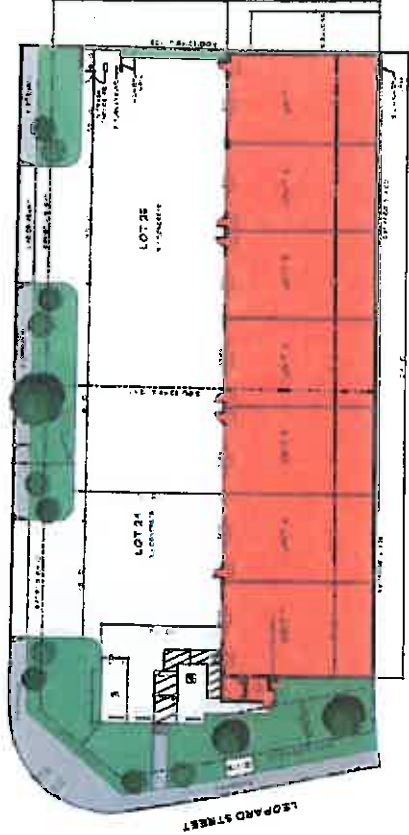
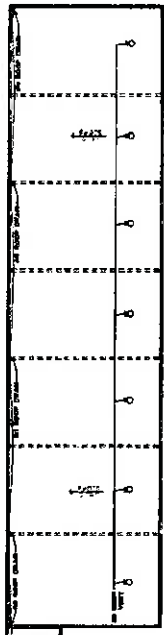
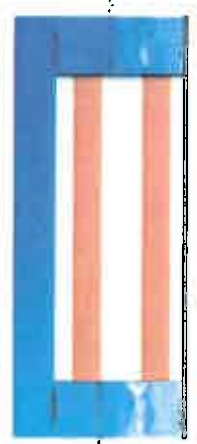
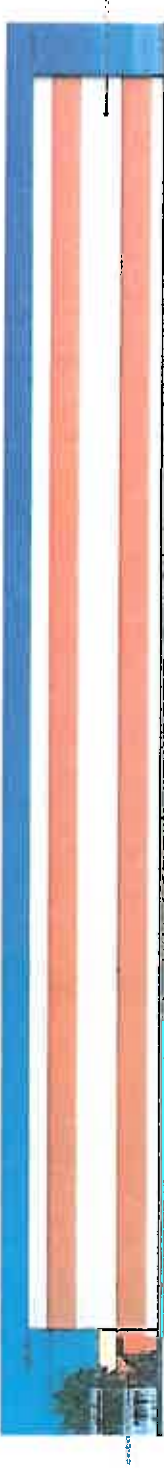
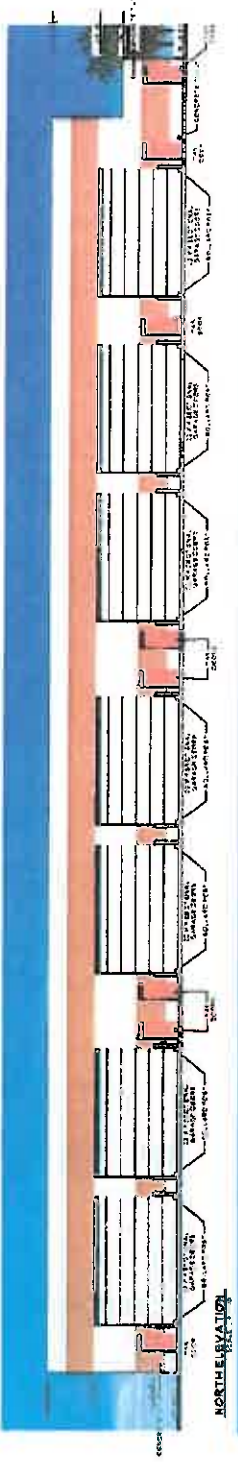
PROJECT STOPS BY STAKEOUT BRACK FOR

7 TOY BOXES

THIS PRELIMINARY SITE PLAN, ELEVATIONS, & TABULATIONS

DATE: 11/15/10
 TIME: 10:30 AM
 SCALE: AS SHOWN
 BY: [Signature]

11/15/10
 P1
 OF 1



APPLICANT / OWNER
 LAND FABRICATION

GENERAL INFORMATION
 LAND FABRICATION
 107 N 432 810 ACRES 5.077 AC
 107 N 432 810 ACRES 5.077 AC

LAND USE
 RESIDENTIAL

SCOPE APPROVAL
 THIS PLAN SHOWS THE PROPOSED BUILDING FOOTPRINT AND THE LOCATION OF THE BUILDING.

OCCUPANCY
 RESIDENTIAL

LEGAL DESCRIPTION
 LOT 24
 LOT 25

NOTES
 1. THE LAND IS SUBJECT TO EASEMENTS, ENCUMBRANCES, AND OTHER RIGHTS.
 2. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.
 3. THE APPLICANT SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
 4. THE APPLICANT SHALL MAINTAIN THE EXISTING UTILITIES AND SERVICES.
 5. THE APPLICANT SHALL MAINTAIN THE EXISTING LANDSCAPING AND PLANTINGS.

Exhibit L

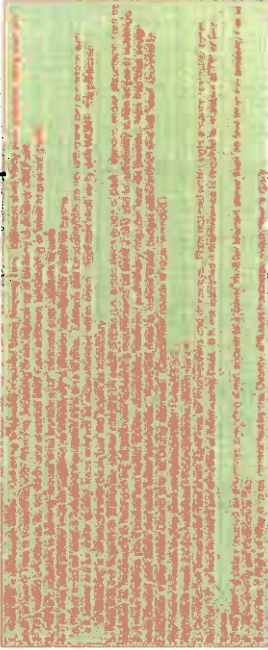
LANDSCAPE CONSTRUCTION PLANS

7 TOY BOXES

PALM DESERT, CA

PP26229

Landscape Plan



PREPARED FOR: STEVE BLAIR
 52 CAMINO REAL
 RANCHO MIRAGE, CA 92270
 760-567-6702

CONSULTANTS

CONTRACTOR
 STEVE BLAIR
 52 CAMINO REAL
 RANCHO MIRAGE, CA 92270
 760-567-6702

ARCHITECT
 STEVE BLAIR
 52 CAMINO REAL
 RANCHO MIRAGE, CA 92270
 760-567-6702

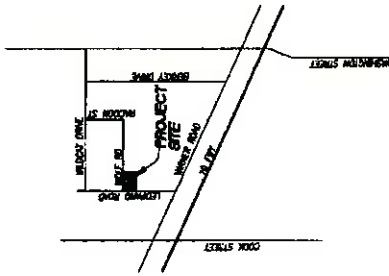
LANDSCAPE ARCHITECT
 STEVE BLAIR
 52 CAMINO REAL
 RANCHO MIRAGE, CA 92270
 760-567-6702

CIVIL ENGINEER
 STEVE BLAIR
 52 CAMINO REAL
 RANCHO MIRAGE, CA 92270
 760-567-6702

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CITY AND COUNTY CODES AND THESE PLANS.
2. THE CONTRACTOR SHALL CARRY ALL WORKING COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE AS REQUIRED BY OWNER.
3. THE CONTRACTOR SHALL APPLY FOR ALL PERMITS AND PAY FOR SAME.
4. ALL IRRIGATION WORK SHALL HAVE RECOMMENDED APPROVAL BY THE OWNER PRIOR TO BEGINNING ANY GROUND COVER PLANTING WORK.
5. THE OWNER'S REPRESENTATIVE WILL REVIEW THE PLANTING PERKS PRIOR TO BEING PLANTED. THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING ANY PERKS.
6. THE QUALITY OF INSTALLATION AND MATERIALS SHALL BE OF THE HIGHEST STANDARD. INFORMATION AND FLATNESS IS EXPECTED OF THE CONTRACTOR TOWARDS HOMEOWNERS WITH THE OWNER / LANDSCAPE ARCHITECT IN PROVIDING THE BEST POSSIBLE PRODUCT.
7. BY EXECUTING THIS CONTRACT, THE CONTRACTOR REPRESENTS THAT HE AND HIS EMPLOYEES AND SUBCONTRACTORS ARE QUALIFIED TO PERFORM THE WORK AND ARE AWARE OF THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.
8. ALL WORK SHALL BE PROVIDED IN THESE CONTRACT DOCUMENTS, THE SPECIFICATIONS, DRAWINGS, AND MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK AND FOR THE CONTRACTOR'S REPRESENTATIVE IN WRITING.
9. THE CONTRACTOR SHALL OBTAIN A CURRENT STRUCTURAL SOILS REPORT. THIS SOILS REPORT SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO THE START OF CONSTRUCTION.
10. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
12. THE CONTRACTOR SHALL NOT RELIABLY PROCEED WITH CONSTRUCTION WHEN IT IS OBSERVED THAT UNDESIRABLE CONDITIONS EXIST, UNLESS OTHERWISE SPECIFIED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL AVOID ALL NECESSARY REVISIONS TO THE PLANS TO AVOID SUCH NOTIFICATIONS. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE IN FEET AND INCHES.
13. ALL CURBS, TOLERANCES AND CURVE-TO-TANGENT LINES SHALL BE NEAT.
14. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PROPOSED PAVED DRIVE, DRIVEWAY AND DRIVEWAY APPROACHES CLEAR OF OBSTRUCTIONS, UNLESS OTHERWISE SPECIFIED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES, MAINTENANCE, AND EARTH MATERIALS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND COMPLETING ALL SAFETY PRECAUTIONS AND MEASURES IN CONNECTION WITH THE WORK.
16. THE CONTRACTOR SHALL PROTECT ALL WORK EXISTING PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES, MAINTENANCE, AND EARTH MATERIALS.
17. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY WITH THE OWNER'S AUTHORIZED REPRESENTATIVE THAT NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED FOR THE WORK.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL UTILITIES, MAINTENANCE, AND EARTH MATERIALS.

VICINITY MAP



N.T.S.

SHEET INDEX

SHEET	DESCRIPTION
L-1	COVER SHEET
L-2	IRRIGATION PLAN
L-3	IRRIGATION NOTES
L-4	IRRIGATION DETAILS
L-5	PLANTING DETAILS
L-6	PLANTING DETAILS
L-7	PLANTING DETAILS

APPROVALS



COVER SHEET

DATE: 01/11/2024

SCALE: AS SHOWN

PROJECT: 7 TOY BOXES

OWNER: STEVE BLAIR

DESIGNER: STEVE BLAIR

DATE: 01/11/2024

SCALE: AS SHOWN

PROJECT: 7 TOY BOXES

OWNER: STEVE BLAIR

DESIGNER: STEVE BLAIR



STEVE BLAIR
 52 CAMINO REAL
 RANCHO MIRAGE, CA 92270
 760-567-6702

7 TOY BOXES
 77827 WOLF ROAD
 PALM DESERT, CA 92270

NO.	DATE	DESCRIPTION



COVER SHEET

DATE: 01/11/2024

SCALE: AS SHOWN

PROJECT: 7 TOY BOXES

OWNER: STEVE BLAIR

DESIGNER: STEVE BLAIR

STEVE BLAIR
 52 CAMINO REAL
 RANCHO MIRAGE, CA 92270
 760-567-6702

7 TOY BOXES
 77827 WOLF ROAD
 PALM DESERT, CA 92270

Exhibit L - PP26229



7 TOY BOXES
7787 WOLF ROAD
PALM DESERT, CA 92211

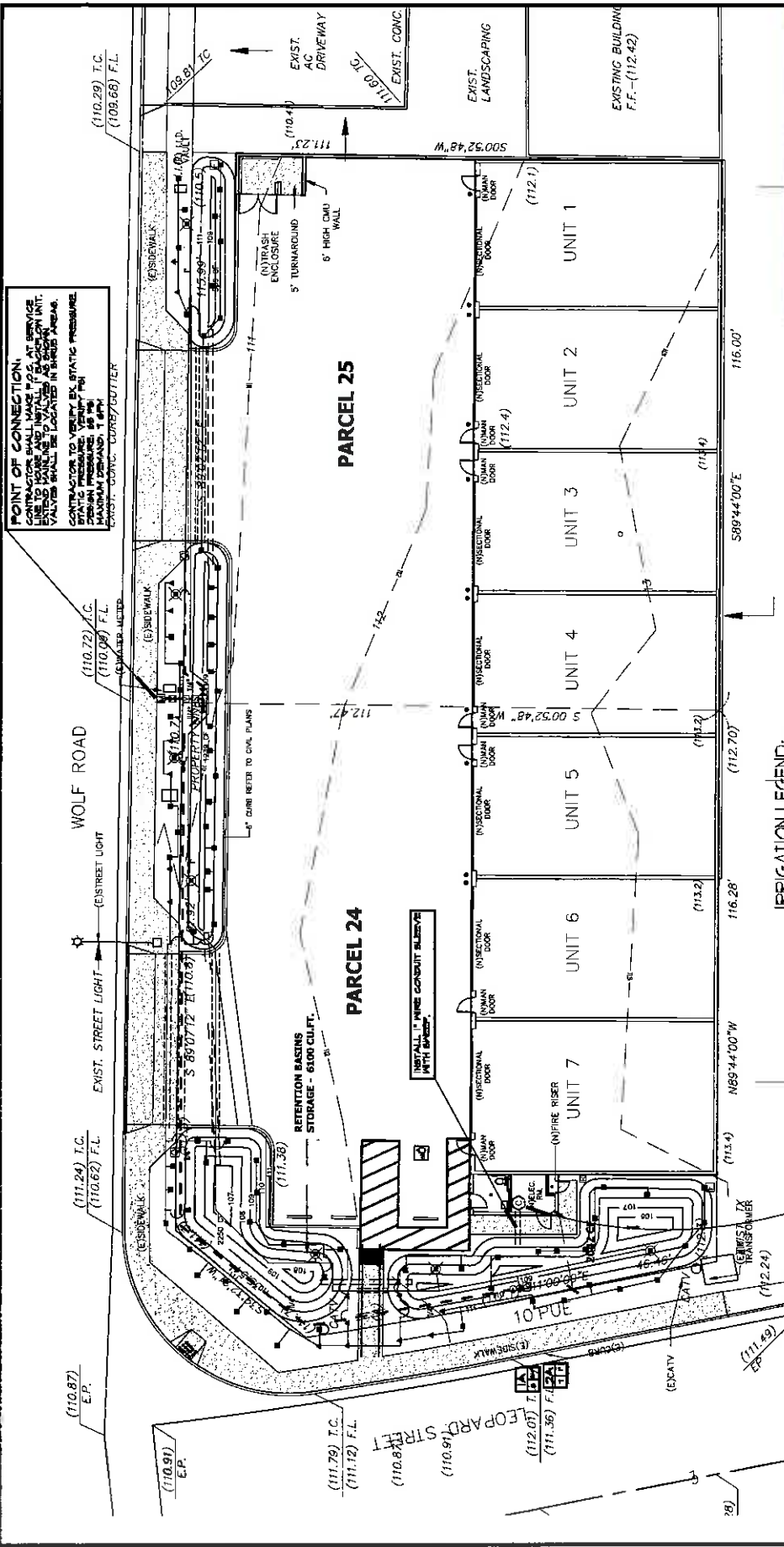
STEVE BLAIR
52 CAMINO REAL
RANCHO MIRAGE CA 92220
760-567-6702

REVISION	DATE	BY



PROJECT TITLE
IRRIGATION PLAN

DRAWN BY	JAE
CHECKED BY	CJA
DATE	
SCALE	1" = 30'-0"
SHEET NO.	100-001

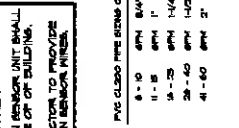


POINT OF CONNECTION
CONTRACTOR SHALL MAKE T.G. AT SERVICE POINT AND SHALL BE RESPONSIBLE FOR ALL EXISTING VALVES AND WATER METER. VALVES SHALL BE LOCATED IN BURS AREAS.

110' High Iron Pipe 4" or 6" diameter...
...shall be installed in the ground...
...at least 18" below the ground surface...

SYMBOL	FIG.	MODEL NO.	DESCRIPTION	RAID.	GPM	PSI DEIT. REI.
▣	RAN-100	10-000-001	DIP ENTER	NA	1-000	30 F/L-4
▣	RAN-100	10-000-002	DIP ENTER	NA	1-000	30 F/L-4
▣	RAN-100	10-000-003	FLOOD MARKER - 3/8" IRON	NA	30-000	30 G/L-4
▣	RAN-100	10-000-004	NOTE CONTROL	PIPE SIZE NOTE		30 G/L-4
▣	RAN-100	10-000-005	NOTE CONTROL	PIPE SIZE NOTE		30 G/L-4
▣	RAN-100	10-000-006	3/4" REDUCED PRESSURE BACKFLOW	INSTALL BY CWD		30 G/L-4
▣	RAN-100	10-000-007	LINE SIZE BALL VALVE			30 G/L-4
▣	RAN-100	10-000-008	AUTOMATIC WALL MOUNTED CONTROLLER	CONTRACTOR TO VERIFY POWER SOURCE AND LOCATION		
▣	RAN-100	10-000-009	RAN SENSOR UNIT	INSTALL PER MANUFACTURER SPECIFICATIONS		
▣	RAN-100	10-000-010	FLOOR SENSOR UNIT			
▣	RAN-100	10-000-011	FLOTTING CLOSED HUBS VALVE			
▣	RAN-100	10-000-012	BACKFLOW PREVENTER			
▣	RAN-100	10-000-013	BACKFLOW PREVENTER			
▣	RAN-100	10-000-014	WATER METER	INSTALL BY CWD		
▣	RAN-100	10-000-015	WATER METER CONTROL	1" M. GALV. LINE		
▣	RAN-100	10-000-016	UP DIRECT BURIAL CONTROL	1" M. GALV. LINE		
▣	RAN-100	10-000-017	1/2" DIRECT BURIAL CONTROL	1" M. GALV. LINE		
▣	RAN-100	10-000-018	3/4" P.V.C. CLASS 200 NON-PRESSURE LATERAL	LINE BY DEEP SIZE NOTED.		
▣	RAN-100	10-000-019	P.V.C. 50' 40' LIPS AND P.V.C. SLABS			

IRRIGATION LEGEND
DIST. J.5004



P.V.C. CLASS 200 PIPE SIZES CHART

INCH	OD	WT	LENGTH
8"	8.625"	14.0	100'
10"	10.750"	21.0	100'
12"	12.750"	28.0	100'
16"	16.750"	42.0	100'
20"	20.750"	56.0	100'

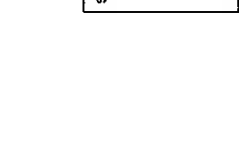
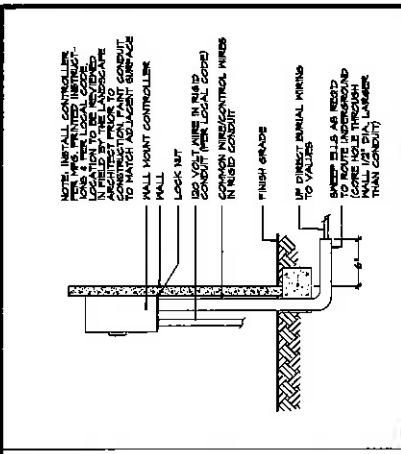
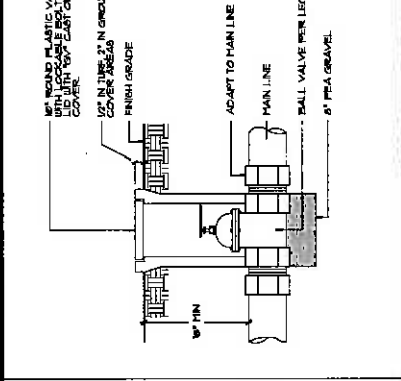


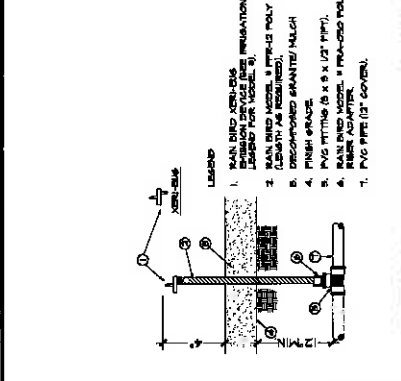
Exhibit L - PP26229



H REMOTE CONTROL VALVE



G TREE BUSSLER



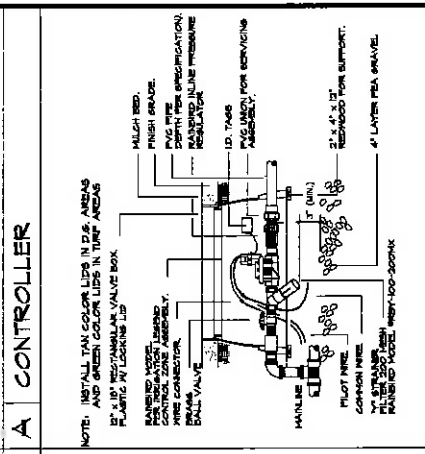
F DRIP EMITTER



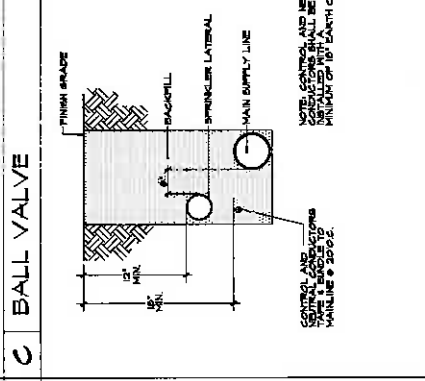
C BALL VALVE



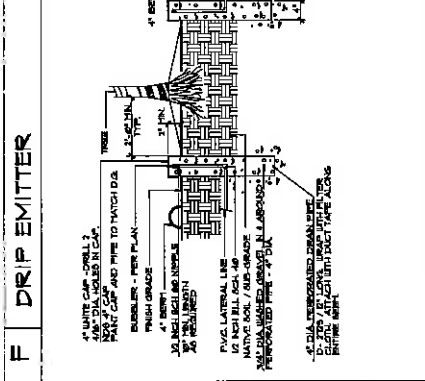
A CONTROLLER



B R.C. DRIP VALVE



D TRENCHING



E SLEEVING



A CONTROLLER



B R.C. DRIP VALVE

NOTE: INSTALL TAN COLOR LIDS IN D.E. AREAS AND GREEN COLOR LIDS IN TREE AREAS.

NOTE: INSTALL TAN COLOR LIDS IN D.E. AREAS AND GREEN COLOR LIDS IN TREE AREAS.

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7 TOY BOXES
77827 WOLF ROAD
PALM DESERT, CA 92211

3 STEVE BLAIR
52 CAMINO REAL
RANCHO MESA
CONTACT: STEVE BLAIR
760-567-8702

7/19/88
1/19/88
1/19/88
1/19/88
1/19/88
1/19/88
1/19/88
1/19/88
1/19/88
1/19/88

HAWAIIAN IRRIGATION GROUP
7/19/88
1/19/88
1/19/88
1/19/88
1/19/88
1/19/88
1/19/88
1/19/88
1/19/88
1/19/88

IRRIGATION
DETAILS

DESIGNED BY	DATE
CHECKED BY	DATE
SCALE	1"=10'
JOB NO.	100004

Exhibit L - PP26229

<p>L QUICK COUPLER</p> <p>PURPOSE: TO PROVIDE A QUICK AND EASY METHOD OF ATTACHING AND DETACHING THE PIPING TO THE SYSTEM WITHOUT THE NEED FOR TOOLS.</p> <p>NOTE: THIS DEVICE IS DESIGNED TO BE USED ON PIPING THAT IS NOT UNDER PRESSURE.</p>	<p>K FLOW SENSOR</p> <p>PURPOSE: TO PROVIDE A METHOD OF MEASURING THE FLOW OF WATER THROUGH THE PIPING.</p> <p>NOTE: THIS DEVICE IS DESIGNED TO BE USED ON PIPING THAT IS NOT UNDER PRESSURE.</p>	<p>J MASTER VALVE</p> <p>PURPOSE: TO PROVIDE A METHOD OF CONTROLLING THE FLOW OF WATER THROUGH THE PIPING.</p> <p>NOTE: THIS DEVICE IS DESIGNED TO BE USED ON PIPING THAT IS NOT UNDER PRESSURE.</p>	<p>I AUTOMATIC FLUSH VALVE</p> <p>PURPOSE: TO PROVIDE A METHOD OF AUTOMATICALLY FLUSHING THE PIPING.</p> <p>NOTE: THIS DEVICE IS DESIGNED TO BE USED ON PIPING THAT IS NOT UNDER PRESSURE.</p>
--	--	---	---

Harsco Design Group
7199 W 87th St.
Suite B71
Tomball, TX 77375
Tel: 281-291-7777
Fax: 281-291-7778

STEVE BLAIR
512 CANNON
RANCH ROAD, CA 92211
CONTRACT - STEVE BLAIR
780-567-4702

7 TOY BOXES
7782 WOLF ROAD
PALM DESERT, CA 92211



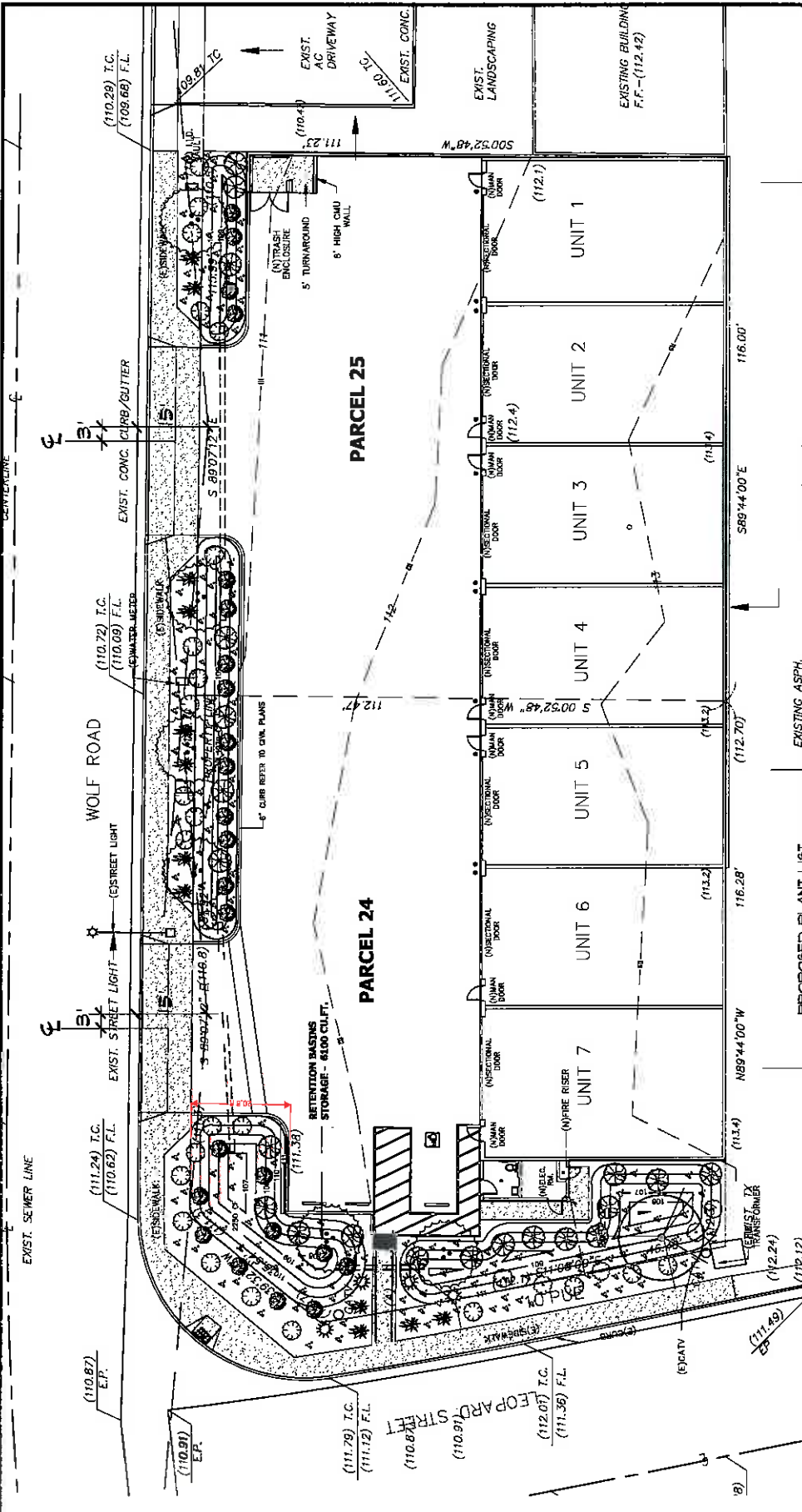
IRIGATION DETAILS

DATE	REVISION

DATE: 10/15/02
BY: SBL

NOTES:
1. THE MANUFACTURER'S RECOMMENDATIONS SHALL BE USED FOR THE SELECTION OF MATERIALS AND METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
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5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

Exhibit L - PP26229



PROPOSED PLANT LIST

CITY, BOTANICAL NAME	SIZE	WATER USE
1. TREE		
2. SHRUB		
3. SPREADER		
4. GRASS		
5. FOLIAGE PLANT		
6. FOLIAGE PLANT		
7. FOLIAGE PLANT		
8. FOLIAGE PLANT		
9. FOLIAGE PLANT		
10. FOLIAGE PLANT		
11. FOLIAGE PLANT		
12. FOLIAGE PLANT		

- NOTES**
- 1. THE CONTRACTOR SHALL VERIFY THE QUALITY OF ALL MATERIALS AND WORKMANSHIP AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 - 2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES AT ALL TIMES.
 - 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES AT ALL TIMES.
 - 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES AT ALL TIMES.
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 - 10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC UTILITIES AT ALL TIMES.



CLIENT: STEVE BLAIR
PROJECT: 7 TOY BOXES
ADDRESS: 77827 WOLF ROAD
CITY: PALM DESERT, CA 92271
PHONE: 760-897-9702
CONTACT: STEVE BLAIR
AGENT: 52 CAMINO REAL
PHONE: 760-897-9702

DESIGNER: HANSON DESIGN GROUP
ADDRESS: 7499 WILLOW BLVD., SUITE 200, PALM DESERT, CA 92260
PHONE: 760-897-9702
FAX: 760-897-9702
WWW: HANSONDESIGNGROUP.COM

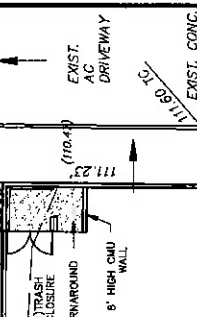
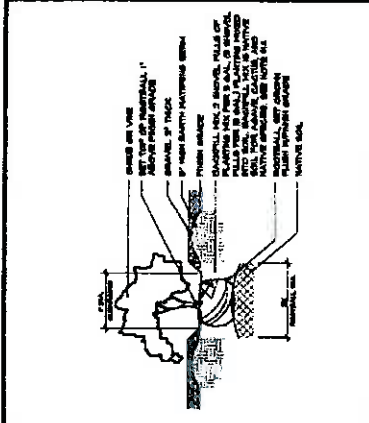


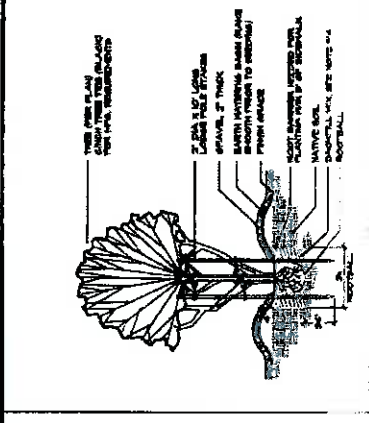
Exhibit L - PP26229

PLANTING NOTES

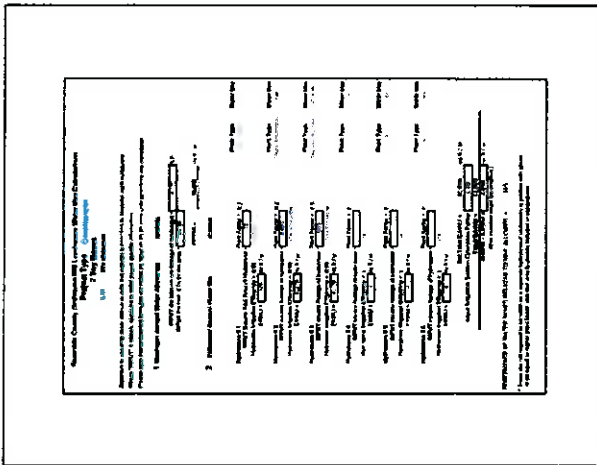
1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, TRANSPORTATION, EQUIPMENT AND PROPERTY TO COMPLETE THE LANDSCAPE AND PLANTING WORK ON THE CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
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10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
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17. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.



A TREE PLANTING



B SHRUBVINE PLANTING



C FINAL GRAVEL GRADE

Hesperus Design Group
 7100 W. 10TH AVE.
 DENVER, CO 80202
 303.754.0818
 303.754.0819

9175E BLVD
52 CALAHO REAL
CONTRACT - STEVE BLAS
 750-557-6792

7 TOY BOXES
77927 WOLF ROAD
PALM DESERT, CA 92211



PLANTING DETAILS

DATE	11/11/11
PROJECT	77927 WOLF ROAD
CLIENT	7 TOY BOXES
DESIGNER	STEVE BLAS
CHECKED	STEVE BLAS
DATE	11/11/11
SCALE	AS SHOWN
BY	STEVE BLAS
DATE	11/11/11

STEVE BLAS
 LICENSED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA
 LICENSE NO. 44425
 EXPIRES 12/31/2014

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 43009
Project Case Type (s) and Number(s): TENTATIVE PARCEL MAP NO. 37307, PLOT PLAN NO. 26229, SETBACK ADJUSTMENT NO. 6092
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Daniel Arvizo, Project Planner
Contact Telephone Number: (760) 863-7684
Contact Email: darvizo@rivco.org
Applicant's Name: Steve Blair
Applicant's Address: 52 Camino Real, Rancho Mirage, CA 92270
Engineer's/Architect's Name: LSAP/Robert H. Ricciardi
Engineer's Address: P.O. Box 1020, Desert Hot Springs, CA 92240/75-400 Gerald Ford Dr. Suite 115, Palm Desert, Ca 92211

I. PROJECT INFORMATION

A. Project Description:

Tentative Parcel Map No. 33434 Amendment No. 3 - A proposed subdivision (Schedule E) that will create a single parcel (.62 acres) with 7 (seven) condominium units for recreational vehicle storage. Units will range in size from 1,560 s.f. to 1,700 s.f. within a proposed 11,292 s.f. building. The proposed subdivision also establishes a 12,250 s.f. common parking lot, and a 3,465 s.f. common landscaped area. The project site is an infill lot within an existing business park and no off-site improvements are required.

Plot Plan No. 26229 - A proposal to construct an 11,292 s.f. concrete tilt-up building with a proposed building height of 22 feet, with enclosed parking spaces for seven condominium recreational vehicle units ranging in size from 1,560 s.f. to 1,700 s.f. with common areas for parking and landscaping totaling approximately 15,715 s.f.

Setback Adjustment No. 06092 - A request to reduce the side yard setback of a proposed 11,292 s.f. building from 25 feet to 15 feet.

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

C. Total Project Area: 0.62 gross acres

Residential Acres:	NA	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	NA	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	.62	Lots:	1 (7 UNITS AND 2 COMMON AREAS) Sq. Ft. of Bldg. Area: 11,292	
Est. No. of Employees:	3			
Other:				

D. Assessor's Parcel No(s): 626-330-024 & 626-330-025

E. Street References: Southeast corner of Leopard Street and Wolf Road, north of Interstate-10 and west of Washington Street.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 7 South, Range 1 West, Section 27

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is comprised of 0.6 acres of a vacant lot located in a business park north of Interstate 10 in the Coachella Valley west of Washington Street. The site is surrounded by developed land and existing infrastructure such as roads, sidewalk, curb, water, and sewer. The surrounding area is a business park consisting of various businesses and warehousing.

APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project site is located within the foundation designation of Community Development (CD) and a land use designation of Light Industrial (LI). The General Plan designation of CD:LI allows for a wide variety of industrial and related uses, including service facilities, warehousing, and supporting retail uses such as the proposed trailer, recreational vehicle, and boat storage use. The use is consistent with the General Plan and other applicable land use policies within the General Plan.
- 2. Circulation:** The project site has adequate circulation and does not propose any circulation that will conflict with this element. Therefore the proposed circulation is consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The project area is not within a designated open space area and no natural open space land was required to be preserved within the boundaries of the Project area. However, the Project is within the boundaries of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), but not located within a CVMSHCP designated Conservation Area. The proposed project meets all applicable Multipurpose Open Space element policies.
- 4. Safety:** The project is not in a fault zone, a high fire area, or dam inundation area. The project is located within a 100-year floodplain, but has been designed pursuant to CVWD recommendations to limit impacts from the floodplain on the proposed building and use. The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
- 5. Noise:** The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance and the project meets all other applicable Noise Element Policies.
- 6. Housing:** The proposed project does not consist of housing, and therefore the Housing Element Policies are not applicable.
- 7. Air Quality:** The proposed Project will be conditioned to control any fugitive dust during grading and construction activities and shall adhere to the South Coast Air Quality Management District standards. The proposed project meets all other applicable Air Quality element policies.
- 8. Healthy Communities:** The proposed project meets the applicable policies HC14.1 and HC14.2 as the project will not produce pollution and can be located near homes.

B. General Plan Area Plan(s): Western Coachella Valley

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Light Industrial

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Western Coachella Valley Area Plan

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

3. **Land Use Designation(s):** Light Industrial

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

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Manufacturing-Service Commercial (M-SC)

J. Proposed Zoning, if any: Not applicable

K. Adjacent and Surrounding Zoning: Manufacturing-Service Commercial (M-SC) to the south, east, and north and Industrial Park (IP) to the west.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

III. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

Dan Arvizo

Signature

June 27, 2017

Date

Daniel Arvizo

Printed Name

Charissa Leach, P.E.
Assistant TLMA Director

IV. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

- a) The project is not adjacent to a designated scenic highway corridor. However, Interstate-10 is identified as a County Eligible Scenic Highway. The project site is generally obscured from views from Interstate-10 from intervening development and the project sits at relatively the same level as the highway. Therefore, there is no impact, either on designated or eligible scenic highways.
- b) The project site is vacant with some low growing vegetation, but generally void of any notable resources that could be characterized as scenic. Therefore, the proposed project will not 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 and there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County GIS database, Ord. No. 655 (Regulating Light Pollution), Western Coachella Valley Area Plan and Figure 6, Mount Palomar Nighttime Lighting Policy Area.

Findings of Fact:

a) According to the Riverside County GIS database, the project site with existing buildings is located approximately 42.74 miles away from Mt. Palomar Observatory, which places it within Zone B and subject to the lighting requirements for this zone. The existing project is conditioned to comply with requirements for lighting and is further restricted on types of lighting required by the Airport Land Use Commission (COA 10.Planning.005, 10.Planning.250, and 10.Planning.255) These requirements are general requirements that apply to all development within the designated zone and therefore do not qualify as mitigation pursuant to CEQA. With compliance with existing requirements, impacts are less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Site Visit, Project Description

Findings of Fact:

a-b)The proposed project will create new sources of light which would generally accompany new commercial or industrial development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Also it is not anticipated that the project will impact day or nighttime views in the area as it is located within a developed and infill area. The project is conditioned for any outside lighting to be hooded and directed downward so as to not shine directly upon adjoin property (COA 10.PLANNING.6). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

Source: Riverside County GIS database, and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of designated farmland – as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). Therefore, the proposed project will not impact land designated as Prime, Unique, or Farmland of Statewide Importance to a non-agricultural use.

b) According to the Riverside County GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not located adjacent to any agriculturally zoned land. Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property and no impact will occur.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

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

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

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

According to the General Plan, both of the major forests located in Riverside County are the Cleveland and the San Bernardino National Forests and both are part of the Sierra Mountain range. The project is located in the Coachella Valley which is not located in either forest.

a) The County has no designation 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)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

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

c) The County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2012 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

(1) The proposed project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated in section b) below; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project does not involve a General Plan or Specific Plan Amendment and is not considered a significant project.

According to the threshold analysis provided below in section b) for the proposed project and the consistency analysis presented above, the proposed project will not conflict with the AQMP; no impact will occur.

b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), inhalable particulate matter with a diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

South Coast Air Basin Attainment Status – Riverside County

Pollutant	Federal	State
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
O ₃ (1-hr)	No Data		Nonattainment	
O ₃ (8-hr)	Nonattainment		Nonattainment	
PM ¹⁰	Attainment		Nonattainment	
PM ^{2.5}	Nonattainment		Nonattainment	
CO	Unclassified/Attainment		Attainment	
NO ₂	Unclassified/Attainment		Attainment	
SO ₂	Attainment		Attainment	
Pb	Unclassified/Attainment		Attainment	

Source: CalEPA Air Resources Board. State and National Area Designation Maps. 2013.

Construction Emissions

The proposed project will result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations. Due to the project's relatively small size and scope and therefore likelihood to exceed established thresholds, an air quality report to quantify the anticipated construction emissions was not required for this project. Threshold exceedance for construction impacts typically occurs with much larger projects that would involve a greater amount of construction equipment, worker trips, and construction equipment/material delivery to a particular project site. Since the project is of a relatively small size and scope, it is not anticipated that any daily construction thresholds would be exceeded. The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Based on the size of this project's disturbance area (0.6 acres), a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required.

Operational Emissions

Long-term emissions are evaluated at build-out of a project. The project is assumed to be operational in 2017. Long-term criteria air pollutant emissions will result from the operation of the proposed facility. The project is a trailer, recreational vehicle, and boat storage facility with seven spaces. Such a use would not likely receive a large amount of daily trips, let alone more than one expected trip per day since the use would simply accommodate such storage and occasional visits to the site to take out or bring back trailers, recreational vehicle, or boats. Landscaping maintenance would result in low levels of emissions, especially given the relatively small area of landscaping proposed that would need to be maintained. Other indirect operational emissions would result from electricity use on the site which would be limited to lighting primarily. Based on this, it is reasonably assumed that maximum daily emissions from the operation of the proposed project will not exceed established SCAQMD thresholds. Therefore, both short-term construction and long-term operational emissions will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.

The proposed project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

- c) Cumulative short-term, construction-related emissions and long-term, operational emissions from the project will not contribute considerably to any potential cumulative air quality impact because short-term project and operational emissions will not exceed any SCAQMD daily threshold. As

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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required of the proposed project, other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation pursuant to state CEQA requirements, thus ensuring that air quality standards are not cumulatively exceeded. Impacts are therefore, considered less than significant.

- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities.

Surrounding land uses within 1 mile of the project include Business Park and related uses, single family residential homes, commercial uses and automotive commercial sales and uses. While single family residential homes are considered sensitive receptors, the proposed recreational vehicle, trailer, and boat storage project is small, will not include major transportation facilities, manufacturing uses, or generate significant odors, and is not expected to generate substantial point-source emissions. Therefore, impacts to sensitive receptors are considered less than significant.

- e) The project proposing a non-residential use that would also generally not be classified as a sensitive receptor. Therefore, the project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.
- f) The project proposes recreational vehicle, trailer, and boat storage, and this type of use will not create objectionable odors affecting a substantial number of people. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County GIS database, CV-MSHCP, Environmental Programs Department review

Findings of Fact: The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) Area and is subject to local development mitigation fee established by Riverside County Ordinance No. 875. Ord. No. 875 was established to assist in providing revenue to acquire and preserve open space and habitat in conjunction with the region's MSHCP. The fee is to be paid for each development project or portion of an expanded development project to be constructed in the Coachella Valley and surrounding mountains. The amount of the fee for commercial or industrial development shall be calculated on the basis of "project area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP) which would require additional analysis. The project site is within an established Desert Business park which is approximately 80 acres +/-, and is one of the few remaining infill parcels left for development within the Desert Business Park. The site itself has the required infrastructure in place such as utilities, sidewalk, and street access. The site is a vacant lot that appears to receive occasional clearing because of the lack of any natural growth. No known listed threatened or endangered plants are located on the site. Based upon the fact that there are no habitat and geographic ranges, no listed species or special status species, specific meeting CEQA guidelines or that a mandatory finding of significance is likely to occur; therefore, the project will not:

- a) Conflict with the provisions of The Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP) in that a mitigation fee has been established to fund, preserve, and protect natural habitat. The fee is what the applicant will be required to pay based on the net acres of the industrial land use. No known sensitive species or habitat have been identified by the MSHCP and none are anticipated to be impacted. As such, no project specific biological technical reports were prepared based on the state of the current site. However, pursuant to MSHCP requirements, the project is required to comply with burrowing owl surveys and migratory bird surveys (COA 60.EPD 001). These are standard existing requirements and are not considered mitigation. Therefore, impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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). This is because the project applicant will be required to obtain a nesting bird survey prior to any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season which occurs February 1 to August 15. The survey will be conducted by a qualified biologist obtained by the project applicant and shall occur no more than one week prior to disturbance. Although there are no trees on the project site, the site shall be surveyed for nesting birds. A Nesting Bird Survey Report shall be submitted to the Environmental Programs Department (EPD) for review and approval. These are standard requirements and are not considered mitigation pursuant to CEQA. However the condition reduces the impact of the project and therefore, the impacts are less than significant.
- 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. As noted previously, the site is generally void of any substantial vegetation and therefore is not expected to impact any sensitive habitat. Despite this, the potential may still exist on the site to support suitable nesting bird habitat and the project has been conditioned to require a burrowing owl nesting survey and Migratory Bird Treaty Act survey in the event that these habitats are removed (COAs 60. EPD.1 and 60.EPD.2). Therefore, with these standard requirements, impacts are considered less than significant.
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. However as a condition of approval (COA 60.EPD 001), the project applicant will be required to obtain a nesting bird survey prior to any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15). If this is done the applicant shall require a qualified biologist to conduct a nesting bird survey no more than one week prior to disturbance.
- e) Have an impact or 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; or 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 because the project site does not contain riverine/riparian areas, vernal pools, or ephemeral streams
- d)g) Not have an impact or conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance and the project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. As stated above, the project is in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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compliance with the region's habitat conservation plan and there are no other policies or ordinances that are applicable to biological resources. In addition, the project site does not have any natural growing trees on the site.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

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

Source: On-site Inspection, Project Application Materials;

Findings of Fact:

- a) Based upon analysis of records and a survey of the property by County Archaeologist Heather Thomson and Twenty-Nine Palms Tribal representative Sarah Bliss, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts to historic resources because protocol and a site visit analyzed potential impact and found there was none, thus the project has a less than significant impact.
- b) Based upon analysis of records and a survey of the property by County Archaeologist Heather Thomson and Twenty-Nine Palms Tribal representative Sarah Bliss, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. Therefore, there will be no impacts due to the required protocol in this regard.

Mitigation: none

Monitoring: none

9. Archaeological Resources					
a) Alter or destroy an archaeological site.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials.

Findings of Fact:

- a) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Therefore, impacts in this regard are considered less than significant.
- b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources.
- c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, 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. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.
- d) Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

Mitigation: none

Monitoring: none

10. Tribal Cultural Resources

- a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape,

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
sacred place, or object with cultural value to a California Native American Tribe, and that is:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In Applying the criteria set forth in subdivision (c), of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.				

Source: Native American Consultation

Findings of fact: In compliance with Assembly Bill 52 (AB52), on May 09, 2017 Riverside County Planning Department Staff notified nine tribal groups who have requested to be noticed on projects located within their Traditional Use Areas. A response was received from the Agua Caliente Band of Cahuilla Indians and the Twenty-Nine Palms Band of Mission Indians. Agua Caliente requested to be provided the record search results, and any cultural resource documentation generated in connection with this project. Twenty-Nine Palms requested that a Phase I cultural survey be conducted. There was no response from the Cabazon Band of Mission Indians, the Cahuilla Band of Indians, the Colorado River Indian Tribes, the Quechan Indian Nation, the Ramona Band of Cahuilla Indians, the Soboba Band of Luiseno Indians or the Torres Martinez Band of Cahuilla Indians

No Tribal Cultural Resources were identified by either Twenty-Nine Palms or Agua Caliente because there are no Tribal Cultural Resources Present. Nonetheless, a condition of approval has been applied to the project requiring one of the Tribes to conduct Cultural Sensitivity Training to construction personnel at a pre-grade meeting. This training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a **mandatory** training and all construction personnel must attend prior to beginning work on the project site. This training will ensure that if previously unidentified tribal cultural resources are identified during grading, the proper protocols will be followed. This requirement does not constitute mitigation pursuant to CEQA, but for the reasons set forth above, impacts in this regard are less than significant.

Mitigation: none

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: none

11. 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 GIS database, County Geologist review

Findings of Fact:

a.) The project is located within a low sensitivity area for the presence of paleontological resources as indicated in the General Plan. Following a literature search, records check, and a field survey, the project site is determined by a qualified vertebrate paleontologist as having low potential for containing significant paleontological resources subject to adverse impacts. However, should fossil remains be encountered during site development, per the Project's condition of approval, proper procedures are required to ensure that uncovered resources are evaluated, left in place if possible, or curated as recommended by a qualified paleontologist. Therefore the project's impact to fossil remains is less than significant because the County's protocol for discovery of paleontological resources (10. Planning 001) reduces the project's impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

12. 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," Riverside County GIS database, County Geologic Report Nos. 2553 and 2048 by Sladden Engineering dated 2/14/17 and 8/15/07, respectively.

Findings of Fact: There are no known active or potentially active faults that traverse the site. The potential for active fault rupture at this site is considered very low. The site is likely to be subjected to moderate ground shaking during the expected life span of the project. The nearest active fault is the local segment of the San Andreas Fault Zone, referred to as the San Bernardino strand. Additionally,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the Project Geologist (Sladden 2007) concluded that "risks associated with primary surface ground rupture should be considered low." Therefore, the proposed project will not:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Analysis of the risk reduced the project's impact to less than significant.
- 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. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", County Geologic Report Nos. 2553 and 2048 by Sladden Engineering dated 2/14/17 and 8/15/07, respectively.

- a) Liquefaction potential is mapped as being moderate at this site. However, the Project Geologist (Sladden 2007) considers risks associated with liquefaction to be negligible based on their site-specific analysis. Therefore, impacts are considered less than significant

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

14. Ground-shaking Zone

- Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map" and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologic Report Nos. 2553 and 2048 by Sladden Engineering dated 2/14/17 and 8/15/07, respectively.

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. Typical California Building Code measures on structure design to withstand ground shaking adequately limit the potential for substantial impacts from ground shaking. As California Building Code requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts from seismic ground shaking will be less than significant and no mitigation measures are necessary.

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

Monitoring: No monitoring measures are required.

15. Landslide Risk

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologic Report Nos. 2553 and 2048 by Sladden Engineering dated 2/14/17 and 8/15/07, respectively.

Findings of Fact:

a) There are no slopes on or adjacent to the subject property, and the site is relatively flat. According to the Project Geologist, risks associated with slope instability should be considered low. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. 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", County Geologic Report Nos. 2553 and 2048 by Sladden Engineering dated 2/14/17 and 8/15/07, respectively.

Findings of Fact:

a) According to the County General Plan, the project site is mapped as "potentially susceptible" to subsidence; however, the Project Geologist (Sladden 2007) concluded that no fissures or other surficial evidence of subsidence were observed at or near the subject site. Therefore, the potential for ground subsidence to impact the site is considered less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

17. Other Geologic Hazards

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Southwest Plan, Figure 10 "Flood Hazards"; Riverside County General Plan Safety Element, Figure S-10, "Dam Failure Inundation Zones", County Geologic Report Nos. 2553 and 2048 by Sladden Engineering dated 2/14/17 and 8/15/07, respectively.

- a) The project site is not located near any large bodies of water or in a known volcanic area. Additionally, the Project Geologist has determined the risk associated with these hazards to be remote. (Sladden 2007) Therefore, the project site has no impact because it is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County GIS database, Project Application Materials, County Geologic Report Nos. 2553 and 2048 by Sladden Engineering dated 2/14/17 and 8/15/07, respectively.

Findings of Fact:

- a) The project is topographically flat to moderate sloping and development of the site will involve mass and fine grading which will not significantly change the existing topography on the subject site. Impacts will be less than significant.
- b) The project does not propose to construct any cut or fill slopes greater than 2:1 or higher than 10 feet. No impacts will occur.
- c) No subsurface sewage disposal system is proposed for the project. Therefore, the project will not result in grading that affects or negates subsurface sewage disposal systems. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2013), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, County Geologic Report Nos. 2553 and 2048 by Sladden Engineering dated 2/14/17 and 8/15/07, respectively.

a) The development of the site will not result into a significant loss of topsoil from grading activities due to the County's implementation of the National Pollution Discharge Elimination System and the applicant's requirement to implement Best Management Practices (BMPs). Impacts will be less than significant.

b) According to the Project Geologist (Sladden 2007), initial laboratory testing indicated that the site soils are considered non-expansive (EI=0). Impact is less than significant.

c) The site will be served by existing sewer infrastructure in the area, no septic system is proposed, therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

a) The applicant will be required to develop and implement a storm water pollution prevention plan (SWPPP) and incorporate its Best Management Practices (BMPs). This is a requirement under the National Pollution Discharge System (NPDES) general construction permit. The SWPPP is designed to minimize pollutant run-off and to prevent erosion during and after construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. These requirements are standard conditions that will reduce the project's impact to less than significant.

b) As stated above, once site improvements begin the potential for on-site erosion will increase. However, BMPs implemented from the Project's SWPPP are designed for maintaining water quality and reducing erosion. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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21. 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 Safety Element and Figure S-8 "Wind Erosion Susceptibility Map"

Findings of Fact:

a.) According to the Safety Element of the General Plan, Wind Erosion, "The Coachella Valley, is within the zone of high wind erosion susceptibility." The General Plan also states:

Wind-blown sand is a well-recognized hazard for developments in the Coachella Valley. It has forced abandonment of dwellings and subdivided tracts in the central Coachella Valley. The primary source of sand here is the Whitewater River. Increases in the amount of wind-blown sand are related to episodic flooding of the Whitewater River. A 15-fold increase in wind erosion rates in this area has been noted following heavy flood events. Therefore, mitigation of wind-blown sand is directly related to mitigation of flood potential on the Whitewater River.

The site is located in an area of High Wind Erodibility rating. Soil movement is initiated as a result of wind forces exerted against the surface of the ground. Dust particles in the air create major health problems and atmospheric dust causes respiratory discomfort. In some cases these particles may carry pathogens that cause eye infections and skin disorders. Wind storms often reduce highway traffic flow and restrict traffic visibility. Dust storms can also cause additional problems to buildings, fences, roads, crops, trees and shrubs can all be damaged by abrasive blowing soil.

During grading and other construction activities involving soil exposure or the transport of earth materials, significant short-term impacts associated with wind erosion would be precluded with mandatory compliance with the Project's SWPPP and WQMP and Riverside County Ordinance No. 484.2, which establishes requirements for the control of blowing sand. In addition, the Project would be required to comply with South Coast Air Quality Management District (SCAQMD) Rule 403, which addresses the reduction of airborne particulate matter. With mandatory compliance to these regulatory requirements, wind erosion impacts would be less than significant during construction and no mitigation is required.

Following construction, wind erosion on the Project site would be very negligible, as the disturbed areas would be landscaped or covered with impervious surfaces. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

22. Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: California Air Pollution Control Officers Association. *CEQA and Climate Change*. January 2008; South Coast Air Quality Management District. CEQA Significance Thresholds Working Group. Meeting # 15, Main Presentation. September 28, 2010 Application Materials

Findings of Fact:

a-b) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The type of small-scale development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

23. Hazards and Hazardous Materials

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials; www.envirostor.dtsc.ca.gov

- a) The proposed project is not expected to create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials and is not expected to cause any significant environmental impacts related to activities related to recreational vehicle storage. RV storage could result in hazardous waste materials being stored on site, such as paint, batteries, oil, asbestos, and solvents. The County of Environmental Health offers programs to assist property owners to dispose of household hazardous waste. As result of County resources being available for all property owners and the various guidelines in place for land uses, this project's impact is considered to be less than significant.

- b) During the construction of any new proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. However, construction activities that disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. Applicant is 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. Once constructed the project is subject to various building and safety inspections Year-round. All projects are required to implement Best Management Practices (BMP's) and they are required to 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. Conditions of approval (10.BS GRADE 006, 60.BS GRADE 001, 60.BS GRADE 14) State and County guidelines and construction inspections by County staff ensure that the project's impact is less than significant.

- c) The proposed Project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan as it has not been identified as a being along a critical path or facility in the event of an emergency. Therefore there is no impact from this project

- d) The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no impact from hazardous emissions is forecast to occur. 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.

- b) The site is not located on a site Department of Toxic Substances Control's data management system for tracking our cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites as a result, its development would not create a significant hazard to the public or the environment. There are no sites within 1,000 feet of the project area. The nearest site, Site 33000003, is located about 3,000 feet on the south side of Interstate 10. The project is not impacted and the project does not impact this site.

Mitigation: No mitigation measures are required.

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

24. Airports

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

Source(s): Riverside County General Plan Figure S-19 "Airport Locations"; Riverside County General Plan, Riverside County GIS database, Riverside County Airport Land Use Commission

a-d) The project site is located within the vicinity of the Bermuda Dunes Airport. On June 8, 2017, the County of Riverside Airport Land Use Commission (ALUC) found the project consistent. As included in the analysis by ALUC, the proposed project would not result in a safety hazard to people working in the project area. Impacts would be less than significant. The project is not within the vicinity of a private airstrip therefore there is no impact. The conditions of approval regarding the project being within ALUC are standard Conditions of Approval and as pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. Hazardous Fire Area

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

Findings of Fact:

a) The project site is in a largely developed area and is not located in a high fire area. The project will have no impact.

Mitigation: No mitigation measures are required.

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

HYDROLOGY AND WATER QUALITY Would the project

26. Water Quality Impacts

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

Source: Riverside County General Plan, Safety Element, Figure S-9, 100 and 500-year Flood Hazard Areas; Coachella Valley Water District letter dated March 21, 2017.

Findings of Fact:

a) The site is within the Whitewater River Basin Thousand Palms Flood Control Project which is under the jurisdiction of the Coachella Valley Water District. The Thousand Palms Flood Control project is currently under the design stage and the project applicant will be required to dedicate right-of-way or participate in the financing portion of these facilities (COA 10Planning 248). Prior to construction of the project, the applicant is also required to comply with design measures outlined in the proposed grading plan approved by CVWD. The project is to include flood control measures such as raising the primary structure and electronic equipment 3-feet above the highest adjacent ground. Riverside County Ordinance No. 458 requires protection from a flood event that has a one percent chance of occurring in any given year. As a result, flood damage may occur as a result of larger storms. The ordinance provides

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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that the county and CVWD are neither liable nor responsible for any damages. Property owners should consider carrying flood insurance to protect themselves from flood damage. Property owners should also be aware that their activities within the floodplain may affect the flooding and result in damage to others for which they may be liable. Flood protection measures for local drainage and regional flood shall provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions. The impact is considered less than significant.

b) If approved, the Project will be required to adhere to the State and County requirements for run off from construction and post construction BMPs. As a result, the potential for contaminated stormwater discharges and the potential for downstream pollutant loading is significantly reduced. The project is also served by existing sewer infrastructure. Impacts from construction and post construction will be less than significant.

c) The project will be served by the Coachella Valley Water district for water services. No wells are proposed. The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. Impacts will be less than significant.

d) No streams traverse the project site; thus, construction on the project site will not result in the alteration of any stream course. With regard to project operation, on-site drainage will continue to function through retention basins located along the project site. The project will not create or contribute runoff water that will exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Impacts will be less than significant.

e-f) According to the Coachella Valley Water District (CVWD), the agency which has jurisdiction for flood control in which the subject project site is located, the subject site is subject to shallow flooding and is designated Zone AO, depth 3 foot on Federal Flood Insurance rate maps which are in effect. No housing is proposed so there would be no impact by placing housing within a floodplain. The project has been conditioned to meet flood control requirements to elevate the building out of the flood plain. With implementation of these design measures, impacts to the floodplain would be less than significant.

g) The project does not propose any uses that will have the potential to otherwise degrade water quality beyond those issues discussed in this section. No impacts will occur.

h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) like water quality treatment basins or constructed treatment wetlands and the operation of the project will not result in significant environmental effects like increased vectors or odors. Drainage will be provided onsite through on site retention basins. Impacts will be less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

27. 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

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

Source: Riverside County General Plan, Figure S-16 "Inventory of Dam Locations" and Figure S-10 "Dam Failure Inundation Zones"; Project Application Materials

Findings of Fact:

- a) As approved by the Coachella Valley Water District, the project's design including on site retention and raised elevations will not substantially alter the existing drainage pattern or alter the course of a stream or river because the amount of retention the property site naturally retains is not significantly changed with the provision of an engineered on-site retention, which is designed to retain the amount of water similar to in its natural state. The raised structure is an impervious footprint that is calculated into the retention basin design. Therefore the project's impact will not substantially increase the rate or amount of surface runoff in a manner that will result in flooding on- or off-site. Impacts will be less than significant.
- b) As the project design has been approved by the jurisdictional flood district, Coachella Valley Water District, development of the Project will increase impervious surface coverage on the site, however a portion of the Project site is proposed to be landscaping and retention basin areas. This is sufficient because the absorption rate of the entire project area has been engineered to keep absorption rates similar to its natural undeveloped state. Also, the project's footprint will be required to meet NPDES requirements for the water quality by implementing best management practices. Impacts will be less than significant.
- c) The project cannot be issued a grading permit until it has meet the flood measure requirements as approved on the proposed grading plan with flood control measures approved by the Coachella Valley Water District. The General Plan also designates the project site is outside an area subject to dam inundation. There are no levees in vicinity of the project. No impact will occur.
- d) The proposed Project site's drainage patterns have been reviewed by and approved by the jurisdictional flood control agency. Drainage patterns are to be maintained under the proposed Project design. The project includes on site retention which would reduce peak flows from the site. The Project would not affect the total amount of flows from the site and has no potential to result in changes in the amount of surface water in any water body, which would be the Salton Sea. The project will not cause changes in the amount of surface water in any water body. No impact will occur.

Mitigation: No mitigation measures are required.

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

LAND USE/PLANNING Would the project

28. Land Use

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

Source: Riverside County General Plan, Western Coachella Valley Area Plan

Findings of Fact:

- a) The project is located in an unincorporated area of Riverside County, north of the City of Palm Desert. The project site is designated Community Development: Light Industrial (CD:LI) in the Western Coachella Valley Area Plan. The proposed use for storage is an acceptable use within this land use designation. The project will not result in a substantial alteration to the present land use of the area and impacts will be less than significant.
- b) The project is located within the City of Palm Desert's sphere of influence. The City of Palm Desert's General Plan designates the site as Industrial, which is generally consistent with the County's land use designation of Light Industrial. Additionally, the project is consistent with surrounding land uses that are also located within the sphere of influence. Therefore, the project will not affect land uses within a city sphere of influence or within adjacent city or county boundaries; impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Planning

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

Source: Riverside County General Plan Land Use Element; Riverside County General Plan, Coachella Valley Area Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project is consistent and compatible with the site's existing zoning of Manufacturing – Service Commercial (M-SC) and that zone’s applicable development standards, excluding the setback requirements which the Setback Adjustment addresses. Surrounding zoning consists of similar compatible zoning of Manufacturing – Service Commercial (M-SC) and Industrial Park (I-P). A less than significant impact will occur regarding consistency with the site’s and surrounding zoning.

c) The project will be located in an existing business park with similar uses. No impact will occur.

d) The project is consistent with the Riverside County General Plan in that the land use is permitted and regulated under the Zoning Ordinance. The project will have no impact.

e) There are no components of the proposed Project that would obstruct access to the community or divide the physical arrangement of the community. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

30. Mineral Resources

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

Source: Riverside County General Plan, Multipurpose and Open Space Element, Figure OS-5 “Mineral Resources Area”

a-b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General plan Figure OS-5, *Mineral Resources Area*, the Project site is designated within the Mineral Resources Zone 3 (MRZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). According to the California Department of Conservation California Surface Mining and Reclamation Policies and Procedures, lands designated as MRZ-3 are defined as areas of undetermined mineral resource significance. Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. Accordingly, the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor would the Project 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. Thus, no impact would occur.

c-d) The Project site is not located near lands classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. There are no known active mining operations in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the area surrounding the proposed project. Accordingly, implementation of the proposed Project would not result in an incompatible use located adjacent to a State classified or designated area or existing mine. In addition, implementation of the proposed Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. Thus, there would no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

31. 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, Riverside County Airport Land Use Commission

Findings of Fact:

a) The project site is located within an airport land use plan and within two miles of a public airport that will expose people residing on the project site to noise. However, the proposed use as a storage facility is not particularly sensitive to noise and the project is conditioned (COA 10.Planning 255) to notify each buyer of a unit about the proximity and issues of noise or similar nuisances from airport. Less than significant impacts will occur.

b) The project is not located within the vicinity of a private airstrip that will expose people residing on the project site to excessive noise levels. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Railroad Noise

NA A B C D

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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There are no railroad tracks in the vicinity of this project site. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan, Circulation Element

Findings of Fact:

The project is not directly adjacent to any Highway. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials

Findings of Fact:

No additional noise sources have been identified near the project site that will contribute a significant amount of noise to the project. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan, Noise Element

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

Fundamentals of Sound and Environmental Noise

Noise can be defined as unwanted sound. Sound (and therefore noise) consists of energy waves that people receive and interpret. Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called bels. In order to provide a finer description of sound, a bel is subdivided into ten decibels, abbreviated dB. To account for the range of sound that human hearing perceives, a modified scale is utilized known as the A-weighted decibel (dBA). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means. For example, if one automobile produces a sound pressure level of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dBA. In fact, they would combine to produce 73 dBA. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by 3 dBA. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3 dBA. A 3 dBA change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a 5 dBA change is generally readily perceptible.

Perceived noise levels reduce substantially as the distance from the source of the noise increases. As a sample, a noise source measured of 100 dBA at a one (1) foot distance would generally measure at approximately 60 dBA at a 100 foot distance.

Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise have been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise:

LEQ (Equivalent Energy Noise Level): The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. LEQ is typically computed over 1-, 8-, and 24-hour sample periods.

CNEL (Community Noise Equivalent Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00pm to 10:00pm and after addition of ten decibels to sound levels in the night from 10:00pm to 7:00am.

LDN (Day-Night Average Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00pm and before 7:00am.

CNEL and LDN are utilized for describing ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. LEQ is better utilized for describing specific and consistent sources because of the shorter reference period.

- a) The County of Riverside Noise Element and Ordinance contain land use compatibility guidelines for community noise. Among the various land uses, schools and single-family/multi-family residential uses are generally unacceptable in areas between 65 and 75 dBA CNEL and are conditionally acceptable in areas between 65 and 70 dBA CNEL. Vehicle noise can potentially affect the project site, as well as land uses located along nearby roadways. Because of the location, size, and type of project as storage that will not generate regular amounts of noise, the project will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Construction of the proposed building will require a site preparation phase, grading activity, building construction, and final exterior finishing. Grading activities will involve the use of standard earth moving equipment, such as drop hammer, dozers, loaders, excavators, graders, back hoes, pile drivers, dump trucks, and other related heavy-duty equipment, which may be stored on site (or nearby) during construction to minimize disruption of the surrounding land uses. Above-grade construction activities will involve the use of standard construction equipment, such as hoists, cranes, mixer trucks, concrete pumps, laser screeds, and other related equipment.

Equipment used during the construction phases will generate both steady state and episodic noise that will be heard both on and off the project site. Noise levels generated during construction will primarily affect the industrial and business park land uses adjacent to the project site to the west and southeast that are not typically sensitive to noise. In addition, daily transportation of construction workers and the hauling of materials both on and off the project site are expected to cause increases in noise levels along study area roadways, although noise levels for such trips will be less than peak hour noise levels. The project will adhere to all County noise standards to alleviate construction noise and therefore impacts will be considered less than significant.

c) Riverside County Ordinance No. 847 establishes countywide standards regulating noise according to the type of land use (General Plan land use designation and density). The land use designations immediately surrounding the project site consist exclusively of Light Industrial (LI). According to Section 4 of Ordinance No. 847, the maximum decibel levels for these listed land use designations range from 75 dBA during the daytime (7 AM – 10 PM), and 55 dBA during the nighttime (10 PM – 7 AM). Operation of the proposed Project will not produce substantial levels of noise as the storage facility would not have noise generation noise equipment other than when vehicles are brought to and taken from the site. Routine landscape and other maintenance, will be performed; however, such maintenance is not a significant source of noise. Therefore, operational noise will be less than significant. Regarding the Project's construction noise, according to Section 2 of Ordinance No. 847, noise emanating from private construction projects located within one-quarter of a mile from an inhabited dwelling (such as those that exist approximately one-quarter mile to the east), like the proposed Project, is exempt from Ordinance No. 847's noise standards provided that 1) construction does not occur between the hours of 6:00 PM – 6:00 AM during the months of June through September, or between the hours of 6:00 PM – 7:00 AM during the months of October through May. Therefore, adherence of Riverside County Ordinance No. 847 will ensure that impacts to construction noise will be less than significant.

d) Persons might be exposed to ground borne vibration or ground borne noise levels during construction and operation of the project. However, for grading and construction of the project, equipment such as pile drivers that have the potential to generate high levels of ground borne vibration are not anticipated to be used. Additionally, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

36. Housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Housing Element

Findings of Fact:

- a) Since no dwelling units exist on the site, the proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. The project will have no impact.
- b) The project will not have a regular employment base and will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. Additionally, the existing housing stock in the general vicinity of the Project site and in the region would be sufficient to address any increased housing demand. The project will have a less than significant impact.
- c) Since no dwelling units exist on the site, the project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere because the project is currently vacant. No impact will occur.
- d) According to the Riverside County GIS database, the Project site is not located within a redevelopment area. Therefore, the proposed Project would not result in any impact to a Redevelopment Project Area.
- e) Due to the limited duration of construction, the small footprint of the project, the limited number of construction workers and operational workers, the proposed project is not expected to increase the demand for housing in the area. In addition the project is an infill project and is surrounded by existing development. The project is not likely to trigger an increase to new development or result in full time employment in the area. As a result the project development is not substantial in that it could trigger any significant population growth or exceed population projections. Therefore, the project will not cumulatively exceed official regional or local population projections and no impact will occur.
- f) The proposed project does not include any substantial infrastructure or other improvements that would trigger unanticipated growth or development or result in other properties to be developed that are not feasible to be developed today that could increase residential development and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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induce substantial population growth. Additionally, the proposed project does not include a change of zone or a general plan amendment to accommodate any residential development that would modify the population projections from the General Plan and included in regional projections. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

37. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The proposed Project would primarily be served by north Bermuda Dunes Fire Station located on Washington Street, approximately .64 miles from the Project site. Thus, the Project site is adequately served by fire protection services under existing conditions.

Development of the proposed Project would affect fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be augmented. To offset the increased demand for fire protection services, the Project would be required to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes. Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance No. 659), which requires a fee payment to assist the county in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. This is a standard Condition of Approval. Based on the foregoing analysis, implementation of the Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protections services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Sheriff Services

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County Sheriff's Department

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. Riverside County Sheriff's Department provides community policing to the Project area via the Palm Desert Sheriff's Station located approximately 6.1 miles southwest of the Project site. The proposed project will have a very small but incremental effect on the level of sheriff services provided in the vicinity of the project area. The Project is required to comply with the provisions of the County's DIF Ordinance (Ordinance No. 659), which requires a fee payment to assist the County in providing for public services, including police protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of police protection services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. The project will not directly physically alter existing facilities or result in the construction of new facilities. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Schools

Source: Coachella Valley Unified School District

Findings of Fact:

The project site is located within the Coachella Valley Unified School District. The project is required to comply with School Mitigation Impact Fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed Project does not include housing or any other feature that will increase residents or employment in the area such that libraries will be affected. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

41. Health Services

Source: Riverside County General Plan

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

The proposed project will not cause an impact on health services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

42. Parks and Recreation

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

Source: Riverside County General Plan, Public Facilities

Findings of Fact:

a, b) The proposed Project does not include housing or any other feature that will increase residents or employment in the area such that existing parks or recreational facilities will be affected. Additionally, the Project does not include recreational facilities, nor does it require the expansion of a recreational facility. Therefore, no impact will occur.

c) The proposed project will be required to pay to a recreational district entity appointed by the County of Riverside for the payment of park and recreation fees part of County Ordinance No. 659 to lessen impacts on existing regional parks, but as an industrial use would not be subject to CSA or park district fees (i.e. Quimby fees). Compliance with County Ordinance No. 659 is a standard condition of approval and is not considered mitigation under CEQA. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

43. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Western Coachella Valley Area Plan, Figure 8 "Trails and Bikeways System"

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

According to the Western Coachella Valley Area Plan, the project site is not located near any historic trails, bike trails, regional trails, or community trails. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

44. Circulation

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

Source: Riverside County General Plan, Circulation Element, Western Coachella Valley Area Plan Figure 7- Circulation, Riverside County Airport Land Use Commission

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a, b, g) The proposed Project is not a traffic-generating facility. Construction activities entail relatively minor grading work and site preparation. Construction vehicles will utilize the local street system to access the Project site. Once operational, trips to and from the site would typically include taking out and returning of trailers, recreational vehicles, and boats at the storage facility, which would be infrequently since these are typically stored on site for long periods of time. Due to the infrequent nature of use of the storage facility, the operation of the project will not impact the circulation system. No short-term impact to the performance of the circulation system will occur since the increase in construction traffic on the surrounding street system will be temporary and minimal in relation to existing traffic volumes, and operationally will not generate new trips on an average daily basis. Similarly, the Project will not impact any congestion management programs. Therefore, impacts will be less than significant.

c) The Project site is located near the Bermuda Dunes Airport. However, as analyzed by the Riverside County Airport Land Use Commission, the project would be consistent with the Bermuda Dunes Airport Land Use Compatibility Plan which would not necessitate any change in air traffic patterns. Therefore, no impact will occur.

d) The Project does not include any feature that will alter waterborne or rail traffic, nor are such modes of transportation available within the Project region. Regarding air traffic, see 43(c), above. Therefore, no impact will occur.

e) The Project will not require any changes to be made to local public roadways, or introduce incompatible uses. Therefore, no impact will occur.

f) The Project site will be accessed from Wolf Road. The Project's temporary construction traffic impact will not be significant and the roadway in its current condition is adequate for conveying such to and from the Project site. Thus, the Project will not result in the need for new or altered maintenance of roads. Therefore, impacts will be less than significant.

h) The Project site is currently vacant and will be accessed via Wolf Road. Thus, the Project will not alter or compromise any existing emergency access points in the area, either during construction or operation. Therefore, no impact will occur.

i) The Project will not affect any alternative transportation policies, plans, or programs. The Project site will be accessed via Wolf Road. Construction-related traffic will be insignificant and temporary, and Project operational activity will not generate a substantial number of new trips on the circulation system. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

45. Bike Trails

Source: Riverside County General Plan, Western Coachella Valley Area Plan, Figure 8 "Trails and Bikeways System"

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the Western Coachella Valley Area Plan, the project site is not located near any historic trails, bike trails, regional trails, or community trails. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

46. 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: Project Application Materials, Will Serve Letter

Findings of Fact:

a) Water service will be provided by Coachella Valley Water District. The proposed storage facility does not have any regular need for water outside of onsite landscape irrigation. The proposed project would be served from existing water treatment facilities and would not directly require the construction of any new facilities. Any construction of new facilities required by the cumulative effects of the project and surrounding projects will have to meet all applicable environmental standards. Impacts will be less than significant.

b) The project will be served by the Coachella Valley Water District which has submitted a will serve letter for water service indicating adequate water supplies exist. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. 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: Project Application Materials; March 21, 2017 letter from the Coachella Valley Water District (water and sewer provider); Department of Environmental Health Review

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

- a) The existing site and its surroundings are improved and served by existing sewer systems. No septic system is proposed. The proposed project will not require the construction of new wastewater treatment facilities that would cause significant environmental effects. This project has been conditioned to ensure all requirements to continue receiving sewer service are met with the Coachella Valley Water District (CVWD). According to a CVWD letter dated March 21, 2017:

The project is located within the service area of CVWD for the provision of domestic water...the initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time.

Any construction of new facilities required by the cumulative effects of the project and surrounding projects will have to meet all applicable environmental standards. As a result, less than significant impacts are anticipated.

- b) The project will be served by the Coachella Valley Water District which has submitted a will serve letter for sewer service. The project will not 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. As a result of the services that are anticipated and covered, the project demand and impact to sewer service is anticipated to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Solid Waste

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

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

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

Findings of Fact:

- a) Long-term operation of the storage facility will not generate solid waste. If any waste is generated during the construction process, disposal of construction materials will occur in accordance with federal, state, and local regulations. Disposal will occur at permitted landfills, and construction contractors will be encouraged to recycle construction materials. Additionally, 50 percent, at minimum, of the solid waste that will be generated during construction is required by state law to be diverted from the landfill. Therefore, with regards to sufficient landfill capacity, impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed development will be required to comply with all applicable laws and regulations governing solid waste. The project will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Utilities

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

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

Source: Riverside County General Plan

Findings of Fact:

a-c) The project will require utility services in the form of electricity, natural gas, and communications systems. Utility service infrastructure is available to the proposed project onsite and the project is not anticipated to create a need for new facilities. Impacts will be less than significant.

d) Storm water drainage will be handled on-site and directed to existing facilities in the area. Impacts will be less than significant.

e-f) The project will have an incremental impact on the maintenance of public facilities, including roads. County Ordinance No. 659 establishes the utilities and public services (including transportation facilities) mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant.

g) The project will not require construction or expansion of new government facilities. The project will function sufficiently with existing government services like schools, libraries, medical centers, parks, and so forth. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

50. Energy Conservation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Would the project conflict with any adopted energy conservation plans?

Source:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

The proposed project will not substantially impact any scenic vistas, scenic resources, or the visual character of the area and will not result in excessive light or glare. The project is within a developed business park and is one of the few remaining vacant lots. It already has all primary utilities and existing street access in place. The site is not designated as farmland or forest land and will not cause any impacts. The project site is not located within an area with potential natural habitats and is conditioned to participate in the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The proposed project will not impact any sensitive plants, plant communities, fish, wildlife or habitat for any sensitive species. As demonstrated above, adverse impacts to archaeological and paleontological resources and human remains will be managed through the incorporation of the Project's conditions of approval and therefore will be less than significant. Construction-phase procedures will be implemented in the event any important archaeological resources, paleontological resources, or human remains are discovered during grading, consistent with Riverside County Conditions of Approval. Impacts related to emissions of criteria pollutants and other air quality impacts will be less than significant. Impacts related to hydrology and water quality will be less than significant. Based on the preceding analysis of potential impacts discussed in the Environmental Assessment, the evidence indicates that this project will not degrade the quality of the environment. The County hereby finds that impacts related to degradation of the environment, biological resources, and cultural resources will be less than significant.

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

Source: Staff review, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Cumulative impacts can result from the interactions of environmental changes resulting from one proposed project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public services, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long term, due to the permanent land use changes involved in the project.

Section 15130(b)(1) of the CEQA Guidelines identify two methods to determine the scope of related projects for cumulative impact analysis:

List-of-Projects Method: a list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency.

Summary-of-Projections Method: a summary of projections contained in an adopted general plan or related planning document or in a prior environmental document that has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

The proposed project will not be substantially growth inducing and will not contribute to a cumulative impact. In addition, the proposed project will be consistent with the County's adopted General Plan.

Non-Cumulative Impacts

Generally, impacts related to aesthetics, geology and soils, and airport hazards at the project-level have no potential for cumulative impacts because impacts are limited to on-site conditions and include no component that could result in similar impacts over time or space. Therefore, no cumulative impacts related to these topics will generally occur.

Local Impacts

Generally, projects can contribute considerably to cumulative impacts in context of the local environment. Local cumulative impacts are limited to agricultural and forestry resources, air quality, biological resources, cultural resources, hazardous materials, wildfires, groundwater levels, drainage and water quality, land use and planning, mineral resources, noise, population and housing, public services, transportation and traffic, and utilities and service systems. A general discussion of potentially significant cumulative impacts in the local context is summarized below.

While the project will contribute to localized cumulative impacts, the project contribution will not be considerable. County Conditions of Approval prevent impacts from rising to a level of significant.

Regional Impacts

Projects can contribute considerably to cumulative impacts in context of the regional environment. Regional cumulative impacts are limited to air quality, biological resources, cultural resources, hazardous materials, wildfires, groundwater levels, drainage and water

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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quality, flooding, land use and planning, mineral resources, transportation and traffic, and utilities and service systems. A general discussion of less than significant cumulative impacts in the regional context is summarized below.

While the project will contribute to regional cumulative impacts, the project contribution will not be considerable. County Conditions of Approval prevent the project's impacts from rising to a level of significant and these are identified and discussed throughout the entire document. For example, the project itself could impact or worsen the surrounding area during a flood, however the project is conditioned to reduce the impact through the implementation of flood control related conditions. The regional input from a flood control entity into the project approval improves the project's design and the additional conditions such as NPDES reduces the regional impact of the project even more.

Global Impacts

One topic of global concern is climate change. Climate change is the result of numerous, cumulative sources of greenhouse gas emissions all over the world. As demonstrated above, the proposed project will not have a significant impact related to greenhouse gases, and the project will therefore not contribute considerably to global climate change.

Based on the above analysis concerning the local, regional, and global impacts of the project in consideration of past, current, and future projects, the County hereby finds that the contribution of the proposed project to cumulative impacts will be less than significant.

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:

Based on the analysis of the project's impacts discussed in the Environmental Assessment, there is no indication that this project could result in substantial adverse effects on human beings. While there will be a variety of temporary adverse effects during construction related to noise and criteria pollutant emissions, these will not rise to a level of significant levels due to incorporation of standard requirements for air quality, water quality, and post construction best management practices. The analysis herein concludes that direct and indirect environmental effects will at worst require County oversight to reduce to less than significant levels. Generally, environmental effects will result in less than significant impacts. Based on the analysis in this Environmental Assessment, the County finds that direct and indirect impacts to human beings will be less than significant.

VI. EARLIER ANALYSES

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier Analyses Used, if any: Riverside County General Plan and EIR

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

**County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502**

File:

Revised: 7/12/2017 5:13 PM

PARCEL MAP Parcel Map #: PM37307

Parcel: 626-330-025

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION INEFFECT

Tentative Parcel Map No. 37307 proposes a Schedule E subdivision that will create a single parcel (.62 acres) with 7 (seven) condominium units for recreational vehicle storage. Units will range in size from 1,560 s.f. to 1,700 s.f within a proposed 11,292 sf. building. The proposed subdivision also establishes a 12,250 s.f. common parking lot and 3,465 s.f common landscaped area. The project site is an infill lot within an existing business park and no off-site improvements are required.

10. EVERY. 2 MAP - HOLD HARMLESS INEFFECT

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 TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; 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 TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

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

PARCEL MAP Parcel Map #: PM37307

Parcel: 626-330-025

10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.) INEFFECT

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 MAP- DEFINITIONS INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 37307 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 37307, Amended No. 3, dated 5/25/17.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST INEFFECT

The land divider 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 the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION INEFFECT

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

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS INEFFECT

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.

PARCEL MAP Parcel Map #: PM37307

Parcel: 626-330-025

10. GENERAL CONDITIONS

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT INEFFECT

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

10.BS GRADE. 5 MAP - NPDES INSPECTIONS INEFFECT

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or

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10. GENERAL CONDITIONS

10.BS GRADE. 5 MAP - NPDES INSPECTIONS (cont.) INEFFECT

greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 6 MAP - EROS CNTRL PROTECT INEFFECT

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. 7 MAP - DUST CONTROL INEFFECT

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 MAP - MINIMUM DRNAGE GRADE INEFFECT

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum. Minimum slope from foundation is 5% (percent) for a minimum of 10 feet. Swales located within 10 feet of the building foundation shall be sloped a minimum of 2% (percent).

10.BS GRADE. 11 MAP - SLOPE SETBACKS INEFFECT

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

FIRE DEPARTMENT

10.FIRE. 1 MAP* -#14-COM/RES HYD/SPACING INEFFECT

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located a each street intersection and spaced not more than 500 feet apart in any direction, with no portion of any lot

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10. GENERAL CONDITIONS

10.FIRE. 1 MAP* - #14 - COM/RES HYD/SPACING (cont.) INEFFECT

frontage more than 250 feet from a fire hydrant and water flow consisting of 1,375 gallons per minute @ 20psi for 2 hours.

10.FIRE. 2 MAP - FIRE ACCESS INEFFECT

Fire access needs to be 24 feet in width and all weather surface. All portions of the building needs to be within 150 feet to fire access.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE INEFFECT

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule E, unless modified by the conditions listed herein.

10.PLANNING. 2 MAP - FEES FOR REVIEW INEFFECT

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county 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. 7 MAP - OFFSITE SIGNS ORD 679.4 INEFFECT

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 8 MAP - FINAL MAP PREPARER INEFFECT

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - SUBMIT BUILDING PLANS INEFFECT

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 16 MAP - LOW PALEO INEFFECT

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.

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

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10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - LOW PALEO (cont.)

INEFFECT

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.

10.PLANNING. 18 MAP- ZONING STANDARDS

INEFFECT

The single lot created by this TENTATIVE MAP shall be in conformance with the development standards of the Manufacturing - Service Commercial (M-SC) zone.

10.PLANNING. 34 USE - GEO02553 ACCEPTED

INEFFECT

County Geologic Report GEO No. 2553, an Update Report to GEO02048, submitted for the project PM37307, was prepared by Sladden Engineering. The report is titled; "Geotechnical Update, Proposed Storage Buildings, Lots 24 & 25 Wolf Road, Palm Desert Area, Riverside County, California," dated February 14, 2017. GEO02553 concluded:

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10. GENERAL CONDITIONS

10.PLANNING. 34 USE - GEO02553 ACCEPTED (cont.) INEFFECT

1. Based upon our review of the referenced reports and our previous experience in the site vicinity, it is our opinion that the structural values and remedial grading recommendations remain applicable for the design and construction of the proposed new storage building structure foundation.

GEO02553 recommended:

1. In order to provide uniform foundation support, we recommend over-excavation and re-compaction throughout the proposed building areas.
2. The building areas should be over-excavated to a depth of at least 3 feet below existing grade or 2 feet below the bottom of the footings, whichever is deeper.
3. The soils exposed during over-excavation should then be scarified to a depth of approximately 1 foot, moisture conditioned and re-compacted to at least 90 percent relative compaction.

GEO No. 2553 satisfies the requirement for a geologic/geotechnical update for Planning/CEQA purposes. GEO No. 2553 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 upon application for grading and/or building permits.

10.PLANNING. 35 MAP - IF HUMAN REMAINS FOUND INEFFECT

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. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime.
If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The

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10. GENERAL CONDITIONS

10.PLANNING. 35

MAP - IF HUMAN REMAINS FOUND (cont.)

INEFFECT

descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

"The nondestructive removal and analysis of human remains and items associated with Native American human remains.

"Preservation of Native American human remains and associated items in place.

"Relinquishment of Native American human remains and associated items to the descendants for treatment.

"Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

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10. GENERAL CONDITIONS

10.PLANNING. 35 MAP - IF HUMAN REMAINS FOUND (cont.) (cont.) INEFFECT

"Record the site with the commission or the appropriate Information Center.

"Utilize an open-space or conservation zoning designation or easement.

"Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains.

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. 36 MAP - UNANTICIPATED RESOURCES INEFFECT

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:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be 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. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been

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10. GENERAL CONDITIONS

10.PLANNING. 36 MAP - UNANTICIPATED RESOURCES (cont.) INEFFECT

accomplished.

* 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.

TRANS DEPARTMENT

10.TRANS. 2 MAP - DRAINAGE 1 INEFFECT

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 3 MAP - DRAINAGE 2 INEFFECT

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 4 MAP - NO ADD'L ON-SITE R-O-W INEFFECT

No additional on-site right-of-way shall be required on Wolf Road and Leopard Street since adequate right-of-way exists.

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10. GENERAL CONDITIONS

10.TRANS. 5 MAP - NO ADD'L ROAD IMPRVMENTS INEFFECT

No additional road improvements will be required at this time along Wolf Road and Leopard Street due to existing improvements.

10.TRANS. 7 MAP - STD INTRO 3(ORD 460/461) INEFFECT

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map 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 map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 8 MAP - UTILITY INSTALL. 1 INEFFECT

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and within the project boundaries.

10.TRANS. 10 MAP - COUNTY WEB SITE INEFFECT

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. 11 MAP - FINAL MAP DRAIN EASEMENT INEFFECT

The land divider shall delineate the locations of the retention basins and drainage channels on the final map and shall record a drainage easement to the benefit of the Riverside County over said areas for flood control purposes

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10. GENERAL CONDITIONS

10.TRANS. 11 MAP - FINAL MAP DRAIN EASEMENT (cont.) INEFFECT

unless otherwise agreed to by the Director of Transportation. A note shall be placed on the final map identifying and describing the easements as follows, "Drainage Easements - No Buildings, Obstructions, or encroachments by landfills are allowed. Maintenance will be performed by Home Owners Association or as agreed to by the Director of Transportation".

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP- EXPIRATION DATE INEFFECT

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - WTR AND SWR WILL SERVE MET

Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP INEFFECT

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 9 MAP - FINAL MAP PREPARER INEFFECT

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 12 MAP - FEE BALANCE INEFFECT

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 16 MAP- SURVEYOR CHECK INEFFECT

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. The single lot on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. The single lot on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

C. The common open space area shall be shown as approved on the tentative map on the FINAL MAP.

D. The total number of industrial lots on the final map shall be 1 (one), with a common parking and common landscape area.

50.PLANNING. 21 MAP- CC&R C/I POA COM. EASE INEFFECT

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 21 MAP- CC&R C/I POA COM. EASE (cont.)

INEFFECT

there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress and parking, c) provide for the establishment of a property owner's association comprised of the owners of each individual parcel, and d) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'landscape area', more particularly described on Exhibit '___', attached hereto.

The property owners' association shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such 'landscape area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 21 MAP- CC&R C/I POA COM. EASE (cont.) (cont.) INEFFECT

other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'landscape area' or any reciprocal easement established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 23 MAP- LC LNDSCP COMMON AREA MA NOTAPPLY

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 23 MAP- LC LNDSCP COMMON AREA MA (cont.) NOTAPPLY

in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

SURVEY DEPARTMENT

50.SURVEY. 2 FM* - TEMPLATE INEFFECT

*** No Text Exists For This Condition ***

50.SURVEY. 3 MONUMENT INSPECTION REQUIRED INEFFECT

Prior to the recordation of this map, a field monument inspection is required.

50.SURVEY. 4 FM* - EASEMENT INEFFECT

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

TRANS DEPARTMENT

50.TRANS. 12 MAP - UTILITY PLAN INEFFECT

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12 MAP - UTILITY PLAN (cont.) INEFFECT

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.

50.TRANS. 15 MAP - FINAL MAP DRAIN EASEMENT INEFFECT

The land divider shall delineate the locations of the retention basins and drainage channels on the final map and shall record a drainage easement to the benefit of the Riverside County over said areas for flood control purposes unless otherwise agreed to by the Director of Transportation. A note shall be placed on the final map identifying and describing the easements as follows, "Drainage Easements - No Buildings, Obstructions, or encroachments by landfills are allowed. Maintenance will be performed by Home Owners Association or as agreed to by the Director of Transportation".

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NO PRECISE GRDG INEFFECT

A PRECISE GRADING PERMIT WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

60.BS GRADE. 2 MAP - NPDES/SWPPP INEFFECT

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP - NPDES/SWPPP (cont.) INEFFECT

sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

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

60.BS GRADE. 3 MAP - GRADING SECURITY INEFFECT

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

60.BS GRADE. 4 MAP - IMPORT/EXPORT INEFFECT

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. 5 MAP - GEOTECH/SOILS RPTS INEFFECT

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5 MAP - GEOTECH/SOILS RPTS (cont.) INEFFECT

Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 7 MAP - DRNAGE DESIGN Q100 INEFFECT

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

60.BS GRADE. 8 MAP - OFFSITE GDG ONUS INEFFECT

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

60.BS GRADE. 9 MAP - NOTRD OFFSITE LTR INEFFECT

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 11 MAP - APPROVED WQMP INEFFECT

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 MAP - PRE-CONSTRUCTION MTG INEFFECT

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 MAP- BMP CONST NPDES PERMIT INEFFECT

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 MAP - SWPPP REVIEW INEFFECT

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.

60.BS GRADE. 15 USE -PM10 PLAN REQUIRED INEFFECT

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

60.BS GRADE. 17 USE- PM 10 CLASS REQUIRED INEFFECT

Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEY INEFFECT

Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15) shall require a qualified biologist to conduct a nesting bird survey no more than one week prior to disturbance. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reported to the Environmental Programs Department (EPD). If nesting activity is observed during survey the U S Fish and Wildlife Service (USFWS) shall be contacted for appropriate mitigation and avoidance measures. A clearance from the USFWS shall be submitted to the EPD.

PLANNING DEPARTMENT

60.PLANNING. 11 MAP - GRADING PLAN REVIEW INEFFECT

All grading permits shall be subject to the conditions of Plot Plan No. 26229.

60.PLANNING. 14 MAP - CULTURAL SENSITIVITY TRN INEFFECT

A representative designated by the Agua Caliente Band of Cahuilla Indians and/or Twenty-Nine Palms Band of Mission Indians shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be provided to the County Archaeologist prior to clearing this condition.

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60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 2

MAP - SUBMIT GRADING PLAN

INEFFECT

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.

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

70.BS GRADE. 1

MAP - ROUGH GRADE APPROVAL

INEFFECT

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.

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70. PRIOR TO GRADING FINAL INSPECT

70.BS GRADE. 1 MAP - ROUGH GRADE APPROVAL (cont.) INEFFECT

3.Submitting a Contractors Statement of Conformance form (284-259).

4.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

5.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.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO BP'S W/O L.U. PRMT INEFFECT

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE MET

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

PLANNING DEPARTMENT

80.PLANNING. 15 GEN - BUILDING PERMIT INEFFECT

All building permits shall be subject to the conditions of Plot Plan No. 26229

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - NO PRECISE GRD APRVL INEFFECT

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 MAP - NO PRECISE GRD APRVL (cont.) INEFFECT

SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

TRANS DEPARTMENT

90.TRANS. 4 MAP - UTILITY INSTALL INEFFECT

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION INEFFECT

Proposes to construct an 11,292 s.f. concrete tilt-up building at a proposed height of 22-feet, with enclosed trailer, recreational vehicle, and boat storage spaces for seven condominium units ranging in size from 1,560 s.f. to 1,700 s.f. with common area for parking and landscaping totaling approximately 15,715 s.f. Assessor Parcel Numbers: 626-330-024 and 626-330-025.

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

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.

10. EVERY. 7 GEN- USE DEFINITIONS INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 26229 shall be defined as follows:

PLOT PLAN No. 26229

APPROVED EXHIBIT(S) = All of the following exhibits as defined below:

APPROVED EXHIBIT A & B = Site Plan and Elevations for Plot Plan No. 26229, Exhibit A&B, dated 5/24/17.

APPROVED EXHIBIT G = Preliminary Precise Grading Plan for Plot Plan No. 26229, dated 6/12/17.

APPROVED EXHIBIT L = Preliminary Landscape Plans for Plot Plan No.26229, dated 5/22/17.

10. EVERY. 9 USE - HOLD HARMLESS INEFFECT

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: