

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

b) The proposed project 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: General Plan, Project Application Materials

#### Findings of Fact:

a-g) Development of two (2) race tracks and accessory structures will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Edison, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level. Based on data available at this time, no offsite utility improvements will be required to support this project. Therefore, less than significant impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 50. Energy Conservation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Project Implementation Materials

#### Findings of Fact:

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

The County has no specific energy conservation plans that would conflict with the proposed Project. Therefore, there are no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

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

- |                                                                                                                                                                                                                                                                                                                   |                          |                          |                                     |                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable.

- |                                                                                                                                             |                          |                          |                                     |                          |
|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, project application

Findings of Fact:

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

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

## V. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

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

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

## VI. AUTHORITIES CITED

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1. USE - PROJECT DESCRIPTION

RECOMMND

CHANGE OF ZONE NO. 7911 proposes to change the zoning classification of the project site from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) to the western portion of the project site.

CONDITIONAL USE PERMIT NO. 3733 proposes an outdoor go-kart course with two designated tracks, an onsite garage, and an administration building on 49.63 gross acres. The administration building will consist of 14,023 square feet and two (2) stories in height. The first floor will consist of a reception desk, pro-shop, kart shop/maintenance area, restroom, storage areas, an office, a medical office, and the kart garage facility. The second floor will have an observation patio, observation deck, outdoor patio, cafe, preparation room, steward office, restroom, and a lounge, observation tower, and a private gathering area. The facility will also have an outdoor grand stand area for the observation of kart races. Furthermore, the project site is also anticipating special quarterly events for larger events, which will attract people to bring RV's or trailers. No RV hook-ups are available at the project site.

The project site is located northerly of Grand Avenue and westerly of Highway 79. APN: 461-110-003, 461-110-004, 461-110-005, and 461-110-006.

10. EVERY. 2. USE - HOLD HARMLESS

RECOMMND

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

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

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



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10. GENERAL CONDITIONS

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

RECOMMND

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

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

10. EVERY. 3                      USE\* - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3733 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3733, Exhibit A, dated April 20, 2017.

APPROVED EXHIBIT B = Conditional Use Permit No. 3733, Exhibit B, dated April 20, 2017.

APPROVED EXHIBIT C = Conditional Use Permit No. 3733, Exhibit C, dated April 20, 2017.

10. EVERY. 4                      USE - 90 DAYS TO PROTEST

RECOMMND

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

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1                      USE - GENERAL INTRODUCTION                      RECOMMND

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

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

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

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

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

10.BS GRADE. 6                      USE - NPDES INSPECTIONS                      RECOMMND

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

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10. GENERAL CONDITIONS

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

RECOMMND

upon request.

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

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

10.BS GRADE. 7                      USE - EROSION CNTRL PROTECT

RECOMMND

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

10.BS GRADE. 8                      USE - DUST CONTROL

RECOMMND

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

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10. GENERAL CONDITIONS

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

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

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

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum. 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. 13                      USE - SLOPE SETBACKS                      RECOMMND

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

10.BS GRADE. 20                      USE - RETAINING WALLS                      RECOMMND

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

10.BS GRADE. 23                      USE - MANUFACTURED SLOPES                      RECOMMND

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

10.BS GRADE. 24                      USE - FINISH GRADE                      RECOMMND

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

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10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

10.BS PLNCK. 1. B&S SUBMITTAL REQUIREMENTS

RECOMMND

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC):  
Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

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

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

In commercial and residential applications, each separate structure will require a separate building permit.

William Peppas  
Senior Building Inspector  
Riverside County Building & Safety  
(951) 955-1440

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - RWQCB CLEARANCE

RECOMMND

During LDC dated 12/3/15, Applicant stated that no floor drains or trenches will be installed in garage/kart maintenance area. If evaluation of building plans show sanitary drainage or plumbing in the form of floor drains or trenches in the garage area, approval from the San Diego Regional Water Quality Control Board will be required prior to the evaluation of an on-site waste water treatment system. Please contact the Department of Environmental

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10. GENERAL CONDITIONS

10.E HEALTH. 1           USE - RWQCB CLEARANCE (cont.)

RECOMMND

Health for any additional questions at 951-955-8980.

10.E HEALTH. 2           USE - NO DRAINAGE IN MAINT.

RECOMMND

Per applicant, there will not be any drainage or flows to the onsite wastewater treatment system (OWTS)/septic from the maintenance area.

10.E HEALTH. 3           USE - NOISE STUDY

RECOMMND

Noise Consultant: Urban Crossroads  
41 Corporate Park, Suite 300  
Irvine, CA 92506

Noise Study: "K-1 Speed Outdoor Kart Track, Noise Impact Analysis, Riverside County," May 6, 2016 (09812-04)

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, CUP03733 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated 12/15/16 c/o Steve Uhlman.

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

10.E HEALTH. 4           USE - ECP COMMENTS

RECOMMND

The Environmental Cleanup Program (ECP) has reviewed the environmental site assessment report submitted for this project. Based on the information provided in the report and with the provision that the information was accurate and representative of site conditions, the ECP concludes no further environmental assessment is required for this project.

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

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10. GENERAL CONDITIONS

10.E HEALTH. 5 USE - POTABLE WATER SERVICE

RECOMMND

CUP03733 is proposing potable water service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with EMWD as well as all other applicable agencies.

Any existing onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM.

RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.

The review of these plans was conceptual only. Additional comments and requirements may be necessary upon review of the building plans. A complete commodity listing disclosing type, quantity, level of hazard and potential for reactivity may be required upon building plan review. This information is necessary to properly classify the occupancy of the building(s). Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement for a complete Fire Protection Study for review.

10.FIRE. 3 USE\*-#23-MIN REQ FIRE FLOW

RECOMMND

A fire hydrant system shall be provided within 400 feet of all portions of all buildings. Minimum required fire flow shall be based on the largest building and type of construction as determined per the California Building Code and California Fire Code. An approved water system shall be accessible before any combustible material is placed on the job site.

10.FIRE. 8 USE-#89-KNOX BOX

RECOMMND

Rapid entry key storage (KNOX) box shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

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10. GENERAL CONDITIONS

10.FIRE. 10

USE-#88A-AUTO/MAN GATES

RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

10.FIRE. 11

USE-#21-HAZARDOUS FIRE AREA

RECOMMND

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, CFC, and CBC.

10.FIRE. 12

USE-#005-Construction Material

RECOMMND

All buildings shall be constructed in accordance with Chapter 7A of the California Building Code.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

Conditional Use Permit (CUP) 3733 is a proposal to construct an outdoor go-kart facility in the Winchester area. The 49.63-acre site is located on the north side Grand Avenue, approximately 4,000 feet west of Winchester Road/Highway 79. This project was previously reviewed as Pre-Application Review (PAR) 1435 and is being processed concurrently with Change of Zone (CZ) 7911, which is a proposal to change the current zoning classification from Rural Residential (R-R) to Manufacturing Service Commercial (M-SC) for the project site.

The site is subject to offsite stormwater runoff from a tributary drainage area of approximately 30 acres from the hills to the north. The runoff presently sheet flows across this site in a southerly direction towards Grand Avenue.

The property's grading shall be designed in a manner that



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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage areas, outlet points and outlet conditions. It is not clear how the proposed basin will discharge the stormwater. The drainage plan for this project may require the applicant to obtain a drainage easement from the affected property owners for the release of concentrated or diverted storm flows. A copy of such permission shall be submitted to the County for review. There are no District maintained facilities, either existing or proposed, associated this project. Therefore, the Transportation Department will have the responsibility to process the review and approval of any hydrological or drainage studies including the preliminary and final Water Quality Management Plan (WQMP).

It was noted in the PAR that the Winchester Hills Community Facilities District (CFD) has been proposed to fund major drainage infrastructure in this area. The District has reviewed and has given preliminary endorsement to the master drainage plan (MDP) for the Winchester Hills CFD. However, the MDP has not been adopted by the Board of Supervisors and implementation of this plan proposes construction of major facilities outside of the Winchester Hills CFD boundary. Most notably are four large detention basins proposed along the foot of the Double Butte Hills. Detention Basin A-1 from the drainage plan is proposed on this site. The Right of Way required for some of these offsite facilities has not been secured as of this date (June 2017). The ultimate development of this area is entirely dependent on the CFD to provide a drainage conveyance to an adequate outlet in Salt Creek. If the offsite right of way cannot be acquired, the master drainage plan would need to be substantially redesigned. Environmental Assessment (EA) Number 39938 has been prepared in support of the Winchester Hills Community Facilities District.

The site is located within the bounds of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$131 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the

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10. GENERAL CONDITIONS

10.FLOOD RI. 1                      USE FLOOD HAZARD REPORT (cont.) (cont.)                      RECOMMND

Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

10.FLOOD RI. 2                      USE INCREASED RUNOFF                      RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 3                      USE INCREASED RUNOFF CRITERIA                      RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate

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10. GENERAL CONDITIONS

10.FLOOD RI. 3

USE INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association.

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10. GENERAL CONDITIONS

10.FLOOD RI. 4 USE PERP DRAINAGE PATTERNS

RECOMMND

\* The property's grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage area, outlet points and outlet conditions; otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

PLANNING DEPARTMENT

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

RECOMMND

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW

RECOMMND

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

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED

RECOMMND

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

10.PLANNING. 4 USE- COLORS & MATERIALS

RECOMMND

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

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10. GENERAL CONDITIONS

10. PLANNING. 6 USE\*- HOURS OF OPERATION

RECOMMND

Use of the facilities approved under this Conditional Use Permit shall be limited to the hours of 9:00 a.m. to 9:00 p.m., Friday through Sunday, and 12:00 p.m. to 9:00 p.m., Monday through Thursday in order to reduce conflict with adjacent residential zones and/or land uses.

10. PLANNING. 7 USE\*- BASIS FOR PARKING

RECOMMND

Automobile storage space shall be provided as required by Section 18.12 of Ordinance 348. A "Go-Kart Facility" is required to provide the following parking spaces:

i. Grandstand - 1 space per 3 seats. The project proposes 300 seats, requiring 100 parking spaces for the use.

ii. Caf $\theta$ , Lounge, Private Room - 1 space per 45 square feet of serving area plus 1 space per 2 employees. The project has 3,238 square feet and 10 employees requiring 77 parking spaces for the use.

iii. Offices - 1 space per 200 square feet. The project proposes 888 square feet requiring 4.4 parking spaces for the use.

iv. Pro Shop - 1 spaces per 200 square feet. The project proposes 244 square feet, requiring 1.2 parking spaces for the use.

v. Kart Shop and Garage - 1 space per 150 square feet. The project proposes 5,066 square feet, requiring 33.8 parking spaces for the use.

This project site requires 216.4 parking spaces and the site plan provides 217 spaces, meeting the parking requirement.

10. PLANNING. 8 USE- ALUC CONDITIONS

RECOMMND

1) Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2) The following uses/activities are not included in the proposed project at this site, in accordance with Note 1 on Table 4 of the Harvest Valley/Winchester Area Plan.

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10. GENERAL CONDITIONS

10. PLANNING. 8

USE- ALUC CONDITIONS (cont.)

RECOMMND

(a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3) The attached notice shall be provided to all potential purchasers of the property and to any lessees or tenants of the buildings thereon.

4) All new aboveground detention or bioretention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/bioretention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

5) The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; commercial composting operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; aquaculture; incinerators.

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10. GENERAL CONDITIONS

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING

RECOMMND

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

10.PLANNING. 15 USE - RECLAIMED WATER

RECOMMND

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

10.PLANNING. 17 USE- NO RESIDENT OCCUPANCY

RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 22 USE - CAUSES FOR REVOCATION

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 22                   USE - CAUSES FOR REVOCATION (cont.)                   RECOMMND

shall be subject to the revocation procedures.

10.PLANNING. 23                   USE - CEASED OPERATIONS                   RECOMMND

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

10.PLANNING. 27                   USE - MT PALOMAR LIGHTING AREA                   RECOMMND

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

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

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

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

10.PLANNING. 31                   USE - 3RD & 5TH DIST DSGN STDS                   RECOMMND

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

10.PLANNING. 32                   USE - BUSINESS LICENSING                   RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at



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10. GENERAL CONDITIONS

10.PLANNING. 32 USE - BUSINESS LICENSING (cont.)

RECOMMND

[www.rctlma.org.buslic](http://www.rctlma.org/buslic)

10.PLANNING. 35 USE - IF HUMAN REMAINS FOUND

RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. 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. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i) A County Official is contacted.

ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:

iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.

b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.

d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission.

(1) The MLD identified fails to make a recommendation; or

(2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

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10. GENERAL CONDITIONS

10.PLANNING. 36 USE - UNANTICIPATED RESOURCES

RECOMMND

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

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

a)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

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

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

10.PLANNING. 37 USE - GEO02494 APPROVED

INEFFECT

County Geologic Report GEO No. 2494, submitted for the project CUP03733, APNs 460-110-003 through -006, was prepared by Geocon West, Inc., and is titled; "Geotechnical Investigation, K-1 Speed Cart Track, CUP 3733, Winchester Area, Riverside County, CA," dated December 31, 2015. In addition, Geocon West, Inc. has submitted the following report:

"Geotechnical Investigation, K-1 Speed Cart Track, CUP 3733, Winchester Area, Riverside County, CA," dated December 31, 2015, revised June 6, 2016.

This document is herein incorporated in GEO02494. GEO02494 concluded:

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10. GENERAL CONDITIONS

10.PLANNING. 37

USE - GEO02494 APPROVED (cont.)

INEFFECT

1. Based on our investigation and available geologic information, active, potentially active, or inactive faults are not present underlying or trending toward the site.
2. Due to the dense nature of the soils and the underlying granitic and metamorphic bedrock, the potentially for liquefaction and seismically induced settlement occurring within the site soil is not a design consideration.
3. Rocks could move downhill during the lifetime of the proposed improvements.

4. Potential geologic hazards at the site include seismic shaking, rock, and compressibility of near surface soils.
  5. In general, it is our opinion that cut and fill slopes constructed with on-site soils and bedrock cut slopes with gradients of 2:1 or flatter and vertical heights of 10 feet or less will possess Factors of Safety of 1.5 or greater.
- GEO02494 recommended:

1. Any undocumented fill encountered and the upper one to three feet of alluvium within the areas of proposed improvements should be removed to expose dense older alluvium which is non-porous and has an in-situ relative density of at least 85 percent.
2. Completely weathered bedrock should be removed to expose moderately weathered intact bedrock.
3. The rock fall hazard may be mitigated by the removal of loose and perched boulders during grading and periodic observation and maintenance during the life of the proposed improvements.
4. The fill placed within 5 feet of proposed foundations should possess a "low" expansion potential (EI of 50 or less), where practical.

GEO No. 2494 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2494 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.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10. TRANS. 1 USE - STD ENTER (ORD 461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461).

It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10. TRANS. 2 USE - COUNTY WEB SITE

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:  
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10. TRANS. 3 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month

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10. GENERAL CONDITIONS

10.TRANS. 3

USE - LC LANDSCAPE REQUIREMENT (cont.)

RECOMMND

inspection or these operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.TRANS. 4

USE - TS/CONDITIONS

RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Leon Road (NS) at:  
Grand Avenue (EW)

Driveway 1 (NS) at:  
Grand Avenue (EW)

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10. GENERAL CONDITIONS

10.TRANS. 4 USE -TS/CONDITIONS (cont.)

RECOMMND

Driveway 2 (NS) at:  
Grand Avenue (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS

RECOMMND

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

10.WASTE. 2 USE - AB 341

RECOMMND

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

- Subscribe to a recycling service with waste hauler.

- Provide recycling service to tenants (if applicable).

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10. GENERAL CONDITIONS

10.WASTE. 2 USE -- AB 341 (cont.)

RECOMMND

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

For more information, please visit:  
[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

10.WASTE. 3 USE - LANDSCAPE PRACTICES

RECOMMND

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

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

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

10.WASTE. 4 USE - DOUBLE BUTTE LANDFILL

RECOMMND

The proposed project is located over 300 feet east of the closed Double Butte Disposal Site; a Class III solid waste disposal facility that was operated by the County of Riverside from 1973 through 1994 when it was closed to the public. At the time of closure, the landfill had accepted 2,025,005 tons of solid waste for disposal. Final closure construction was completed in 1996. The Riverside County Department of Waste Resources (RCDWR) continues to be responsible for maintenance and monitoring during the post-closure period, which by regulation will not be less than 30 years.

The entire landfill property consists of 580 acres owned by the County of Riverside. Approximately 100 acres were used for landfiling, consisting of four landfill units (Units A, F, G, and E). Another 70 acres at the center of the site were disturbed and utilized as a borrow area during the operation of the landfill. Other ancillary facilities include drainage facilities, groundwater and air quality monitoring systems, a gas extraction and flare system, and four desiltation basins to capture silt and suppress surface flows.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 7

USE - EXPIRATION DATE-USE ~~CASE~~

RECOMMND

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use.

The Planning Director, at his/her, discretion, may grant additional years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1

USE - NPDES/SWPPP

RECOMMND

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



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2                      USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3                      USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4                      USE - GEOTECH/SOILS RPTS

RECOMMND

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

60.BS GRADE. 6                      USE - DRAINAGE DESIGN Q100

RECOMMND

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 USE - APPROVED WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG

RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14 USE - SWPPP REVIEW

RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

INEFFECT

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1

EPD - 30 DAY BURROWING OWL SUR (cont.)

INEFFECT

permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

60.EPD. 2

EPD - MAP LABELING

MET

ALL PROJECT MAPS MUST CLEARLY SHOW THE AVOIDED LAPM HABITAT

REVISE LABELING ON MAP FROM "SPARSELY VEGETATED COASTAL SAGE SCRUB" TO "LAPM HABITAT TO BE AVOIDED"

60.EPD. 3

EPD-FINDINGS OF EQUIV FOR LAPM

INEFFECT

The project site is located within the required habitat assessment survey area for Los Angeles pocket mouse. Potential habitat was identified by Principe and Associates in July 2015. The MSHCP requires that if the Los Angeles pocket mouse is found and there is long-term conservation value, 90 percent avoidance is needed. The project is avoiding approximately 4.38 acres of mapped suitable habitat, which is approximately 95% of the habitat present on site. Project would impact 0.22 acres of suitable Coastal Sage Scrub habitat. Focused trapping surveys were not performed, as it was assumed the Los Angeles pocket mouse was present. To demonstrate that the 90% threshold has been met, findings of equivalency shall be made demonstrating that the 90% standard has been met. If it is determined that the 90% threshold cannot be met, the Permittee must make a determination of biologically

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60.EPD. 3                      EPD-FINDINGS OF EQUIV FOR LAPM (cont.)                      INEFFECT

... equivalent or superior preservation (DBESP).

FIRE DEPARTMENT

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

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed/approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department".

FLOOD RI DEPARTMENT

60.FLOOD RI. 1                      USE MITCHARGE                      RECOMMND

The County Board of Supervisors has adopted the Salt Creek - Winchester/North Hemet Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Conditional Use Permit (CUP) 03733 is located within the limits of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 17.5 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

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PLANNING DEPARTMENT

60.PLANNING. 6 USE- MITIGATION MEASURES

RECOMMND

The contractor shall ensure that all scrapers shall be California Air Resources Board (CARB) Tier 3 Certified or better.

60.PLANNING. 7 USE- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 49.63 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 10 USE- FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3733 Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 11 USE - PALEO PRIMP & MONITOR

RECOMMND

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

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60.PLANNING. 11 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

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

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

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.

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60.PLANNING. 11 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. \*Pursuant 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. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County  
(SABER)

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60.PLANNING. 12

USE - ARCHAEOLOGIST REQUIRED

RECOMMND

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

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

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

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

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

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

60.PLANNING. 13

USE - NATIVE AMERICAN MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with a Tribal monitor(s) from the Pechanga and/or Soboba Native American Tribe(s) who shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed agreement between the appropriate Tribe and the developer/permit holder for the monitoring of the project to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice



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60. PLANNING. 13

USE - NATIVE AMERICAN MONITOR (cont.)

RECOMMND

Of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.

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

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

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

60. PLANNING. 14

USE - CONST. CULT. TRAINING

RECOMMND

Prior to brush clearing and/or earth moving activities, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. A sign-in sheet signed by all attendees of the aforementioned training shall be included in the Phase IV Monitoring Report.

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60.PLANNING. 15 USE -- LANDSCAPING (CULTURAL)

RECOMMND

Prior to grading permit issuance, the Applicant shall incorporate at least 25% native plants into the project's landscaping plans. The preferred Plant List will be provided by Pechanga and the appropriate plant palette will be incorporated into the landscaping plans to be reviewed and approved by Riverside County.

60.PLANNING. 16 USE - TRAILS EASEMENT

RECOMMND

The General Plan Circulation Element and Harvest Valley/Winchester Area Plan shows a Community Trails along the southern border of the project area along Grand Avenue. Prior to issuance of a grading permit, the property owner shall offer a 12' Community Trail easement(s) as shown on the site plan located outside of the road right of way for dedication to Riverside County Regional Park and Open-Space District or County Managed Landscape and Lighting Maintenance District trail purposes. Said easements will be offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system. The property owner or assignees, shall be responsible for the maintenance of the community trail easement until it is acquired and maintained by a local Parks and Recreation District, other government entities, or non-profit agencies.

60.PLANNING. 17 USE - CHANGE OF ZONE ADOPTION

RECOMMND

Prior to the issuance of Grading and Building Permits, Change of Zone No. 7911 shall be adopted by the Board of Supervisors with zoning ordinance.

60.PLANNING. 18 USE - PARCEL MERGER

REQUIRED

Prior to any grading or building permits the applicant shall submit an application for a parcel merger of all lots for this project.

TRANS DEPARTMENT

60.TRANS. 1 USE - PRIOR TO ROAD CONSTRUCT

RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1                      USE - PRIOR TO ROAD CONSTRUCT (cont.)                      RECOMMND

the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

60.TRANS. 2                      USE - FILE L&LMD APPLICATION                      RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.6 and 90.TRANS.10.

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

60.TRANS. 3                      USE - SUBMIT GRADING PLAN                      RECOMMND

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

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

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

Standard plan check turnaround time is 10 working days.

60.TRANS. 4                      USE - FINAL WQMP                      RECOMMND

This project is located in the Santa Ana watershed. Prior to the issuance of a grading permit, the project-proponent shall submit a Water Quality Management Plan (WQMP) in accordance with the currently effective NPDES municipal storm water permit (California Regional Water Quality Board Order No. R8-2010-0033 (Santa Ana) et seq.) to the Transportation Department for review and approval. The project-proponent may be required to comply with the latest

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4

USE - FINAL WQMP (cont.)

RECOMMND

version of the WQMP manual as determined by the California Regional Water Quality Board or Transportation Department. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494. The final WQMP shall address the following comments.

1.All redline comments as provided in the Bluebeam session for this project. Significant comments are expanded upon below.

2.The track area must be considered as a DMA for water quality purposes, and if it is to be paved, must be considered for hydromodification.

3.The project is not exempt from the harvest and use assessment since bioretention with a subdrain is not considered infiltration. Please complete Section D.2.

4.Please show all areas in Table D.3, as shown on the BMP Design Volume Worksheets, rather than just a composite for each DMA as presented.

5.The project is not exempt from HCOC requirements since Salt Creek upstream of Canyon Lake is listed as potentially susceptible. Please comply with Section F.2.

6.It is not clear how flows from Street A will be treated. It is also not clear how flow from DMA will be kept from flowing to Street A. Please clarify.

7.Representative infiltration tests must be done for the infiltration basin location. Provide a plot of the test locations in relation to the current version of the site plan. Additional testing will be required if the locations do not coincide given the great variability of infiltration rates over the tested areas.

8.The infiltration rate of 10.2 inches per hour as utilized on the Infiltration Basin Design Procedure worksheet does not appear to be supported by the testing. Please review and clarify.

9.The text and exhibits describe BMP3 as a bioretention

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60.TRANS. 4

USE - FINAL WQMP (cont.) (cont.)

RECOMMND

basin, but the infiltration basin worksheet has been used. Please clarify.

The final Hydrology Report shall address the following comments.

1.All redline comments as provided in the Bluebeam session for this project. Significant comments are expanded upon below.

2.Per the preliminary conditions of approval we see that mitigation of increased runoff will be required for this project. Please provide existing condition flow rates and preliminary detention basin sizing calculations to show that sufficient land is available for construction of the basin(s).

3.It is not clear where this triangular channel for which hydraulic calculations have been provided is proposed. Please depict this on the drainage exhibits. Also, who will be maintaining this channel?

4.On the onsite hydrology workmap please provide exhibit title, north arrow, bar scale, label all DMAs, and show the BMP location for DMA3. Please also use unique node numbers for each hydrology map to avoid confusion when looking at the calculations and summary tables. Note that nodes 101, 102, 200, and 201 are not shown on the offsite hydrology map, but are in the calculations. Please review and revise accordingly.

5.The track area must be included in the onsite hydrology exhibits and calculations. Note that if the track area is paved, flows from this area must be considered for increased runoff.

6.How are offsite flows collected and conveyed through site? It appears they would flow across track and/or into parking area. It also appears that there is a large offsite area not accounted for. Please see the offsite hydrology workmap markups.

7.Clarify if the drainage lines within Grand Avenue as shown on the hydrology exhibits will be constructed with this project. Please clarify. If so, please provide preliminary sizing calculations.

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60.TRANS. 4                      USE - FINAL WQMP (cont.) (cont.) (cont.)                      RECOMMND

8. Clarify if the berm along Grand Avenue will contain flows from the north. If so, do all flows go out through riser? Is the emergency escape to Street A?

9. Nodes 101 and 201 are shown confluencing in the calculations, but appear to be at different locations. Please clarify.

It should be noted that these comments are based on plans and data submitted, which may change after the submitted items have been resubmitted and further review has taken place.

60.TRANS. 5                      USE - WQMP ACCESS AND MAINT                      RECOMMND

Prior to issuance of a grading permit, the project-proponent shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs is provided. This requirement applies to both onsite and offsite property.

60.TRANS. 6                      USE - FINAL WQMP                      RECOMMND

This project is located in the Santa Ana watershed. Prior to the issuance of a grading permit, the project-proponent shall submit a Water Quality Management Plan (WQMP) in accordance with the currently effective NPDES municipal storm water permit (California Regional Water Quality Board Order No. R8-2010-0033 (Santa Ana) et seq.) to the Transportation Department for review and approval. The project-proponent may be required to comply with the latest version of the WQMP manual as determined by the California Regional Water Quality Board or Transportation Department. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). For any questions, please contact (951) 712-5494. The final WQMP shall address the following comments.

1. All redline comments as provided in the Bluebeam session for this project. Significant comments are expanded upon below.

2. The track area must be considered as a DMA for water quality purposes, and if it is to be paved, must be

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60.TRANS. 6

USE - FINAL WQMP (cont.)

RECOMMND

... considered for hydromodification.

3.The project is not exempt from the harvest and use assessment since bioretention with a subdrain is not considered infiltration. Please complete Section D.2.

4.Please show all areas in Table D.3, as shown on the BMP Design Volume Worksheets, rather than just a composite for each DMA as presented.

5.The project is not exempt from HCOC requirements since Salt Creek upstream of Canyon Lake is listed as potentially susceptible. Please comply with Section F.2.

6.It is not clear how flows from Street A will be treated. It is also not clear how flow from DMA will be kept from flowing to Street A. Please clarify.

7.Representative infiltration tests must be done for the infiltration basin location. Provide a plot of the test locations in relation to the current version of the site plan. Additional testing will be required if the locations do not coincide given the great variability of infiltration rates over the tested areas.

8.The infiltration rate of 10.2 inches per hour as utilized on the Infiltration Basin Design Procedure worksheet does not appear to be supported by the testing. Please review and clarify.

9.The text and exhibits describe BMP3 as a bioretention basin, but the infiltration basin worksheet has been used. Please clarify.

The final Hydrology Report shall address the following comments.

1.All redline comments as provided in the Bluebeam session for this project. Significant comments are expanded upon below.

2.Per the preliminary conditions of approval we see that mitigation of increased runoff will be required for this project. Please provide existing condition flow rates and preliminary detention basin sizing calculations to show that sufficient land is available for construction of the basin(s).

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60.TRANS. 6

USE - FINAL WQMP (cont.) (cont.)

RECOMMND

3.It is not clear where this triangular channel for which hydraulic calculations have been provided is proposed. Please depict this on the drainage exhibits. Also, who will be maintaining this channel?

4.On the onsite hydrology workmap please provide exhibit title, north arrow, bar scale, label all DMAs, and show the BMP location for DMA3. Please also use unique node numbers for each hydrology map to avoid confusion when looking at the calculations and summary tables. Note that nodes 101, 102, 200, and 201 are not shown on the offsite hydrology map, but are in the calculations. Please review and revise accordingly.

5.The track area must be included in the onsite hydrology exhibits and calculations. Note that if the track area is paved, flows from this area must be considered for increased runoff.

6.How are offsite flows collected and conveyed through site? It appears they would flow across track and/or into parking area. It also appears that there is a large offsite area not accounted for. Please see the offsite hydrology workmap markups.

7.Clarify if the drainage lines within Grand Avenue as shown on the hydrology exhibits will be constructed with this project. Please clarify. If so, please provide preliminary sizing calculations.

8.Clarify if the berm along Grand Avenue will contain flows from the north. If so, do all flows go out through riser? Is the emergency escape to Street A?

9.Nodes 101 and 201 are shown confluencing in the calculations, but appear to be at different locations. Please clarify.

It should be noted that these comments are based on plans and data submitted, which may be change after the submitted items have been resubmitted and further review has taken place.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 7 USE-WQMP ACCESS AND MAINT ESMN

RECOMMND

Prior to issuance of a grading permit, the project proponent shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs is provided. This requirement applies to both onsite and offsite property.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 3 USE - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

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

70.PLANNING. 4 USE - PHASE IV CULTURAL

RECOMMND

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 4 USE - PHASE IV CULTURAL (cont.)

RECOMMND

Archaeologist shall clear this condition.

70.PLANNING. 5 USE - CURATION

RECOMMND

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Riverside County Archaeologist with evidence of same.

a. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources and approved by the Riverside County Archaeologist.

b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.

c. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall contact the Riverside County Archaeologist regarding this matter and then proceed with the cultural resources being curated at the Western Science Center.

Note: Should reburial of collected cultural resources be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to and approved by the Riverside County Archaeologist. The developer/permit applicant is responsible for all costs associated with reburial and all costs associated with curation should that disposition method be employed. All methods of disposition shall be described in the Phase IV monitoring report.

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80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

80.B&S. 1 BP - CONCURRENT SITE PREP REQ

INEFFECT

This install prep permit shall not be issued without the concurrent issuance or final approval of the site prep permit for each space in the park.

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

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

4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building

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

RECOMMND

and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1                      USE - FOOD PLANS REQD

RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

80.E HEALTH. 2                      USE - OWTS REVIEW

RECOMMND

Prior to the issuance of any building permits, a review of an onsite wastewater treatment system (OWTS) is required. Depending on the amount of flow and the type of flows, additional information may be required. Per applicant, no drainage to be installed in maintenance areas.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1                      USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

Conditional Use Permit (CUP) 03733 is located within the limits of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 17.5 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 3 USE- CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

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

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 9 USE - FENCING PLAN REQUIRED RECOMMND

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

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

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

80.PLANNING. 17 USE- SCHOOL MITIGATION RECOMMND

Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 USE- FEE STATUS

RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3733, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

SURVEY DEPARTMENT

80.SURVEY. 1 USE - ACCESS RESTRICTION

RECOMMND

By the project's design, access on Grand Avenue .....

.....  
The project proponent shall apply under a separate application with the County Surveyor to restrict access on Grand Avenue.

TRANS DEPARTMENT

80.TRANS. 1 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;

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80.TRANS. 1

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

- 4) The use of canopy trees (24" dbx or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.
- 2) When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

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

80.TRANS. 2

USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel.

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

RECOMMND

Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

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

80.TRANS. 4 USE - R-O-W DEDICATION 1

RECOMMND

Sufficient public street right-of-way along Grand Avenue shall be conveyed for public use to provide for a 76 foot half-width right-of-way per Standard No. 91, Ordinance 461.

Sufficient public street right-of-way along street "A" shall be conveyed for public use to provide for a 30 foot half-width right-of-way per Standard No. 105, Section "C", Ordinance 461.

80.TRANS. 5 USE - CORNER CUT-BACK I

RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

80.TRANS. 6 USE - ANNEX L&LMD/OTHER DIST

RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Grand Avenue and street "A".



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80.TRANS. 6 USE - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

(2) Streetlights.

(3) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE or other electric provider.

80.TRANS. 7 USE - LIGHTING PLAN

RECOMMND

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

80.TRANS. 8 USE - LANDSCAPING

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Grand Avenue and street "A" and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 9 USE - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to

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

RECOMMND

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 project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

80.TRANS. 10 USE - IMPLEMENT WQMP

RECOMMND

The project-proponent shall begin constructing and installing the BMP facilities described in the approved Final WQMP prior to the issuance of a building permit. The project-proponent is responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

80.TRANS. 11 USE - ESTBL WQMP MAINT ENTITY

RECOMMND

A maintenance plan and signed WQMP maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected no later than October 15 each year and rendered fully functional.

80.TRANS. 12 USE - IMPLEMENT WQMP

RECOMMND

The project proponent shall begin constructing and installing the BMP facilities described in the approved Final WQMP prior to the issuance of a building permit. The project proponent is responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are provided to future owners/occupants.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 13                      USE - ESTABLISH WQMP MAINT ENT

RECOMMND

A maintenance plan and signed WQMP maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected no later than October 15 each year and rendered fully functional.

WASTE DEPARTMENT

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

RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

80.WASTE. 2                      USE - RECYCLNG COLLECTION PLAN

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 2                      USE - RECYCLNG COLLECTION PLAN (cont.)                      RECOMMND

hauler.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1                      USE - WQMP BMP INSPECTION                      RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

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

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3                      USE - BMP GPS COORDINATES                      RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4                      USE - BMP REGISTRATION                      RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5                      USE - REQ'D GRADING INSP'S

RECOMMND

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

1. Sub-grade inspection prior to base placement.
2. Base inspection prior to paving.
3. Precise grade inspection of entire permit area.
  - a. Inspection of Final Paving
  - b. Precise Grade Inspection
  - c. Inspection of completed onsite storm drain facilities
  - d. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6                      USE - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain

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90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 7                      USE - WQMP ANNUAL INSP FEE

RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

E HEALTH DEPARTMENT

90.E HEALTH. 1                      USE - HAZMAT REVIEW

RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3                      USE - HAZMAT CLEARANCE

RECOMMND

Clearance from the Hazardous Materials Management Division indicating the project has met the following requirements:  
1) Underground Storage Tanks, Riv. Co. Ordinance # 671.4.  
2) Hazardous Waste Generator Services, Riv. Co. Ordinance # 615.3.  
3) Disclosure and Emergency Response Plans, Riv. Co Ordinance #651.2.  
4) Waste Reduction Management.

FIRE DEPARTMENT

90.FIRE. 1                              USE-#45-FIRE LANES

RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2

USE-#12A-SPRINKLER SYSTEM

RECOMMND

Install a complete fire-sprinkler system per NFPA 13 in all buildings 3600 sq. ft. or greater, or with an A2 occupancy with an occupancy load of 100 or more. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 200 feet of a hydrant, and a minimum of 40 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

90.FIRE. 3

USE-#27-EXTINGUISHERS

RECOMMND

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

90.FIRE. 4

USE-#36-HOOD DUCTS

RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over cooking equipment producing grease laden vapors. Wet chemical extinguishing system must provide automatic shutdown of all electrical components and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 4 USE-#36-HOOD DUCTS (cont.)

RECOMMND

system must be connected to the extinguishing system. (\*  
separate fire alarm plans must be submitted for connection)

PLANNING DEPARTMENT

90.PLANNING. 3 USE\*- PARKING PAVING MATERIAL

RECOMMND

A minimum of 217 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with [asphaltic concrete or concrete] [decomposed granite] to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE\*- ACCESSIBLE PARKING

RECOMMND

A minimum of SEVEN (7) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_\_ or by telephoning \_\_\_\_."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6                      USE\*- LOADING SPACES                      RECOMMND

A minimum of one (1) loading space shall be provided in accordance with Section 18.12.a:(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

90.PLANNING. 9                      USE - NO ROOF EQUIPMENT                      RECOMMND

Roof-mounted equipment for residential units shall not be permitted within the project site.

90.PLANNING. 10                      USE\*- INSTALL BIKE RACKS                      RECOMMND

A bicycle rack with a minimum of six (6) spaces shall be provided in convenient locations to facilitate bicycle access to the project area. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

90.PLANNING. 11                      USE - UTILITIES UNDERGROUND                      RECOMMND

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

90.PLANNING. 15                      USE\*- TRASH ENCLOSURES                      RECOMMND

Two (2) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins

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90.PLANNING. 15                      USE\*- TRASH ENCLOSURES (cont.)                      RECOMMND

shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 19                      USE-WALL & FENCE LOCATIONS                      RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 23                      USE- SKR FEE CONDITION                      RECOMMND

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

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 49.63 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 24                      USE - CONDITION COMPLIANCE                      RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 26                      USE- MITIGATION MONITORING                      RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating

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90.PLANNING. 26 USE- MITIGATION MONITORING (cont.)

RECOMMND

compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 42850. The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 27 USE- ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3733 is calculated to be 49.63 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project

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90.PLANNING. 28                      USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

development. The Project Area for Conditional  
Permit No. 3733 has been calculated to be 49.63 net acres.

In the event Riverside County Ordinance No. 659 is  
rescinded, this condition will no longer be applicable.  
However, should Riverside County Ordinance No. 659 be  
rescinded and superseded by a subsequent mitigation fee  
ordinance, payment of the appropriate fee set forth in that  
ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1                              USE - LC LNDSCP INSPECT DEPOST

RECOMMND

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

90.TRANS. 2                              USE - LNDSCLPE INSPCTN RQRMNTS

RECOMMND

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

Upon successful completion of the installation inspection,  
the applicant will arrange for a 6th-month installation  
inspection at least five (5) working days prior to the  
final building inspection or issuance of the occupancy  
permit, whichever occurs first, and comply with the  
Transportation Department's (80.TRANS) condition entitled  
"USE-LANDSCAPING SECURITY" and (90.TRANS) condition  
entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful  
completion of the installation inspection, the County  
Transportation Department's landscape inspector and the  
permit holder's landscape architect (or on-site

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90.TRANS. 2                      USE - LNDSCPE INSPCTN RQRMNTS (cont.)                      RECOMMND

representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 3                      USE - LC COMPLY W/ LNDSCP/ IRR                      RECOMMND

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

90.TRANS. 4                      USE - WRCOG TUMF                      RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 5                      USE-STREETLIGHT AUTHORIZATION                      RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE or other electric provider.

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90.TRANS. 6 USE - STREETLIGHTS INSTALL

RECOMMND

- Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 7 USE - DEDICATION SL1

RECOMMND

Street A along project boundary is designated LOCAL ROAD and shall be improved with 40 foot full-width AC pavement and 6" concrete curb and gutter (project side) within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C", Ordinance 461. (40'/60')

NOTE: A 5" sidewalk shall be constructed adjacent to the right-of-way line (project side only) within the 10' parkway.

90.TRANS. 8 USE - EXISTING MAINTAINED SL1

RECOMMND

Grand Avenue along project boundary is a paved County maintained road designated URBAN ARTERIAL HIGHWAY and shall be improved with 8" concrete curb and gutter located 55 feet from centerline to curb line, 8" curbed landscape median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 76 foot half-width dedicated right-of-way in accordance with County Standard No. 91. (55'/76')

NOTES: 1. A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404.

2. Construct transition AC pavement tapering lane along Grand Avenue to the east and west project boundaries and join existing AC pavement per 55 mph design speed limit.

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90.TRANS. 8                      USE - EXISTING MAINTAINED SL1 (cont.)                      RECOMMND

3. Cash in lieu of constructing the improvements may be paid for the ultimate road improvements of Grand Avenue including transition AC pavement tapering to the east and west project boundaries as determined by the Director of Transportation.
4. If cash in lieu of constructing the improvements is approved for the required ultimate improvements by the Director of Transportation, interim improvements along Grand Avenue shall be improved for transition AC tapering lane and join existing AC pavement to the east and west project boundaries per 55 mph design speed limit.
5. Parkway landscaping shall be installed by the applicant in the ultimate location.

90.TRANS. 9                      USE - UTILITY INSTALL                      RECOMMND

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

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

90.TRANS. 10                      USE - ANNEX L&LMD/OTHER DIST                      RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Grand Avenue and street "A".

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90.TRANS. 10 USE - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

(2) Streetlights.

(3) Street sweeping.

90.TRANS. 11 USE - IMP PLANS

RECOMMND

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

90.TRANS. 12 USE - LANDSCAPING

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Grand Avenue and street "A".

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 13 USE - CONSTRUCT RAMP

RECOMMND

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

90.TRANS. 14 USE - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way,



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90.TRANS. 14                      USE - LANDSCAPING (cont.)                      RECOMMND

(or within easements adjacent to the public rights-of-way),  
in accordance with Ordinance 461, Comprehensive Landscaping  
Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Grand Avenue and street  
"A".

90.TRANS. 15                      USE - SIGNING & STRIPING                      RECOMMND

A signing and striping plan is required for this project.  
The project proponent shall be responsible for any  
additional paving and/or striping removal caused by the  
striping plan or as approved by the Director of  
Transportation.

90.TRANS. 16                      USE - WQMP COMPLETION                      RECOMMND

Prior to Building Final Inspection, the project-proponent  
is required to furnish educational materials regarding  
water quality to future owners/occupants, provide an  
engineered WQMP certification, inspection of BMPs, GPS  
location of BMPs, registering BMPs with the Transportation  
Department's Business Registration Division, and ensure  
that the requirements for inspection and cleaning the BMPs  
are established.

90.TRANS. 17                      USE - WQMP REGISTRATION                      RECOMMND

Prior to Building Final Inspection, the project-proponent  
is required to register the project's BMPs with the  
Transportation Department's Business Registration Division.

90.TRANS. 18                      USE - WQMP COMPLETION                      RECOMMND

Prior to Building Final Inspection, the project proponent  
is required to furnish educational materials regarding  
water quality to future owners/occupants, provide an  
engineered WQMP certification, inspection of BMPs, GPS  
location of BMPs, registering BMPs with the Transportation  
Department's Business Registration Division, and ensure  
that the requirements for inspection and cleaning the BMPs  
are established.

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90.TRANS. 19

USE - WQMP REGISTRATON

RECOMMND

Prior to Building Final Inspection, the project proponent is required to register the project's BMPs with the Transportation Department's Business Registration Division.

WASTE DEPARTMENT

90.WASTE. 1

USE - WASTE REPORTING FORM

RECOMMND

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

90.WASTE. 2

USE - RECYCLNG COLLECTION AREA

RECOMMND

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

Agenda Item No.:  
Area Plan: Harvest Valley/Winchester  
Zoning Area: Winchester  
Supervisory District: Third  
Project Planner: Dave Alvarez  
Board of Supervisors: August 29, 2017

CHANGE OF ZONE NO. 7911  
CONDITIONAL USE PERMIT NO. 3733  
FAST TRACK NO. 2016-07  
ENVIRONMENTAL ASSESSMENT NO. 42850  
Applicant: K-1 SPEED, INC.  
Engineer/Representative: MDMG

Charissa Leach, P.E.  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**CHANGE OF ZONE NO. 7911** proposes to change portion of the zoning classification of the project site from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) to the western portion of the project site. The proposed project will solely be located within the Manufacturing-Service Commercial zone. The Rural Residential will remain untouched.

**CONDITIONAL USE PERMIT NO. 3733** proposes an outdoor go-kart course with two designated tracks, an onsite garage, and an administration building on 49.63 gross acres. The administration building will consist of 14,023 square feet and two (2) stories in height. The first floor will consist of a reception desk, pro-shop, kart shop/maintenance area, restroom, storage areas, an office, a medical office, and the kart garage facility. The second floor will have an observation patio, observation deck, outdoor patio, café, preparation room, steward office, restroom, and a lounge, observation tower, and a private gathering area. The facility will also have an outdoor grand stand area for the observation of kart races. Furthermore, the project site is also anticipating special quarterly events for larger events, which will attract people to bring RV's or trailers. No RV hook-ups are available at the project site.

The project site is currently located northerly of Grand Avenue and westerly of Highway 79. APN: 461-110-003, 461-110-004, 461-110-005, and 461-110-006.

### FURTHER PLANNING CONSIDERATIONS:

#### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Light Industrial (CD:LI) and Rural: Rural Mountainous (R:RM)
2. Surrounding General Plan Land Use (Ex. #5): Rural: Rural Mountainous (R:RM) to the north, Open Space-Recreation (OS:R) to the west, Community Development: Medium Density Residential (CD:MDR) and Community Development: Light Industrial (CD:LI) to the south, and Rural: Rural Mountainous (R:RM) and Community Development: Medium Density Residential (CD:MDR) to the east.

- |                                   |                                                                                                                                                      |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3. Existing Zoning (Ex. #3):      | Rural Residential (R-R)                                                                                                                              |
| 4. Proposed Zoning (Ex. #3):      | Manufacturing-Service Commercial (M-SC)                                                                                                              |
| 4. Surrounding Zoning (Ex. #3):   | Rural Residential (R-R) to the north, east, and west, and One-Family Dwelling (R-1) to the south.                                                    |
| 5. Existing Land Use (Ex. #1):    | Project site is currently vacant                                                                                                                     |
| 6. Surrounding Land Use (Ex. #1): | Vacant property to the north, commercial recreational facility to the west, and scattered single family residential dwellings to the south and east. |
| 7. Project Data:                  | Total Acreage: 49.63<br>Total Building Square Footage: 14,023<br>Total Parking: 217                                                                  |
| 8. Environmental Concerns:        | See attached environmental assessment                                                                                                                |

**RECOMMENDATIONS:**

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42850**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7911**, that changes the zoning classification of the project site from Rural Residential (R-R) to Manufacturing –Service Commercial (M-SC), in accordance with Exhibit 3, based on the findings and conclusions in the staff report and subject to the adoption of the zoning ordinance by the Board of Supervisors; and,

**APPROVE CONDITIONAL USE PERMIT NO. 3733**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site has a General Plan Land Use Designation of both Light Industrial (CD:LI) and Rural: Rural Mountainous (R:RM). The proposed go-kart facility is a commercial service, which will be located on the Light Industrial portion of the project site. The LI land use 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. Industrial land aids in creating economic growth by providing jobs for local and area-wide residents, providing growth opportunities for new and existing businesses, and facilitating a tax base upon which public services can be provided. The goal of Riverside County is to provide attractive work environments that fit with the character of each community and are well served by convenient and adequate accessibility to multi-modal transportation options that bring jobs and housing in closer proximity to one another. Stimulation of clusters of similar industrial business will facilitate competitive

advantage in the market place. The project is consistent with the General Plan in that service facilities are allowed within the CD:LI land use designation.

2. The project site is surrounded by properties which have a General Plan Land Use Designation of Rural Mountainous (R:RM) to the north, Open Space-Recreation (OS-R) to the west, Community Development: Medium Density Residential (CD:MDR) and Community Development: Light Industrial (CD:LI) to the south, and Rural: Rural Mountainous (R:RM) and Community Development: Medium Density Residential (CD:MDR) to the east.
3. The project site is not located within a General Plan Policy Overlay Area.
4. The project site currently has a Zoning Classification of Rural Residential (R-R) and is proposed to change to Manufacturing-Service Commercial (M-SC) to the western portion of the site. The proposed project will be location within the Manufacturing-Service Commercial zone.
5. The project site is surrounded by properties that have a Zoning Classification of Rural Residential (R-R) to the north, east, and west, and One-Family Dwelling (R-1) to the south.
6. The proposed use, go-kart facility, is not a specifically listed use in the Manufacturing-Service Commercial (M-SC) zone of Ordinance No. 348; however, this zone does allow non-listed uses that are substantially the same in character and intensity as a listed permitted use to be processed in the same manner as the listed use. In this case, a go-kart facility is similar to the listed "Drive-in theaters," which is a permitted use subject to an approved conditional use permit. The project will generate similar effects to a drive-in theater, which include traffic, noise, and an outdoor activity. Traffic and noise are generated by a drive-in theater in the evening to late night with vehicles entering and exiting the site and the noise of the movies playing in all vehicles. The proposed go-kart facility will generate similar traffic from the vehicles entering the site and noise from the go-karts on the race track. Additionally, given the outdoor nature of the drive-in theater, the proposed use is also similar in character and intensity as a go-kart facility. The proposed use would be similar to these uses with uses primarily operated outside of a building, outdoor operation go-karts that will create noise to the surrounding area, and would generate some traffic to the site. Therefore, the proposed use is substantially similar in character and intensity to this listed use and may be permitted with an approved conditional use permit.
7. The development standards associated the Manufacturing-Service Commercial (M-SC) Zone are minimal, for the purpose of providing flexibility in site design. The project will not be within the Rural Residential Zone. This proposed go-kart facility meets each of the following development criteria, specified for the M-SC Zone:
  - a) The minimum lot area requirement is 10,000 square feet with a minimum lot width of 75 feet. The project site includes a single 49.63 gross acre site. The parcel has adequate area and dimensions to support the go-kart facility and required parking spaces.
  - b) The minimum yard setback shall be 25 feet where the front, side, or rear yard adjoins a lot zoned RR, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W2-M. The project will have a setback of approximately 120 feet to the east, approximately 325 feet in the front, approximately 1,305 feet to the west, and approximately 350 feet to the rear. This project meets the setback requirements.
  - c) No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. In no event, however, shall a

building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of Ordinance No. 348. The height of the building to the top of the roof is 37 feet. This project meets the building height requirements

- d) All roof mounted mechanical equipment shall be screened from the ground elevation view. A parapet above the roof line and internal roof top screening system will adequately hide all roof top mounted equipment from public view. This architectural projection in tandem with the screening system, results in compliance with the requirement.
- e) Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348. Go-Kart Facilities are required to provide the following parking spaces:
  - i. Grandstand – 1 space per 3 seats. The project proposes 300 seats, requiring 100 parking spaces for the use.
  - ii. Café, Lounge, Private Room – 1 space per 45 square feet of serving area plus 1 space per 2 employees. The project has 3,238 square feet and 10 employees requiring 77 parking spaces for the use.
  - iii. Offices – 1 space per 200 square feet. The project proposes 888 square feet requiring 4.4 parking spaces for the use.
  - iv. Pro Shop – 1 spaces per 200 square feet. The project proposes 244 square feet, requiring 1.2 parking spaces for the use.
  - v. Kart Shop and Garage – 1 space per 150 square feet. The project proposes 5,066 square feet, requiring 33.8 parking spaces for the use.

This project site requires 216.4 parking spaces and the site plan provides 217 spaces, meeting the parking requirement.

- 8. The project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) and as such, is not required to dedicate a portion of the project site for dedication purposes.
- 9. The project site is located within the March Air Reserved Base Influence Area ("AIA") boundary Zone E. Riverside County Airport Land Use Commission has reviewed and conditioned the project on July 6, 2016 (10.PLANNING.8).

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on December 31, 2015. Consultations were requested by the Soboba Band of Luiseno Indians and the Pechanga band of Luiseno Mission Indians. Consultation with Soboba took place in February of 2016 and a site visit was conducted on March 15, 2016. No tribal cultural resources were identified by Soboba, however grading monitoring was requested due to the presence of cultural resources identified in the vicinity of the project site. Consultation with Pechanga was initiated on January 20, 2016 at a videoconference meeting. At this meeting, Pechanga told Planning that the project was within a Traditional Cultural Property (TCP) and as such, a Tribal Cultural Resource (TCR) but provided no documentation regarding the TCP/TCR or any potential impacts to this TCP/TCR. Planning received a letter dated May 18, 2016, in which Pechanga formally declared their opposition to the project. This letter stated that the Project would

have immitigable impacts to a TCP but did not state any impacts. Based on Planning's review, planning confirmed the proposed project is designed such that it is not located within a TCP. In a letter dated July 15, 2016, Pechanga expressed concerns that there was a potential for noise, visual, integrity and cumulative impacts on the TCP as a result of the project but did not state what the impacts were. Based on Planning's review of the project noise study, it was concluded that the project would not cause any significant noise impacts to the TCP. This conclusion and a copy of the noise study was provided to Pechanga. Pechanga Cultural staff subsequently requested a focused noise study. A focused noise study was conducted; the results of which confirmed the project would not cause a significant noise impact to the TCP. In regards to visual impacts, the Project site includes approximately 49.63 acres, of which approximately 26.23 acres will be developed. The remainder will be left as passive open space and will be conserved in the present natural condition. The project includes landscaping and visual buffers to lessen the appearance of the track from the road and adjacent properties. Planning's review of the project exhibits concluded the project does not pose a significant visual impact to the TCP. However, Pechanga requested the project include landscaping along the berm/wall that is to be constructed along the southern boundary of the proposed project as well as along the eastern portion of the project site. Pechanga stated the purpose of the landscaping was to soften the look of the wall and to provide some form of screening along the eastern portion of the site. Although not necessary as a mitigation measure, the project developer agreed to add landscaping to these areas as part of their project design. Given there are no significant impacts to the TCP, Planning concluded the project, as designed, does not pose an impact to the integrity of the TCP and have concluded consultation.

10. The project is no located within the City Sphere of Influence.
11. The project site is located within a "Moderate" to "Very High Fire Hazard" severity zone and a "State Responsibility Area" for fire protection services.
  - a) This use has been designed so that it is in compliance sections 4290 and 4291 of the Public Resources Code by requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
  - b) Fire protection and suppression services will be available through Riverside County Fire Department.
12. This project is located within the Stephen's Kangaroo Rat Fee Area. Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits which include maps within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
13. Environmental Assessment No. 42850 identified the following potentially significant impacts:
  - a) Air Quality

b) Noise

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

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Light Industrial (CD:LI) and Rural: Rural Mountainous (R:RM), and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with Manufacturing-Service Commercial (M-SC) zone and with all other applicable provisions of Ordinance No. 348
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A city sphere of influence;
  - b. A Western Riverside Multi-Species Habitat Conservation Plan criteria cell;
  - c. A 100-year flood plain, an area drainage plan, or dam inundation area; or
  - d. California Gnatcatcher Quino Checkerspot Butterfly habitat.
3. The project site is located within:
  - a. March Air Reserve Base Airport Land Use Compatibility Plan, Zone E;
  - b. Moderate to Very High Fire Hazard Area;
  - c. Hemet Unified School District; and
  - d. The Stephens Kangaroo Rat Fee Area or Core Reserve Area
4. The subject site is currently designated as Assessor's Parcel Numbers: 461-110-003, 461-110-004, 461-110-005, and 461-110-006.



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

DATE: November 20, 2015

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

Riv. Co. Environmental Programs Division  
Riv. Co. Waste Management Resources  
Riv. Co. Land Use Commission  
March Air Reserve Base  
P.D. Landscape Architect  
Riv. Co. Geology Section

P.D. Archaeology Section  
Riv. Co. Regional Parks & Open Space  
Eastern Municipal Water District  
3rd District Supervisor  
3rd District Planning Commissioner

**CONDITIONAL USE PERMIT NO. 3733** – EA: 42850 – Applicant: K-1 Speed Inc – Engineer/Representative: MDMG - Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan- Rural: Rural Mountainous (RM) and Community Development: Light Industrial (LI)-Location: North of Grand Avenue and east of Highway 79 - 49.63 Gross Acres - Zoning: Rural Residential (RR)- **REQUEST: Conditional Use Permit No. 3733** proposes an outdoor go-kart course with two designated tracks, an onsite garage, and an administration building. The administration building will consist of two (2) stories in height. The first floor will consist of a reception desk, proshop, kart shop/maintenance area, restroom, storage areas, an office, a medical office, and the kart garage facility. The second floor will have an observation patio, observation deck, outdoor patio, café, preparation room, steward office, restroom, and a lounge, observation tour, and a private gathering area. In addition, the facility will also have an outdoor grand stand area for the observation of kart races.-APN-461-110-003, 461-110-004, 461-110-005, and 461-110-006 - Concurrent Cases: N/A

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

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a LDC meeting on December 3, 2015. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

**Other listed entities/individuals:**

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Peter Lange, (951) 955-1417, Contract Planner**, or e-mail at [PLange@rctlma.org](mailto:PLange@rctlma.org)/ MAILSTOP #: 1070

Public Hearing Path:      Administrative Action: ☐      DH: ☐      PC: ☐      BOS: ☐

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

WARREN D. WILLIAMS  
General Manager/Chief Engineer



1995 MARKET STREET  
RIVERSIDE, CA 92501  
951.955.1200  
FAX 951.788.9965  
www.rcflood.org

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

June 8, 2016

Riverside County  
Planning Department  
County Administrative Center  
4080 Lemon Street  
Riverside, CA 92501

Attention: Peter Lange, Contract Planner

Dear Mr. Lange:

Re: Change of Zone 7911  
Area: Winchester

Change of Zone 7911 is a proposal to change the current zoning classification from Rural Residential (R-R) to Manufacturing Service Commercial (M-SC) for a 49.63-acre site in the Winchester area. This project is being processed concurrently with Conditional Use Permit 3733, which is a proposal to construct a go-kart facility on the project site.

The District has reviewed this case and has the following comment:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Michele Martin of this office at 951.955.2511.

Very truly yours,

  
HENRY OLIVO  
Engineering Project Manager

c: CUP 3733

MMM:mcv  
P8205220



## AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

July 6, 2016

CHAIR  
Simon Housman  
Rancho Mirage

VICE CHAIRMAN  
Rod Ballance  
Riverside

COMMISSIONERS

Arthur Butler  
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Glen Holmes  
Hemet

John Lyon  
Riverside

Greg Pettis  
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Steve Manos  
Lake Elsinore

STAFF

Director  
Ed Cooper

John Guerin  
Paul Rull  
Barbara Santos

County Administrative Center  
4080 Lemon St., 12th Floor  
Riverside, CA 92501  
(951) 955-5132

Mr. Peter Lange, Project Planner  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
(VIA HAND DELIVERY)

### RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION

File No.: ZAP1203MA16 – Letter 1 of 2  
Related File No.: CUP03733 (Conditional Use Permit)  
APNs: 461-110-003, 461-110-004, 461-110-005, 461-110-006

Dear Mr. Lange:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed Riverside County Case No. CUP03733 (Conditional Use Permit), a proposal to develop an outdoor go-kart facility with two designated tracks, a two-story 9,067 square foot administration building including a lobby, reception and concession areas, 3,238 square feet of cafe restaurant area and assembly rooms, 888 square feet of office area, and a 244 square foot pro shop, a 4,825 square foot cart shop/garage building, and an outdoor grand stand area with a seating capacity of 300 on 49.63 gross acres located on the north side of Grand Avenue (opposite from its intersection with Whitaker Lane, approximately one-half mile westerly of Winchester Road and 2,280 feet easterly of Von Euw Drive), southerly of Double Butte, and easterly of the Wild West Arena in the unincorporated community of Winchester.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity is not restricted.

[www.rcaluc.org](http://www.rcaluc.org)

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (1488 feet AMSL). The site is located more than 40,000 feet from this runway. The existing maximum site elevation is approximately 1525 feet AMSL. The proposed building is 35 feet in height, for an approximate total maximum elevation of 1560 feet AMSL. Therefore, the maximum site elevation will not exceed the runway elevation by more than 200 feet. The project is also located more than 20,000 feet from Runway 5-23 at Hemet-Ryan Airport at its westerly terminus. Therefore, FAA Obstruction Evaluation Service review for height/elevation reasons was not required.

As ALUC Director, I hereby find the above-referenced Conditional Use Permit **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

## AIRPORT LAND USE COMMISSION

### CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project at this site, in accordance with Note 1 on Table 4 of the Harvest Valley/Winchester Area Plan.
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and to any lessees or tenants of the buildings thereon.
4. All new aboveground detention or bioretention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/bioretention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; commercial composting operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; aquaculture; incinerators.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

## AIRPORT LAND USE COMMISSION

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Kassen Klein, Kassen Klein Consulting (representative)  
MDMG, Attn: Jim Bach (representative)  
K-1 Speed, Inc., Attn: David Danglard (applicant/payee)  
Won Yoo, SDI Communities (property owner)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Denise Hauser or Sonia Pierce, March Air Reserve Base  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1203MA16\ZAP1203MA16CUP.LTR.doc



## AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR

Simon Houseman  
Rancho Mirage

July 6, 2016

VICE CHAIRMAN

Rod Ballance  
Riverside

Mr. Peter Lange, Project Planner  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
(VIA HAND DELIVERY)

COMMISSIONERS

Arthur Butler  
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Hemet

John Lyon  
Riverside

Greg Pettis  
Cathedral City

Steve Manos  
Lake Elsinore

### RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION

File No.: ZAP1203MA16 – Letter 2 of 2  
Related File No.: CZ07911 (Change of Zone)  
APN: 461-110-003, 461-110-004, 461-110-005, 461-110-006

Dear Mr. Lange:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No. 15-01 (as adopted on August 13, 2015), staff reviewed Riverside County Case No. CZ07911 (Change of Zone), a proposal to change the zoning of 49.63 gross acres (Assessor's Parcel Numbers 461-110-003 through 461-110-006) located on the northerly side of Grand Avenue (opposite from its intersection with Whitaker Lane, approximately one-half mile westerly of Winchester Road and 2,280 feet easterly of Von Euw Drive), southerly of Double Butte, and easterly of the Wild West Arena in the unincorporated community of Winchester from Rural Residential (R-R) to Manufacturing-Service Commercial (M-SC) on the portion of the site designated Community Development: Light Industrial on the Harvest Valley/Winchester Area Plan (HVWAP) and R-R on the portion of the site designated Rural: Rural Mountainous on the HVWAP.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity is not restricted.

As ALUC Director, I hereby find the above-referenced Change of Zone **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan ("March ALUCP").

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed Change of Zone. As the site is located within Compatibility Zone E, both the existing and proposed zoning of this property are consistent with the March ALUCP.

STAFF

Director  
Ed Cooper

John Guerin  
Paul Rull  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14th Floor  
Riverside, CA 92501  
(951) 955-5132

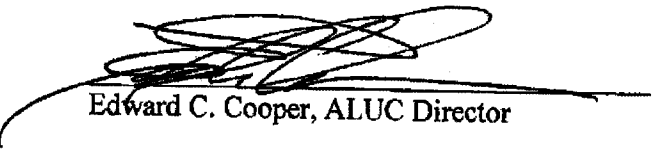
[www.rcaluc.org](http://www.rcaluc.org)

## AIRPORT LAND USE COMMISSION

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, ALUC Director

Attachments: Notice of Airport in Vicinity

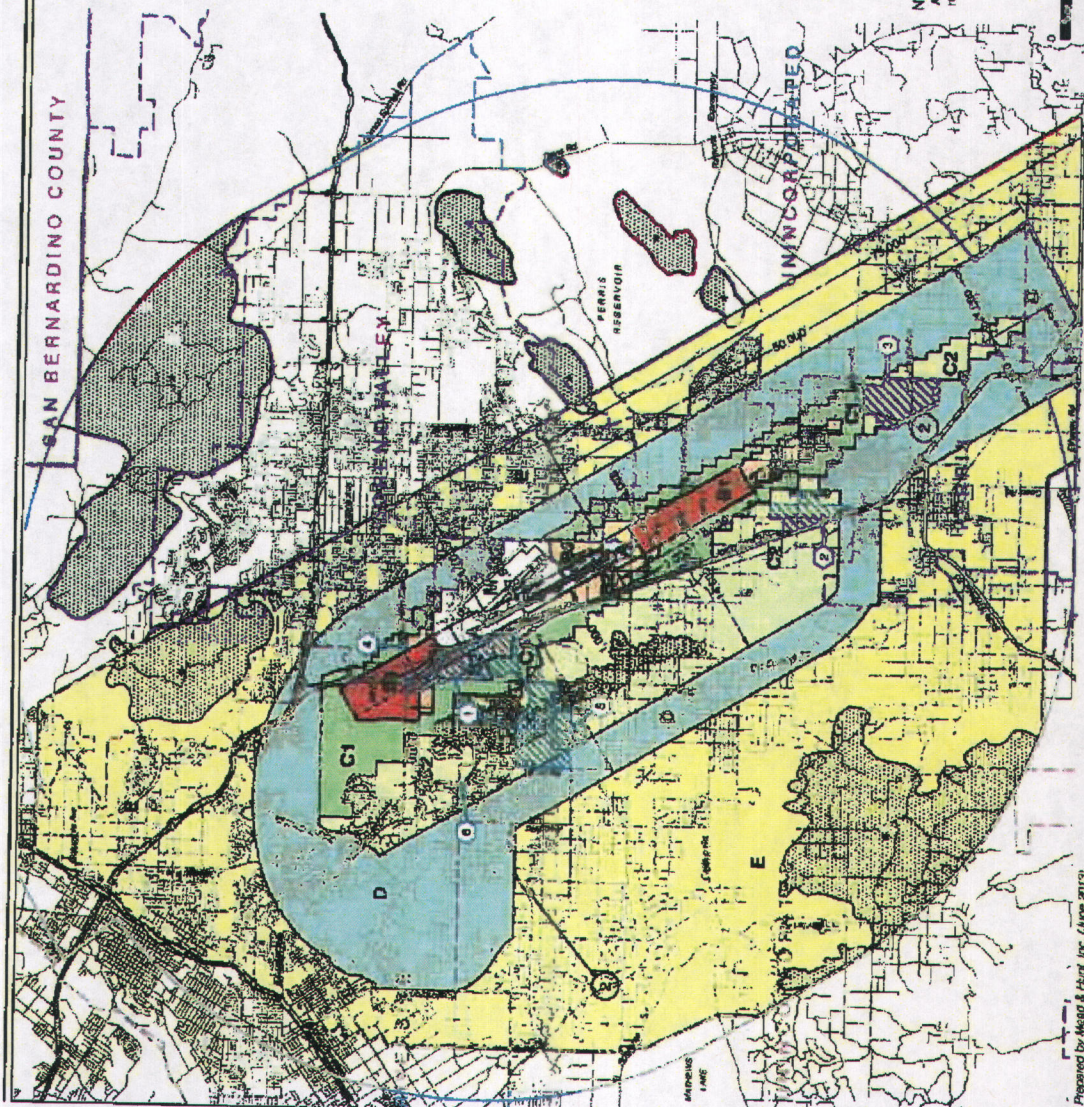
cc: Kassen Klein, Kassen Klein Consulting (representative)  
MDMG, Attn: Jim Bach (representative)  
K-1 Speed, Inc., Attn: David Danglard (applicant/payee)  
Won Yoo, SDI Communities (property owner)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Denise Hauser or Sonia Pierce, March Air Reserve Base  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAPI203MA16\ZAPI203MA16Rezone.LTR.doc

# **NOTICE OF AIRPORT IN VICINITY**

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)





# **LEGEND**

- Compatibility Zones**
- Airport Influence Area Boundary
  - Zone A
  - Zone B1
  - Zone B2
  - Zone C1
  - Zone C2
  - Zone D
  - Zone E
  - Zone M
  - High Terrain Zone
  - FAR Part 77 Military Outer Horizontal Surface Limits
  - FAR Part 77 Notification Area

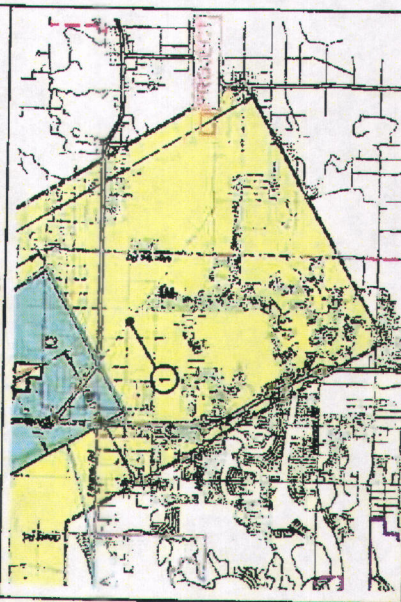
- ① Point at which aircraft on Runway 12 LS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

## **Boundary Lines**

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exemptions (existing local agency commitments to development projects)

- ① March JPA, March Business Center-Meridian
- ② Pearls Reservoir
- ③ Pearls Park West
- ④ Moreno Valley, Alhambra Housing
- ⑤ March JPA, Ben Clark Training Center
- ⑥ Riverside, Ridge Creek Subdivision

## **INSET**



Note:  
All dimensions are measured from runway ends and centerlines.



0 2 4 MILES

Base map source: County of Riverside 2013

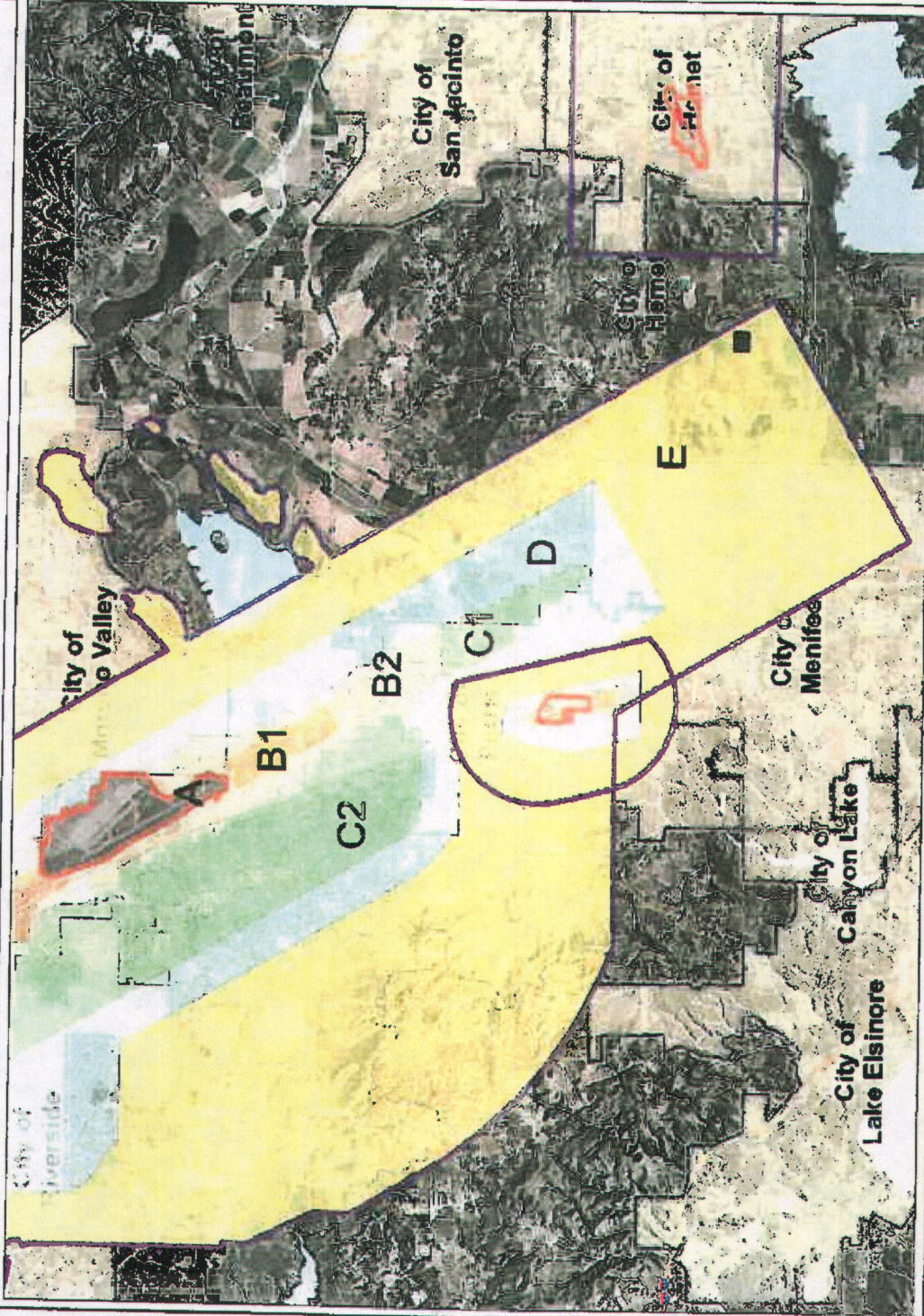
**Riverside County**  
**March Air Reserve Base / Inland Port Airport**  
**Land Use Compatibility Plan**  
(Adopted November 13, 2014)

Map MA-1

**Compatibility Map**  
March Air Reserve Base / Inland Port Airport



# My Map



Legend	
	Airports
	AIA
Airport Compatibility	
	OTHER ZONE
	A
	A-EXC1
	B1
	B1-APZ I
	B1-APZ II-EXC1
	B1-APZ II
	B1-APZ II-EXC1
	B1-EXC1
	B2
	B2-EXC1
	C
	C1
	C1-EXC1
	C1-EXC3
	C1-EXC4
	C1-HIGHT
	C2
	C2-EXC1
	C2-EXC2
	C2-EXC3
	C2-EXC5
	C2-EXC8
	C2-HIGHT

## Notes

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

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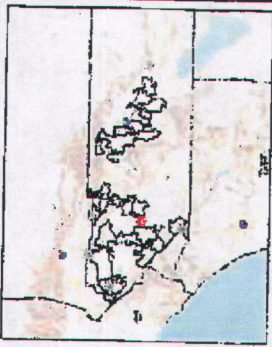


0 18,842 37,683 Feet





# My Map



- Legend**
- ☐ Display Parcels
  - ☐ Airports
  - ☐ AIA
  - Airport Compatibility**
  - ☐ OTHER ZONE
  - ☐ A
  - ☐ A-EXC1
  - ☐ B1
  - ☐ B1-APZ I
  - ☐ B1-APZ I-EXC1
  - ☐ B1-APZ II
  - ☐ B1-APZ II-EXC1
  - ☐ B1-EXC1
  - ☐ B2
  - ☐ B2-EXC1
  - ☐ C
  - ☐ C1
  - ☐ C1-EXC1
  - ☐ C1-EXC3
  - ☐ C1-EXC4
  - ☐ C1-HIGHT
  - ☐ C2
  - ☐ C2-EXC1
  - ☐ C2-EXC2
  - ☐ C2-EXC3
  - ☐ C2-EXC5
  - ☐ C2-EXC6

## Notes

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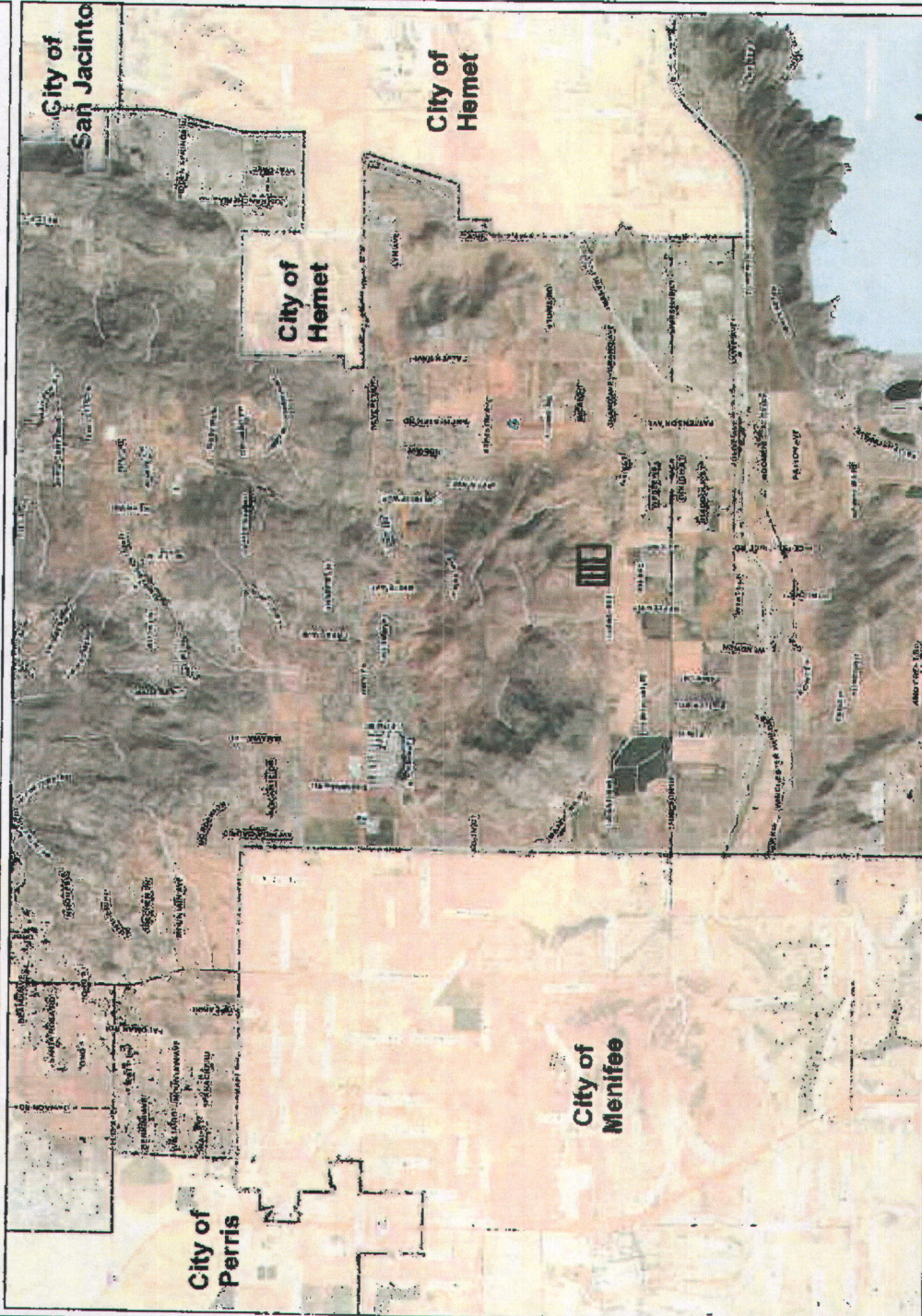
0 1,178 2,355 Feet





# CUP 3733 K1 Speed

## Vicinity Map



- Legend**
- ☐ City Boundaries
  - ☐ Cities
  - highways\_large
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - USHWY
  - majorroads
  - ☐ counties
  - ☐ cities

**Notes**

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

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0 7,994 15,989 Feet





# My Map



- Legend**
- ☐ City Boundaries
  - ☐ Cities
  - ☐ highways
  - ☐ HWY
  - ☐ INTERCHANGE
  - ☐ INTERSTATE
  - ☐ OFFRAMP
  - ☐ ONRAMP
  - ☐ USHWY
  - ☐ majorroads
  - ☐ counties
  - ☐ cities
  - ☐ hydrographylines
  - ☐ waterbodies
  - ☐ Lakes
  - ☐ Rivers

## Notes

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

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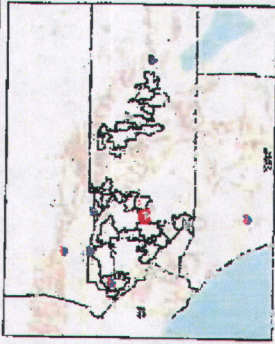


0 4,710 9,421 Feet





# My Map



- Legend**
- ☐ City Boundaries
  - ☐ Cities
  - roads
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - US-HWY
  - roads
  - Major Roads
  - Arterial
  - Collector
  - Residential
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers

## Notes

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



0 2,355 4,710 Feet

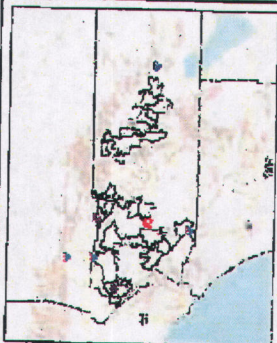


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# My Map



- Legend**
- ☐ Display Parcels
  - ☐ City Boundaries
  - Cities
  - roadsanno
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrographylin
  - waterbodies
  - Lakes
  - Rivers

## Notes

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0 1,178 2,355 Feet



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# My Map



- Legend**
- ☐ Display Parcels
  - ☐ City Boundaries
  - ☐ Cities
  - ☐ roadsanno
  - ☐ highways
  - ☐ HWY
  - ☐ INTERCHANGE
  - ☐ INTERSTATE
  - ☐ OFFRAMP
  - ☐ ONRAMP
  - ☐ USHWY
  - ☐ counties
  - ☐ cities
  - ☐ hydrographylines
  - ☐ waterbodies
  - ☐ Lakes
  - ☐ Rivers

**Notes**

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0 589

1,178 Feet



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Vicinity Map  
Sec. 21, T8S, R2W  
not to scale

1. **LEGAL DESCRIPTION**  
EAST 1/2 OF THE EAST 1/2 OF THE SW 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 2 WEST
2. **TOTAL ORIGINAL ACRES**  
46.87 ACRES (GROSS)  
46.89 ACRES (NET)
3. **EXISTING ZONING**  
RURAL RESIDENTIAL (RR)
4. **PROPOSED ZONING**  
MANUFACTURING SERVICE COMMERCIAL (MS)
5. **EXISTING LAND USE DESIGNATION**  
LIGHT INDUSTRIAL (LI), RURAL MOUNTAINS (RM)
6. **PROPOSED LAND USE DESIGNATION**  
LIGHT INDUSTRIAL (LI), RURAL MOUNTAINS (RM)
7. **METHOD OF SEWAGE DISPOSAL**  
PRIVATE SEPTIC SYSTEM
8. **UTILITIES**

**WELLS SYSTEM**  
PRIVATE  
WELLS  
SYSTEM  
GAS  
SELECTING  
TELEPHONE " WENDY

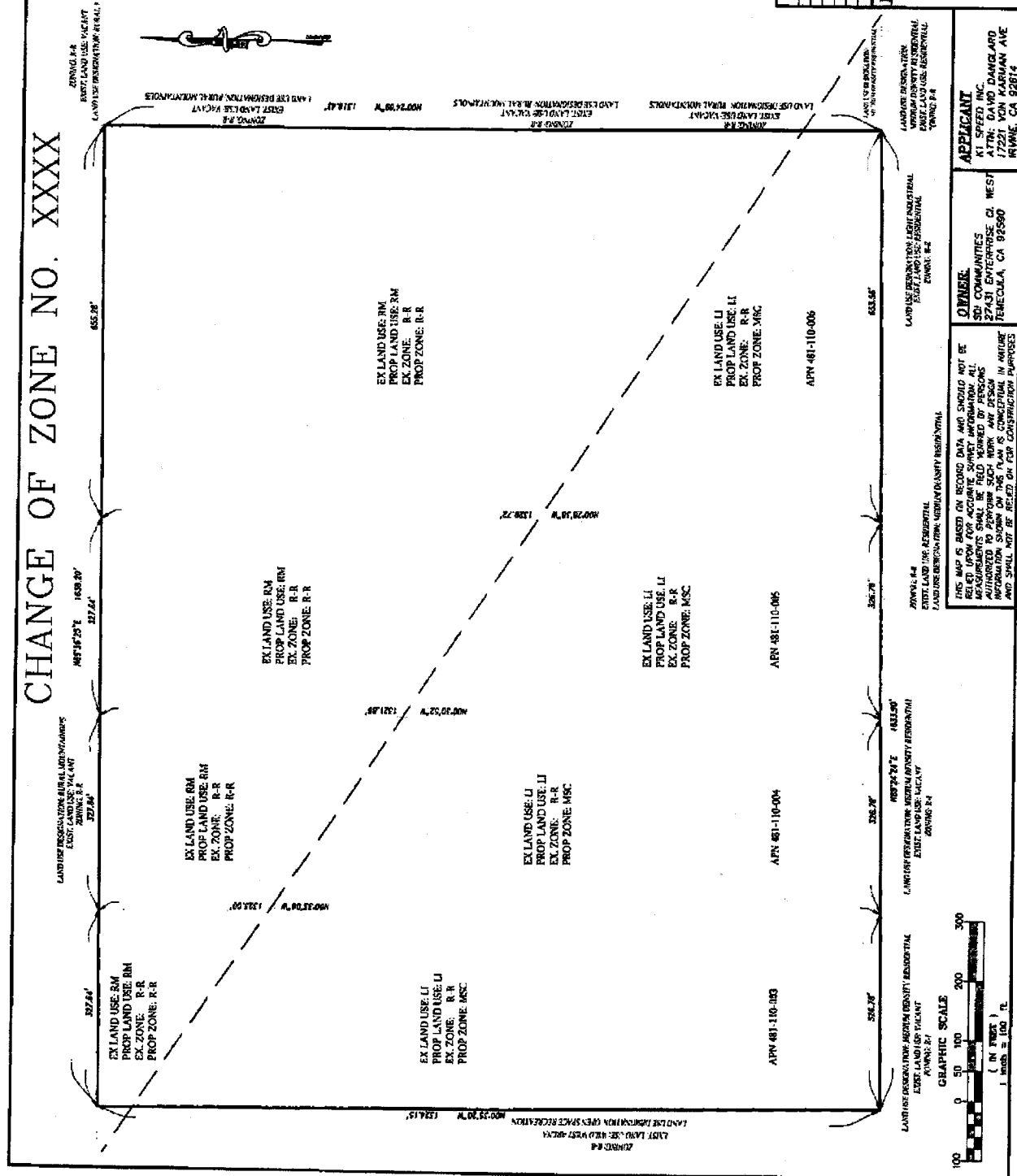
**B. SCHOOL DISTRICT.**  
HOUSTON UNITED SCHOOL  
101 ASSESSORS PARK RD N.  
461-747-003 INNO DCS  
11/8/98 THOMAS BROS. GUIDE  
PC 819 0-5-2-S  
12 MAY 2078

**SPECIFIC PLAN.**  
THIS PROJECT IS NOT WITHIN A SPECIFIC  
PLAN  
**FEMA FLOOD PLAIN.**  
THIS PROJECT IS NOT  
FLOOD TO OVERFLOW IMMEDIATELY OF  
FLOOD 14-2-ARRES

[illegible]**M • MG**

**MARKHAM DEVELOPMENT MANAGEMENT GROUP, INC.**  
41635 Enterprise Circle N. - Suite B  
Temecula, California 92590  
(951) 296-3466 TEL. (951) 296-3475 FAX

**CZ XXXX JAN 15/6**

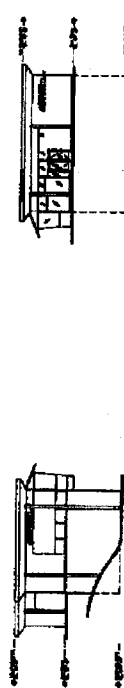
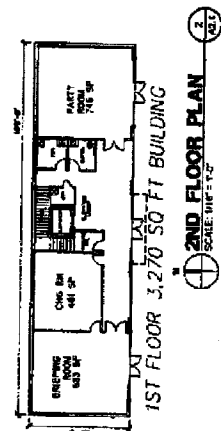
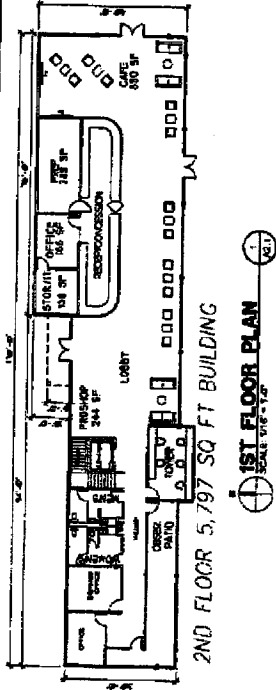


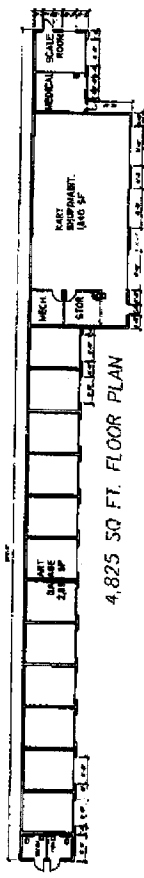
THIS MAP IS BASED ON RECORD DATA AND SHOULD NOT BE RELIED UPON FOR ACCURATE SURVEY INFORMATION. ALL MEASUREMENTS SHALL BE FIELD VERIFIED BY PERSONS AUTHORIZED TO PERFORM SUCH WORK. ANY DESIGN INFORMATION SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE AND SHALL NOT BE RELIED ON FOR CONSTRUCTION PURPOSES.

**OWNER:**  
SD: COMMUNITIES  
27431 ENTERPRISE CL. WEST  
TAMECULA, CA 92590

**APPLICANT**  
K1 SPEED INC.  
ATTN: DAVID DANGLARD  
17221 VON KARMAN AVE  
IRVINE, CA 92614







**FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"  
R  
A2.2



WAGNER  
ARCHITECTS  
10000 E. 1st Ave., Suite 100  
Denver, CO 80231  
Phone: 303.733.8888  
Fax: 303.733.8889  
www.wagnerarchitects.com

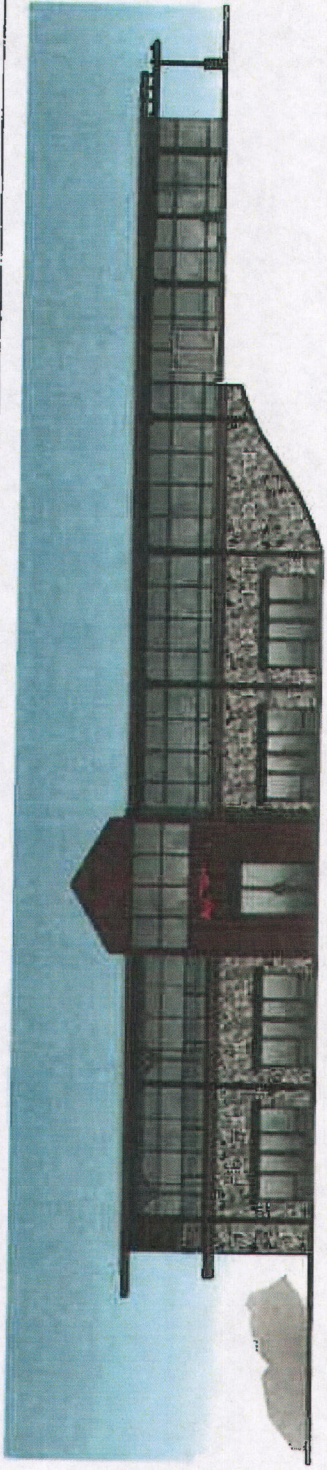


K1 SPEED - WINCHESTER  
GRAND AVENUE WINCHESTER, CA 92596

K1  
RCUIT

COLOR  
ELEVATIONS

A3.1



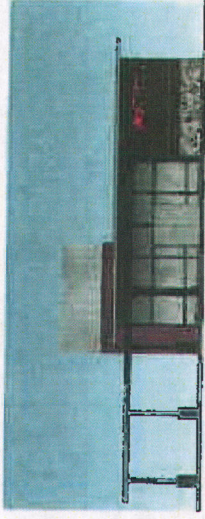
NORTH ELEVATION  
SCALE: 1/8" = 1'-0"  
A3.1



SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"  
A3.1

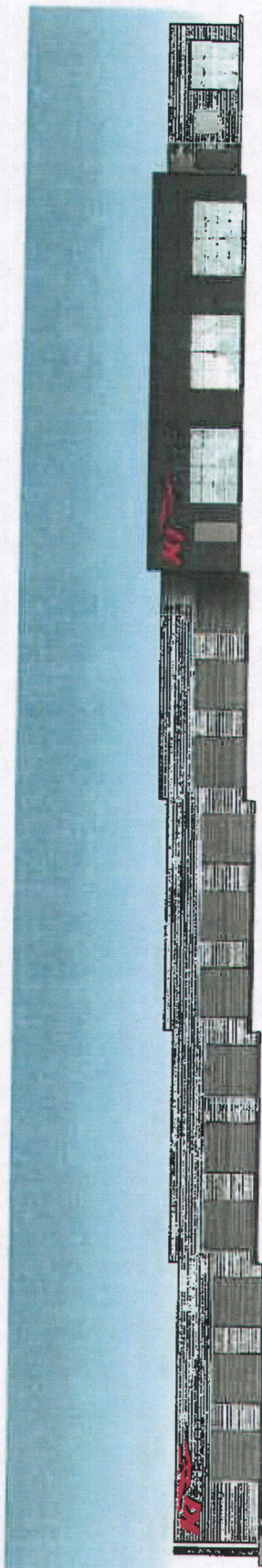


WEST ELEVATION  
SCALE: 1/8" = 1'-0"  
A3.1

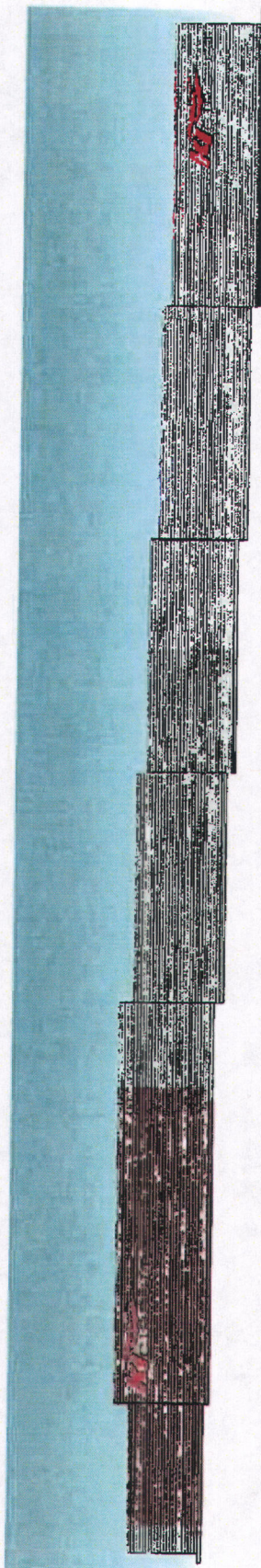


EAST ELEVATION  
SCALE: 1/8" = 1'-0"  
A3.1

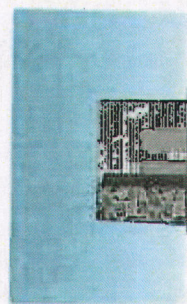




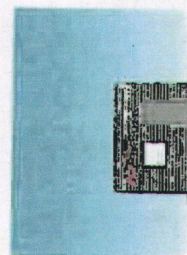
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"  
1  
A32



**WEST ELEVATION**  
SCALE WP = 1/4"



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



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

