

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

CEQA THRESHOLDS AND SCREENING TABLES

Feature	Description	Assigned Point Values	Project Points
<del>Vehicle Emissions Restriction</del>		<del>0</del> Commercial	
T9.B.1 Public Transit	The point value of a projects ability to increase public transit use will be determined based upon a Transportation Impact Analysis (TIA) demonstrating decreased use of private vehicles and increased use of public transportation. Increased transit accessibility (1-15 points)	TBD	
L2.B.1 Landscaping Equipment	Electric lawn equipment including lawn mowers, leaf blowers and vacuums, shredders, trimmers, and chain saws are available. When electric landscape equipment is used in place of conventional gas-powered equipment, direct GHG emissions from natural gas combustion are replaced with indirect GHG emissions associated with the electricity used to power the equipment. Project provides electrical outlets on the exterior of all buildings so that electric landscaping equipment is compatible with all built facilities.	2 points	
<del>SW2.B.1 Recycling</del>	County initiated recycling program diverting 80% of waste requires coordination with commercial development to realize this goal. The following recycling features will help the County fulfill this goal: <del>Provide separated recycling bins within each commercial building floor and provide large external recycling collection bins at central location for collection truck pick-up.</del> Provide commercial/industrial recycling programs that fulfills an on-site goal of 80% diversion of solid waste	<del>2 points</del> 5 points	2
SW2.B.1 Recycling of Construction/ Demolition Debris	Recycle 2% of debris (required) Recycle 5% of debris Recycle 8 % of debris Recycle 10% of debris Recycle 12% of debris Recycle 15% of debris Recycle 20% of debris	0 points 1 point 2 points 3 points 4 points 5 points 6 points	
O1.A1 Other GHG Emissions Reduction Features	This allows innovation by the applicant to provide commercial design features that the GHG emissions from construction and/or operation of the project not provided in the table. Note that engineering data will be required documenting the GHG reduction amount and point values given based upon emission reductions calculations using approved models, methods and protocols.	TBD	
<b>Total Points Earned by Commercial/Industrial Project:</b>			<b>103</b>

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

**Mitigation:**

The following mitigation measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Commercial Screening Tables. The following measures may be replaced with other measures as listed in the table, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table

**MM GHG-1**

Windows- Modestly Enhanced Window Insulation (5% > Title 24).

**MM GHG-2**

Air Infiltration- Modest Building Envelope Leakage (5% > Title 24).

**MM GHG-3**

Photovoltaic- Solar Ready Roofs (sturdy roof and electric hookups).

**MM GHG-4**

Water Efficient Landscaping- Eliminate turf and only provide drought tolerant plants.

**MM GHG-5**

Water Efficient irrigation systems- Weather based irrigation control systems combined with drip irrigation (demonstrate 20 reduced water use).

**MM GHG-6**

Toilets- Waterless Urinals (note that commercial buildings having both waterless urinals and high efficiency toilets will have a combined point value of 6 points).

**MM GHG-7**

Faucets- Water Efficient faucets (1.28gpm).

**MM GHG-8**

Car/Vanpools- Car/vanpool program with preferred parking

**MM GHG-9**

Employee Bicycle/ Pedestrian Programs- Bike lockers and secure racks.

**MM GHG-10**

Parking- Provide reserved preferential parking spaces for car-share, carpool, and ultra-low or zero emission vehicles.

**MM GHG-11**

Electric Vehicle Recharging- Install EIGHT (8) electric vehicle charging stations in garages/parking areas.

**MM GHG-12**

Commercial Vehicle Idling- All commercial vehicles are restricted to 5-minutes or less per trip on site and at loading docks.

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

**MM GHG-13**

Recycling- Provide separated recycling bins within each commercial building/floor and provide large external recycling collection bins at central location for collection truck pick-up.

Monitoring: Monitoring will occur through the Building and Safety plan check process.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**22. Hazards and Hazardous Materials**

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

Source: Project Application Materials

Findings of Fact:

a) The project is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. This project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. Therefore impacts are considered less than significant.

b) During the construction of any new proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. Impacts are considered less than significant.

c-d) Any new development on the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan because the project is being developed in a vacant parcel with developed infrastructure. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur. No impacts are anticipated.

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

e) The site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, its development would not create a significant hazard to the public or the environment. Therefore there are no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**23. Airports**

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

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

Findings of Fact:

a-c) The nearest airport to the Project site is the French Valley Airport, which is located approximately 0.67 miles southwest of the Project site. The Project site is located within the airport land use plan for the French Valley Airport. During a meeting on May 10, 2018, the Airport Land Use Commission (ALUC) found the proposed Project to be consistent with the 2007 French Valley Airport Land Use Compatibility Plan and was approved subject to conditions of approval. Therefore, impacts are considered less than significant.

d) The Project site is located in the vicinity of the French Valley Airport, which is a public use airport. There is no private airstrip within two (2) miles of the Project site. Therefore, implementation of the proposed project would not result in a safety hazard for people residing or working in the proposed project area. No impact are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**24. Hazardous Fire Area**

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

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

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) According to County of Riverside General Plan, Figure 11, *Wildfire Susceptibility*, the Project site is not located within a Wildfire Zone. However, according to "Map My County," the Project site is located within a "Very High Fire Area." With adherence to Riverside County Ordinance No. 787 and California Building Code Guidelines, which contain provisions for prevention and fire hazards, the proposed Project would have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

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

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

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

Findings of Fact:

a) Grading planned by the Project generally would maintain the site's existing topographic conditions. All runoff from the site would be collected within the various proposed infiltration basins throughout the project site, which would provide water quality treatment for flows and mitigate for any potential increased runoff. Because the Project has been designed to minimize changes to the site's existing topography and incorporates BMP's to ensure that erosion and sediment does not result in substantial erosion on- or off- site, impacts would be less than significant.

b) The California Porter-Cologne Water Quality Control Act (Section 13000 ("Water Quality") et. Seq. of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the Santa Margarita River Watershed and is within the jurisdiction of the California Regional Water Control Board, San Diego Region.

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

Impact Analysis for Construction-Related Water Quality

Construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to County of Riverside requirements, the Project would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Compliance with the NPDES permit involves preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Thus, with mandatory adherence to the Project's SWPPP, water quality impacts associated with construction activities would be less than significant.

Post-Development Water Quality Impacts

To meet NPDES requirements, the Project's proposed storm drain system is designed to route first flush runoff to one of the three on-site infiltration basins. The Project would be required to implement a Water Quality Management Plan (WQMP), pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The WQMP identifies

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

structural controls (including the three infiltration basins) to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation. Therefore, with mandatory compliance with the Project's WQMP, water quality impacts associated with post-development activities would be less than significant.

c) The Project site is located within the Eastern Municipal Water District (EMWD) service area. EMWD's 2010 Urban Water Management Plan (UWMP) identifies the water district's anticipated future demands for potable water resources and the plans for meeting those demands. The UWMP demonstrates that the EMWD has sufficient supplies to meet its existing and projected demand through 2035. Thus, the Project's demand for domestic water service would not substantially deplete groundwater supplies such that there would be a net aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

Development of the Project site would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. However, infiltration would occur in the ornamental landscaped areas as well as the three proposed infiltration basins. The bottom of infiltration basins would also function to mitigate any potential increase runoff and for water quality treatment. Therefore, with incorporation of the infiltration basins and regional management efforts for groundwater resources, the Project would not interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

d) The proposed Project will include catch basins and underground storm drains to collect all runoff and discharge the flows into the three proposed infiltration basins. The infiltration basins and drainage facilities would provide adequate flood protection from the 100-year frequency storm event in accordance with Riverside County Flood Control District requirements. Additionally, with required adherence to a SWPPP and WQMP, the Project would not provide substantial additional sources of polluted runoff during construction or long-term operation. Accordingly, implementation of the proposed Project would not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Thus, impacts would be less than significant.

e) As indicated in the Riverside County General Plan Figure S-10, *Dam Failure Inundation Zone*, the Project site is located within the Skinner Clearwell Dam inundation zone. However, with compliance with existing laws and regulatory programs any potential impact would be reduced to less than significant. Additional regulations intended to reduce the impacts of potential flooding include the following: National Flood Insurance Act, which establishes flood-risk zones within floodplain areas and requires local compliance with flood proofing building standards; National Flood Insurance Reform Act, which reduces the risk of flood damage to properties by providing a means to rectify any flood-related damage; Cobey-Alquist Floodplain Management Act, which requires local governments to protect people and property from flooding hazards as a condition of the receipt of State funds; as well as various county ordinances. In particular, Riverside County Ordinance No. 458 implements the National Flood Insurance Program within Riverside County and places strict conditions on acceptable levels of development in floodplains. Through these policies, programs and ordinance standards, development within floodplain and development with the potential to be adversely affected by flooding hazards are highly regulated and potential impacts are reduced to less than significant.

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

f) According to the Riverside County General Plan, Figure 9, *Flood Hazards Areas*, the Project site is not located within a 100-year flood zone. Therefore, the Project would not result in any impacts due to the placement of housing or structures within a 100 year flood zone.

g) Mandatory compliance with the BMP's specified in the Project's WQMP would ensure that the proposed Project does not result in any other impacts to water quality. There are no conditions associated with the proposed Project that would result in the substantial degradation of water quality beyond what is described above. Thus, no additional impact would occur.

h) The proposed water quality basin designed to filter the Project's stormwater would be strategically placed at the downstream point of the Project site's drainage areas. Runoff from the Project site would be collected in the basin and filtered to remove water pollutants before being discharged into offsite facilities. The water quality BMP's are designed to drain within a maximum of 72 hours, which would preclude the attraction of vectors and odors associated with standing water. The basins are an inherent part of the Project's design and, as such, the environmental effects associated with the construction and operation of the Project's BMP's are evaluated throughout this environmental assessment, and where necessary, mitigation has been identified to address any impacts associated with their construction and operation. Accordingly, the Project would not include any new or retrofitted stormwater BMP's that could result in significant environmental effects, and no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**26. Floodplains**

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:



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

a) The proposed grading by the Project would generally maintain the site's existing topographic conditions. The proposed infiltration basins and drainage facilities would provide adequate flood protection from the 100-year frequency storm event in accordance with Riverside County Flood Control District requirements. As such, the Project would not alter the site's drainage pattern in a manner that would lead to flooding on-site, and impacts would be less than significant.

b) Development of the Project would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. A portion of the Project site is proposed to be ornamental landscaping and infiltration would occur over these areas. Additionally, the Project proposes three infiltration basins. The bottom of the basins would be unlined, which would provide an opportunity for infiltration. The infiltration basins would function to mitigate any potential increase runoff and for water quality treatment. Based on the foregoing analysis, the Project would not result in changes in absorption rates or the rate and amount of surface runoff that could result in significant environmental effects and impacts would be less than significant.

c) As indicated in the Riverside County General Plan Figure S-10, *Dam Failure Inundation Zone*, the Project site is located within the Skinner Clearwell Dam inundation zone. However, with compliance with existing laws and regulatory programs any potential impact would be reduced to less than significant. Additional regulations intended to reduce the impacts of potential flooding include the following: National Flood Insurance Act, which establishes flood-risk zones within floodplain areas and requires local compliance with flood proofing building standards; National Flood Insurance Reform Act, which reduces the risk of flood damage to properties by providing a means to rectify any flood-related damage; Cobey-Alquist Floodplain Management Act, which requires local governments to protect people and property from flooding hazards as a condition of the receipt of State funds; as well as various county ordinances. In particular, Riverside County Ordinance No. 458 implements the National Flood Insurance Program within Riverside County and places strict conditions on acceptable levels of development in floodplains. Through these policies, programs and ordinance standards, development within floodplain and development with the potential to be adversely affected by flooding hazards are highly regulated and potential impacts are reduced to less than significant levels.

d) The Project site's existing drainage patterns would generally be maintained under the proposed Project. Although the Project's proposed extended detention basins would reduce peak flows from the site, the Project would not affect the total amount of flows from the site. Thus, the Project has no potential to result in changes in the amount of surface water in any water body, and no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

**27. Land Use**

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

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

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

**Findings of Fact:**

a) Under existing conditions, the Project site is an undeveloped parcel. With implementation of the proposed Project, the site would be converted from disturbed undeveloped land to commercial-retail uses. According to Table LU 4 of the General Plan, the proposed commercial/retail/business park would be acceptable uses under the Community Development: Commercial Retail designation of the Project site. Although the change from disturbed undeveloped land to commercial/retail/business park uses represents a change to the site's existing use, environmental impacts associated with such conversion are evaluated throughout this environmental assessment and mitigation measures are imposed where necessary to reduce potentially significant impacts to below a level of significance.

b) The proposed Project site is in unincorporated Riverside County but within the City of Temecula Sphere of Influence. The City of Temecula has designated the Project site with a land use designation of "Community Commercial," which allows commercial development oriented to the needs of retail, professional office, and service oriented business including supermarkets, department stores, theaters, restaurants, professional and medical offices, and specialty retail stores. Accordingly, the proposed commercial, retail, and Business Park on the Project site would be consistent with the City of Temecula's designation for the site. There are no components of the Project with a potential to adversely affect land use within any other adjacent cities or counties such that significant environmental impacts would result. Therefore, the proposed Project would not adversely affect land use within a city sphere of influence and/or within adjacent city or county boundaries, and no impact would occur.

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

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

**28. Planning**

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

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

**Findings of Fact:**

a) Under existing conditions, the Project site is zoned for "Scenic Highway Commercial (C-P-S), which allows for retail, commercial, business park uses. Additionally, the proposed retail, commercial, and business park uses would be consistent with and would implement the site's proposed General Plan

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

land use designation of Community Development: Commercial Retail (CD:CR). Therefore, impacts would be less than significant.

b) Zoning classifications surrounding the Project site include Scenic Highway Commercial (C-P-S) to the west, Specific Plan (SP) and Rural Residential (R-R) to the south, and Specific Plan (SP) to the East and north.

The Project proposes to develop the site with retail, commercial, and business park uses. The proposed on-site land uses would be fully compatible with the C-P-S classification that abut the site to the west. Additionally, the proposed uses would also be compatible with the "Community Commercial" zoning classification to the west and north within the City of Temecula Sphere of Influence area. Therefore, the proposed Project would be consistent with existing surrounding zoning, and impacts would be less than significant.

c) Surrounding land uses include commercial retail to the west, vacant, industrial and rural to the south, and vacant to the east and north. The commercial, retail, business park uses proposed by the Project would be fully compatible with the existing commercial and industrial uses near the Project site. Accordingly, the Project would be fully compatible with, or otherwise would not conflict with the site's existing surrounding land uses.

The County of Riverside General Plan and the City of Temecula General Plan identify future planned land uses within the project vicinity. Riverside County General Plan land uses include: Community Development: Commercial Retail (CD:CR) and Community Development: Business Park (CD:BP). North of the project is identified as Open Space: Recreation (OS-R) and Community Development: Commercial Retail (CD:CR). The site to the west is identified as Community Development: Commercial Retail (CD:CR) with an existing commercial center containing retail, commercial, and restaurant uses. The property to the south is identified as Community Development: Business Park (CD:BP) and Community Development: Light Industrial (CD:LI). The property to the east has a land use designation of Community Development: Medium High Density Residential (CD: MHDR). As noted in the analysis presented above, the Project would be compatible with, or otherwise would not conflict with, these existing or planned land uses. Thus, the Project would not conflict with any proposed land uses in the surrounding area. Impacts would be less than significant.

d) The Project site is designated by the Riverside County General Plan for "Community Development: Commercial Retail (CD:CR)." The proposed commercial, retail, business park uses would be fully consistent with the property's General Plan land use designation. There would be no impact.

e) Under existing conditions, the nearest residential communities is located adjacent to the Project site opposite Leon road. The nearest residential community is approximately 675 feet to the northeast of the site, however, there are no components of the proposed Project that would obstruct access to the community. Accordingly, the proposed Project would not disrupt or divide the physical arrangement of an established community a no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

---

**MINERAL RESOURCES** Would the project

---

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>29. Mineral Resources</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

**Findings of Fact:**

a-b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General plan Figure OS-6, *Mineral Resources Area*, the Project site is designated within the Mineral Resources Zone 3 (MZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). According to the California Department of Conservation California Surface Mining and Reclamation Policies and Procedures, lands designated as MRZ-3 are defined as areas of undetermined mineral resource significance. Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. Accordingly, the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Thus, no impact would occur.

c-d) The Project site is not located within or near any lands that are classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. Additionally, lands abutting the Project site do not include any State classified or designated areas, and there are no known active or abandoned mining or quarry operations on lands abutting the Project site. Accordingly, implementation of the proposed Project would not result in an incompatible use located adjacent to a State classified or designated area or existing mine. In addition, implementation of the proposed Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. Therefore, no impact would occur.

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

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

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels? NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

a) The nearest airport to the Project site is the French Valley Airport, which is located approximately .67 miles southwest of the Project site. The Project site is located within the airport land use plan covering French Valley Airport. The project site is located in Compatibility Zone B1, C, and D. The project site is located outside the 60db CNEL contour. While the site is not within the 60 CNEL, it is likely that the airport at ultimate capacity will likely generate a 60 CNEL that may encroach upon some portion of the project. The CUP indicates that non-noise sensitive commercial and business park uses in the 60 CNEL are compatible. The project's building will have a stucco and brick exterior and windows. Additionally, the project is also subject to the adopted Building and Safety and California Building Codes which include installing double-pane windows and R-30 value insulation to mitigate noise. These building design elements will minimize the public's exposure to excessive noise. Building and Safety and California Building Codes are not unique mitigation measures, therefore, the project will have less than significant impact.

b) The project site is not located within close vicinity of an existing private airstrip. According to the GIS database, there is no private airstrip within sight of the project site. Therefore, there is no impact.

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

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

<b>31. Railroad Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

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

**Findings of Fact:**

As indicated on Figure C-1 "Circulation Plan" of the Riverside County General Plan, the project site is not located within close vicinity to an existing rail line. The project will have no impact.

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

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

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

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

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

**Findings of Fact:**

The Project site is located near Highway 79. However, as the Project site is designated as "Scenic Highway Commercial," the proposed retail, commercial, business park uses would be intended to be compatible with the Highway. Accordingly, there would be a less than significant impact

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

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

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

**Source:** Project Application Materials, GIS database

**Findings of Fact:**

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

**Mitigation:** No mitigation measures are required

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Noise has been simply defined as "unwanted sound." Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm or when it has adverse effects on health. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). A-weighted decibels (dBA) approximate the subjective response of the human ear to broad frequency noise source by discriminating against very low and very high frequencies of the audible spectrum. They are adjusted to reflect only those frequencies which are audible to the human ear.

Environmental noise descriptors are generally based on averages, rather than instantaneous, noise levels. The most commonly used figure is the equivalent level (Leq). Equivalent sound levels are not measured directly but are calculated from sound pressure levels typically measured in A-weighted decibels (dBA). The equivalent sound level (Leq) represents a steady state sound level containing the same total energy as a time varying signal over a given sample period and is commonly used to describe the "average" noise levels within the environment.

Peak hour or average noise levels, while useful, do not completely describe a given noise environment. Noise levels lower than peak hour may be disturbing if they occur during times when quiet is most desirable, namely evening and nighttime (sleeping) hours. To account for this, the Day-Night Average Noise Level (LDN) and the Community Noise Equivalent Level (CNEL), representing a composite 24-hour noise level is utilized. The LDN and CNEL are weighted averages of the intensity of a sound, with corrections for time of day, and averaged over 24 hours. The LDN time of day corrections include the addition of 10 decibels to dBA Leq (Equivalent Continuous Sound Level) sound levels at night between 10:00 p.m. and 7:00 a.m. The CNEL time of day corrections require the addition of 5 decibels to dBA Leq sound levels in the evening from 7:00 p.m. to 10:00 p.m., in addition to the corrections for the LDN. These additions are made to account for the noise sensitive time periods during the evening and night hours when sound appears louder. LDN and CNEL do not represent the actual sound level heard at any particular time, but rather represents the total sound exposure. The County of Riverside relies on the 24-hour CNEL level to assess land use compatibility with transportation related noise sources, and therefore, this analysis uses the CNEL noise level to apply the more conservative evening hour corrections to the 24-hour noise levels.

To ensure noise-sensitive land uses are protected from high levels of noise (N 1.1), Table N-1 of the Noise Element identifies guidelines to evaluate proposed developments based on exterior and interior noise level limits for land uses and requires a noise analysis to determine needed mitigation measures if necessary. The Noise Element identifies residential use as a noise-sensitive land use (N 1.3) and discourages new development in areas with 65 CNEL or greater existing ambient noise levels. To prevent and mitigate noise impacts for its residents (N 1.5), the Noise Element requires noise attenuation measures for sensitive land uses exposed to noise levels higher than 65 CNEL. The intent of policy N 1.7 is to require a noise analysis for land uses impacted by unacceptably high noise levels and include mitigation measures be incorporated into project design.

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

Policy N 4.1 of the Noise Element sets a stationary-source exterior noise limit not to be exceeded for a cumulative period of more than ten minutes in any hour of 65 dBA Leq for daytime hours of 7:00 a.m. to 10:00 p.m., and 45 dBA Leq during the noise-sensitive nighttime hours of 10:00 p.m. to 7:00 a.m. To prevent high levels of construction noise from impacting noise-sensitive land uses, policies N 12.1 through 12.3 identify construction noise mitigation requirements for new development located near existing noise-sensitive land uses.

Policy 15.3 establishes the vibration perception threshold for rail-related vibration levels, which was utilized in the Project's noise impact analysis as a threshold for determining potential vibration impacts associated with Project construction.

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

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

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

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

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

a-c) The Project proposes retail, commercial, and business park land uses. Retail, commercial, and business park land uses are not typically associated with a substantial permanent increase in ambient noise levels above pre-existing levels. The only potential for the Project to create a substantial permanent increase in ambient noise levels is the result of future traffic generated by the proposed Project which could cause or contribute to increased traffic-related noise levels at off-site locations. The background ambient noise levels in the Project vicinity are dominated by transportation-related noise associated with the arterial roadway network, including Highway 79. The table below shows a 24-hour ambient noise level measurements of the proposed project. Therefore, the proposed Project itself would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts would be less than significant.



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

Location <sup>1</sup>	Distance to Project Boundary (Feet)	Description	Energy Average Hourly Noise Level (dBA Leq) <sup>2</sup>		CNEI
			Daytime	Nighttime	
L1	660'	Located northeast of the Project site on Leon Drive adjacent to existing residential homes.	58.1	49.7	59.0
L2	1,075'	Located northeast of the Project site adjacent to a private park and residential homes on Brussels Street.	56.4	53.9	61.0
L3	0'	Located within the Project site in a currently vacant lot.	52.2	52.1	58.7
L4	125'	Located south of the Project site across Benton Road near an existing residential home.	65.1	60.8	69.0

The Project's only potential to result in a substantial temporary or periodic increase in noise levels would be during short-term construction activities, as long-term operation of the Project as a commercial use would not result in the generation of any measurable temporary or periodic noise increases.

The Project construction noise impacts would include both short-term mobile equipment and long-term stationary equipment. Short-term mobile construction activities (e.g., nail guns, hammers, power saws, drills, etc.) generated throughout the Project site are not staged or stationary. The long-term construction equipment would consist of generators, compressors, and pumps. It is expected that the Project construction activities would consist primarily of short-term mobile equipment.

**CONSTRUCTION NOISE LEVELS (DAYTIME)**

Receiver Location <sup>1</sup>	Total Project Operational Noise Level <sup>2</sup>	Measurement Location <sup>3</sup>	Reference Ambient Noise Levels <sup>4</sup>	Combined Project and Ambient <sup>5</sup>	Project Contribution <sup>6</sup>	Threshold Exceeded? <sup>7</sup>
R1	39.3	L1	58.1	58.2	0.1	No
R2	36.1	L2	56.4	56.4	0.0	No
R3	39.8	L3	52.2	52.4	0.2	No
R4	42.3	L4	65.1	65.1	0.0	No

**CONSTRUCTION NOISE LEVELS (NIGHTTIME)**

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

Receiver Location <sup>1</sup>	Total Project Operational Noise Level <sup>2</sup>	Maximum Noise Level <sup>3</sup>	County Standard <sup>4</sup>	County Standard <sup>5</sup>	Project Contribution <sup>6</sup>	Threshold Exceeded? <sup>7</sup>
R1	39.3	L1	49.7	50.1	0.4	No
R2	36.1	L2	53.9	54.0	0.1	No
R3	39.8	L3	52.1	52.3	0.2	No
R4	42.3	L4	60.8	60.9	0.1	No

The temporary construction-related noise impacts are expected to create temporary and intermittent noise. Construction noise is temporary and does not exceed the threshold as shown in the tables above. Construction noise is also intermittent and of short duration and would not present any long-term impacts. Therefore, there would be a less than significant impact.

The proposed Project has the potential to expose nearby sensitive receptors to noise levels in excess of the County standard. The nearest sensitive receptor is a residential home located 675 feet northeast of the Project site. The Project has the potential to result in noise levels in excess of the County's standard during Project construction activities and under long-term conditions due to the potential exposure of traffic-related noise. However, any potential exposure from traffic-related noise would not be expected to exceed the existing noise on Highway 79 or nearby areas as indicated in the Table below.

Location <sup>1</sup>	Distance to Project Boundary (Feet)	Description	Energy Average (Noise Level) (dBA Leq) <sup>2</sup>		CNEL
			Daytime	Nighttime	
L1	660'	Located northeast of the Project site on Leon Drive adjacent to existing residential homes.	58.1	49.7	59.0
L2	1,075'	Located northeast of the Project site adjacent to a private park and residential homes on Brussels Street.	56.4	53.9	61.0
L3	0'	Located within the Project site in a currently vacant lot.	52.2	52.1	58.7
L4	125'	Located south of the Project site across Benton Road near an existing residential home.	65.1	60.8	69.0

The project noise analysis also determined that project operation would not exceed applicable noise standards with the incorporated mitigation to limit hours of operation. Therefore impacts are considered less than significant with mitigations incorporated. The Riverside County General Plan Noise Element finds noise levels between 50 and 70 dBA either as normally acceptable or conditionally acceptable. Riverside County Ordinance No. 847 limits noise within most residential land use designations to no more than 65 dBA between 7 a.m. to 10 p.m. and 45 dBA between 10 p.m. and 7 a.m. The temporary

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

construction-related noise impacts are expected to create temporary and intermittent high-level noise. Construction noise is temporary, intermittent and of short duration and would not present any long-term impacts. Additionally, the General Plan Noise Element direct construction to establish hours of operation to prevent or mitigate excessive or adverse noise impacts on surrounding areas as shown on the tables above during construction. The project is conditioned to comply with the construction hours limitations of Ordinance No. 847 and mitigation is included to provide additional noise attenuation measures during construction.

Though construction noise is temporary, intermittent and of short duration, and will not present any long-term impacts, the following practices would reduce any noise level increases produced by the construction equipment to the nearby noise-sensitive residential land uses.

- Prior to approval of grading plans and/or issuance of building permits, plans shall include a note indicating that noise-generating Project construction activities shall only occur between the hours of 6:00 a.m. to 6:00 p.m. June through September, and 7:00 a.m. to 6:00 p.m. October through May (County of Riverside Municipal Code, Section 9.52.020). The Project construction supervisor shall ensure compliance with the note and the City shall conduct periodic inspection at its discretion.
- During all Project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receivers nearest the Project site (i.e., to the center) during all Project construction.
- The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. to 6:00 p.m. June through September, and 7:00 a.m. to 6:00 p.m. October through May). The contractor shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise.

Based on the information provided above impacts would be a less than significant impact.

d) Project construction activities have the potential to result in varying degrees of temporary ground vibration, depending on the type of construction activities and equipment used. It is expected that ground-borne vibration from Project construction activities would be localized and intermittent. Construction activities that are expected to occur within the Project site include grading and trenching, which have the potential to generate low levels of ground-borne vibration. However, the project construction activities are not expected to result in perceptible human response and do not exceed the vibration levels threshold, as shown in the table below. Therefore, project construction vibration-related impacts would be less than significant.

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

Receiver <sup>1</sup>	Distance to Const. Activity (feet)	Vibration Level (in/sec)					Peak Acceleration	RMS Velocity Level (in/sec) <sup>2</sup>	Threshold Exceeded? <sup>3</sup>
		Small Bulldozer	Backhoe/Excavator	Light Construction	Heavy Construction	Large Construction			
R1	701'	0.000	0.000	0.001	0.001	0.001	0.000	No	
R2	1,072'	0.000	0.000	0.000	0.000	0.000	0.000	No	
R3	233'	0.000	0.001	0.003	0.003	0.003	0.002	No	
R4	168'	0.000	0.002	0.004	0.005	0.005	0.004	No	

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

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

**POPULATION AND HOUSING** Would the project

**35. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:**

a & c) Under existing conditions, there are no existing homes on-site, nor is the site occupied by any people. Thus, implementation of the proposed Project would not displace housing or people, necessitating the construction of replacement housing elsewhere. No impact would occur.

b) The Project proposes retail and industrial buildings that would generate permanent employment opportunities. However, the existing housing stock in the general vicinity of the Project site would be sufficient to address any housing demand. It is not expected that the proposed restaurants would result in an affordable housing demand that exceeds the existing stock in the general vicinity of the Project site. Therefore, there would be a less than significant impact.

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

d) According to Riverside County's Map My County (GIS Database), the Project site is not located within or adjacent to any County Redevelopment Project Area. Therefore no impacts are anticipated.

e) The Project site is designated by the Riverside County General Plan and the Southwest Area Plan for "Community Development: Commercial Retail (CD:CR)," which allows for the development of local and regional serving retail and service uses. Implementation of the proposed Project would not result in the construction of housing or in a population increase. Therefore, there would be no impact.

f) The proposed Project would develop the site with retail, commercial, and business park uses. No extension of roads or other infrastructure, which could induce population growth, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**36. Fire Services**

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

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The proposed Project would primarily be served by French Valley Station (Station No. 83), located approximately 1 mile southwest of the Project site at 37500 Sky Canyon Dr. # 401, Murrieta CA, 92563. Thus, the Project site is adequately served by fire protection services under existing conditions.

Development of the proposed Project would affect fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be augmented. To offset the increased demand for fire protection services, the Project would be required to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes and fire sprinklers. Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance 659), which requires a fee payment to assist the county in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

Based on the foregoing analysis, implementation of the Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protections services. Therefore, there would be a less than significant impact.

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

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

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

**37. Sheriff Services**

**Source:** Riverside County General Plan

**Findings of Fact:**

Riverside County Sheriff's Department provides community policing to the Project area via the Southwest Sheriff's Station located approximately .66 miles southeast of the Project site at 30755-A Auld Road, Murrieta, CA 92563. The proposed Project's demand on sheriff protection services would not be significant on a direct or cumulative basis because the Project would not create the need to construct a new Sheriff station or physically alter an existing station. The Project would be required to comply with the provisions of the County's DIF Ordinance (Ordinance 659), which requires a fee payment to assist the County in providing for public services, including police protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of police protection services. Therefore, there would be a less than significant impact.

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

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

**38. Schools**

**Source:** Temecula Valley Unified School District correspondence, GIS database

**Findings of Fact:**

The project site is located within the Temecula Valley Unified School District (TVUSD). The applicant of this project is conditioned to pay the school impact fees for commercial/retail uses are set by State Law. Fees are required to be paid prior issuance of building permits. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

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

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

**39. Libraries**

**Source:** Riverside County General Plan

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

**Findings of Fact:**

Future development of the project site will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project will be required to pay these development impact fees prior to issuance of building permits. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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

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

**40. Health Services**

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

**Source:** Riverside County General Plan

**Findings of Fact:**

The Project simply proposes industrial, retail, commercial, and restaurant uses. No housing, which could increase the demand for health services, is being proposed. However, development impact fee payment to the County that is partially allocated to public health services and facilities. As such, impacts to public medical facilities and resources associated with the proposed Project would be less than significant.

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

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

**RECREATION**

**41. Parks and Recreation**

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

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

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

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

**Findings of Fact:**

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

a) The Project simply proposes commercial retail uses and does not involve the construction or expansion of recreational facilities. This type of development will not lead to the significant use of parks in the area, therefore, there would be a less than significant impact.

b) The Project simply proposes commercial retail uses. No use of existing neighborhood or regional parks or other recreational facilities is being proposed. Therefore, there would be no impact.

c) According to Map My County (GIS Database), the Project site is located within a County Service Area (CSA). Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**42. Recreational Trails**

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

According to the Southwest Area Plan Figure 8, *Southwest Area Trails and Bikeway System*, there are no regional trails planned in the immediate vicinity of the Project site. Accordingly, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

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

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?



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

Source: Traffic Impact Analysis dated April 19, 2016

Findings of Fact:

a-b) Riverside County General Plan Policy C 2.1 states that the County will maintain the following County-wide target level of service (LOS): LOS C on all County-maintained roads and conventional State Highways. As an exception, LOS D may be allowed in Community Development areas at intersections of any combination of Secondary Highways, Major Highways, Arterial Highways, Urban Arterial Highways, Expressways or conventional State Highways. LOS E may be allowed in designated Community Centers to the extent that it would support transit-oriented development and pedestrian communities. As such, LOS D has been considered acceptable at any intersection within the County of Riverside because all of the study area intersections are classified as Secondary Highways or a higher classification.

A trip generation analysis was prepared on December 22, 2017 by Linscott, Law, and Greenspan. The daily peak hour trip generations for the proposed project are shown in Table 43-1. The project is estimated to generate a total of approximately 4,998 tripends with 424 vehicles per hour during the AM peak hour and 358 vehicles per hour during the PM peak hour.

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

**TABLE 43-1- PROJECT TRIP GENERATION**

Land Use	Size	Daily Trip Ends (ADTs)			AM Peak Hour							PM Peak Hour				
		Rate <sup>a</sup>	Volume	Rate <sup>a</sup>	In:Out		Volume			% of ADT <sup>a</sup>	In:Out		Volume			
					Split	In	Out	Total	Split		In	Out	Total			
<b>RETAIL TRIPS</b>																
Retail/Restaurant <sup>b</sup>	34,198 KSF	44.32 /KSF	1,516	3%	60%	40%	27	18	45	2.71	44%	56%	41	52	93	
Auto Parts Sales <sup>c</sup>	5,112 KSF	61.61 /KSF	315	2.21	50%	50%	6	5	11	5.98	49%	51%	15	16	31	
Drive-Thru Restaurant	5,610 KSF	496.12 /KSF	2,783	45.42	51%	49%	130	125	255	32.65	52%	48%	95	88	183	
Discount Store	10.0 KSF	57.24 /KSF	572	1.06	68%	32%	7	4	11	4.98	50%	50%	25	25	50	
<b>Total Retail Trips</b>			<b>5,186</b>	—	—	—	<b>170</b>	<b>152</b>	<b>322</b>	—	—	—	<b>176</b>	<b>181</b>	<b>357</b>	
<i>Pass-by External Trips</i>	<i>20%</i>		<i>(1,037)</i>	—	—	—	—	—	—	<i>9%</i>	<i>50%</i>	<i>50%</i>	<i>(47)</i>	<i>(46)</i>	<i>(93)</i>	
<b>Net Retail Trips</b>			<b>4,149</b>	—	—	—	<b>170</b>	<b>152</b>	<b>322</b>	—	—	—	<b>129</b>	<b>135</b>	<b>264</b>	
<b>BUSINESSPARK TRIPS</b>																
Businesspark	89,395 KSF	12.44 /KSF	1,112	1.40	85%	15%	106	19	125	1.26	26%	74%	29	84	113	
<b>Net Retail + Businesspark Trips</b>			<b>5,261</b>	—	—	—	<b>279</b>	<b>171</b>	<b>447</b>	—	—	—	<b>158</b>	<b>219</b>	<b>377</b>	
<i>Mixed Use Reduction</i>	<i>5%</i>		<i>(263)</i>	—	—	—	<i>(14)</i>	<i>(9)</i>	<i>(23)</i>	—	—	—	<i>(8)</i>	<i>(11)</i>	<i>(19)</i>	
<b>NET NEW PRIMARY TRIPS</b> (Net Retail + Businesspark Trips – Mixed Use Reduction)			<b>4,998</b>	—	—	—	<b>262</b>	<b>162</b>	<b>424</b>	—	—	—	<b>150</b>	<b>208</b>	<b>358</b>	
<b>TOTAL DRIVEWAY TRIPS</b>																
<b>(Total Retail Trips + Businesspark Trips – Mixed Use Reduction)</b>			<b>6,035</b>	—	—	—	<b>262</b>	<b>162</b>	<b>424</b>	—	—	—	<b>197</b>	<b>251</b>	<b>451</b>	

The results of the Existing with Project conditions intersection analysis are summarized in Table 43-2. The Existing plus Project condition operations analysis worksheets are provided in Appendix "D". The study area intersections are projected to operate at an acceptable level of service (LOS "D" or better) during the peak hours with the existing geometry and traffic controls.

**TABLE 43-2- EXISTING WITH PROJECT WITH CUMULATIVE PROJECTS INTERSECTION OPERATIONS**

Intersection	Control Type	Peak Hour	Existing		Existing with Project with Cumulative Projects		A <sup>c</sup>	Sig? <sup>d</sup>	Mitigated	
			Delay <sup>e</sup>	LOS <sup>e</sup>	Delay	LOS			Delay	LOS
			1. Winchester Road (SR 79)/ Via Mira Moss/ Auld Rd	Signal	AM PM	29.5 26.4			C C	52.6 48.2
2. Winchester Road (SR 79)/ Benton Rd	Signal	AM PM	20.3 45.4	C D	26.7 78.2	C E	6.4 28.8	No Yes	26.2 54.6	C D
3. Winchester Road (SR 79)/ Thompson Rd/ Max Gillis Rd <sup>f</sup>	Signal	AM PM	94.0 62.3	F E	65.2 55.5	E E	(28.8) (6.8)	No No	— —	— —
4. Winchester Road (SR 79)/ Jean Nicholas Rd/ Skyview Rd	Signal	AM PM	27.8 29.2	C C	29.7 29.3	C C	1.9 0.1	No No	— —	— —
5. Winchester Road (SR 79)/ Pouroy Rd/ Whisper Heights Rd	Signal	AM PM	17.1 17.0	B B	17.8 17.1	B B	0.7 0.1	No No	— —	— —
6. Pouroy Rd/ Thompson Rd	AWS/C	AM PM	12.5 11.2	B B	13.1 11.7	B B	0.6 0.5	No No	— —	— —
7. Pouroy Rd/ Benton Rd	Signal	AM PM	31.4 22.1	C C	33.3 23.1	C C	1.9 1.0	No No	— —	— —

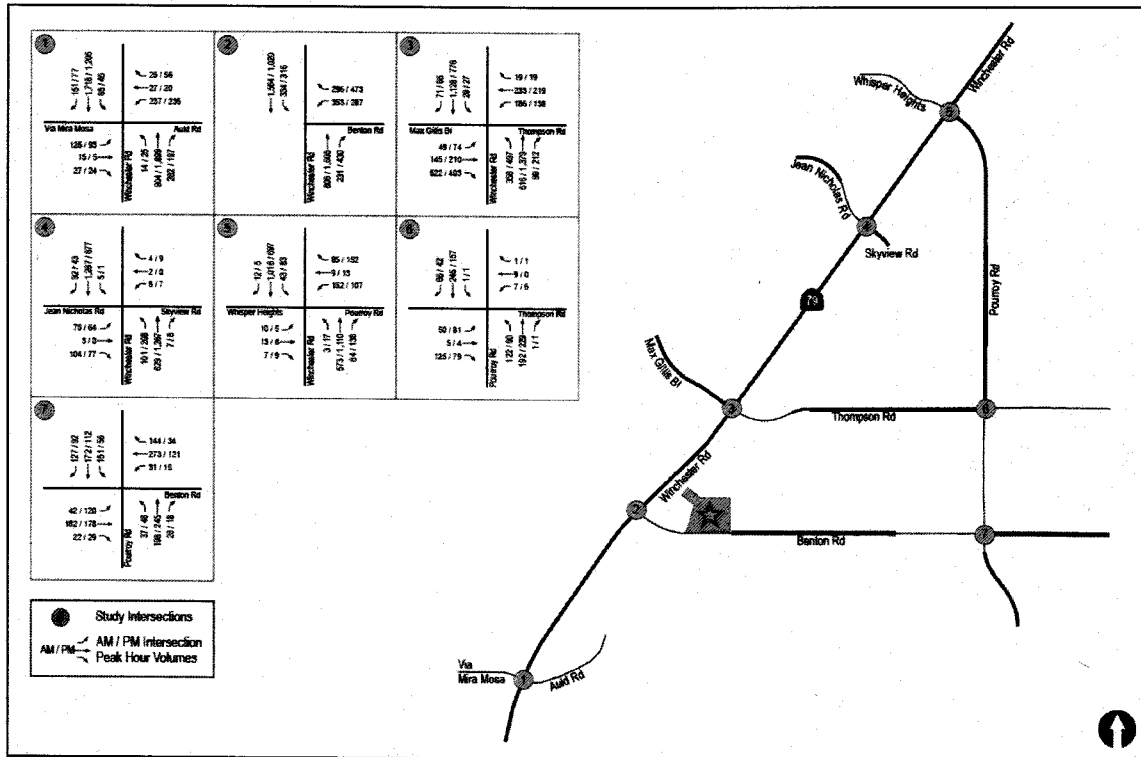
This is consistent with, and implements the General Plan Circulation Element requirements with incorporation of the mitigation measures provided at the end of this section.

The Riverside Transit Agency (RTA) Routes 23, 61, 79, 208, and 217 currently provide services the study area. The Project proposes no changes to this routing.

Existing Traffic Volumes were conducted during weekday AM and PM peak hour (7:00-9:00 AM and 4:00-6:00 PM) intersection turning movement traffic counts were conducted at the study area

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

intersections and roadway links by National Data & Surveying Services on Wednesday, May 24, 2017 when area schools were in session. The figure below illustrates the existing AM and PM peak hour turning movement counts. Traffic count sheets can be viewed in the Appendix of the Traffic Study.



R12720/Figures  
 Date: 6/2/17

Figure 3-2

**Existing Traffic Volumes**

FRENCH VALLEY COMMONS

Intersection capacity analyses were conducted for the study intersections under Existing with Project with Cumulative Projects with Ambient Growth conditions. The table below reports the intersection operations during the peak hour conditions. The majority of the study area intersections operate at acceptable levels of service under Existing with Project with Cumulative Projects with Ambient Growth conditions, with the exception of the following, which are calculated to operate at LOS E or F:

- Intersection #1. Winchester Road (SR-79) / Auld Road – LOS E during the AM and PM peak hours
- Intersection #2. Winchester Road (SR-79) / Benton Road – LOS F during the PM peak hour
- Intersection #3. Winchester Road (SR-79) / Thompson Road / Max Gillis Blvd – LOS E during the AM and PM peak hours

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

Intersection	Control Type	Peak Hour	Existing		Existing with Project with Cumulative Projects with Ambient Growth		ΔC	Sig? <sup>2</sup>	Mitigated	
			Delay <sup>1</sup>	LOS <sup>2</sup>	Delay	LOS			Delay	LOS
1. Winchester Road (SR 79)/ Via Mira Mesa/ Auld Rd	Signal	AM	29.5	C				Yes	48.9	D
		PM	26.4	C				No	54.8	D
2. Winchester Road (SR 79)/ Benton Rd	Signal	AM	20.3	C	29.3	C	9.0	No	25.4	C
		PM	45.4	D				Yes	37.1	D
3. Winchester Road (SR 79)/ Thompson Rd/ Max Gillis Rd <sup>f</sup>	Signal	AM	94.0	F	75.2	E	(18.8)	No	—	—
		PM	62.3	E	61.7	E	(0.6)	No	—	—
4. Winchester Road (SR 79)/ Jean Nicholas Rd/ Skyview Rd	Signal	AM	27.8	C	32.4	C	4.6	No	—	—
		PM	29.2	C	29.3	C	0.1	No	—	—
5. Winchester Road (SR 79)/ Roussay Rd/ Whisper Heights Rd	Signal	AM	17.1	B	18.4	B	1.2	No	—	—
		PM	17.0	B	17.1	B	0.1	No	—	—
6. <del>Roussay</del> Rd/ Thompson Rd	AWS <sup>3</sup>	AM	12.5	B	13.9	B	1.4	No	—	—
		PM	11.2	B	12.3	B	1.1	No	—	—
7. <del>Roussay</del> Rd/ Benton Rd	Signal	AM	31.4	C	36.9	D	5.5	No	—	—
		PM	22.1	C	24.6	C	2.5	No	—	—

In addition, the developer will be required to pay the County of Riverside's Development Impact Fee (DIF) and the regional Transportation Uniform Mitigation Fee (TUMF) to address the direct and cumulative traffic impacts generated by new development projects. Therefore, the Project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. With the payment of TUMF and DIF, any impacts are considered less than significant with incorporation of the mitigation measures provided at the end of this section.

c-d) The nearest airport to the Project site is the French Valley Airport, which is located approximately 0.67 miles southwest of the Project site. The Project site is located within the airport land use plan covering French Valley Airport. During a meeting on May 10, 2018, the Airport Land Use Commission (ALUC) Development Review found the proposed Project to be consistent with the 2007 French Valley Airport Land Use Compatibility Plan. The Project has no potential to result in impacts due to changes in air traffic patterns, nor would the Project alter any airborne traffic. Accordingly, no impact would occur.

The Project site is not adjacent or near a natural water body or near active railroad tracks. Accordingly, no impact to waterborne traffic or rail traffic would occur with implementation of the Project. Therefore, there would be no impact.

e) The Project proposes on-site development of commercial-retail uses. Any potential roadway improvement as a result of the proposed Project would not result in a hazard due to a design feature. Additionally, the Project area contains existing commercial and industrial uses. As such, the Project's proposed commercial uses have no potential to result in uses that incompatible within the surrounding area and that could result in significant impacts to circulation and traffic. Accordingly, impacts would be less than significant.

f) The Project proposes on-site development of commercial retail uses. No new or altered maintenance of roads is being proposed. Therefore, any impact would be less than significant.

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

g) It is not anticipated that there would be a substantial effect upon circulation during the Project's construction. Construction of the proposed Project may temporarily affect the operation of the immediate circulation network during the construction phase of the Project. The Project will be required to obtain an encroachment permit prior to commencing any construction within the public right-of-way. This will also include the submittal and approval of a traffic control plan (TCP) which is designed to mitigate any construction circulation impacts. Therefore, there would be a less than significant impact.

h) The Project site is not identified as an emergency access route under any local or regional plans. Any potential Project effects to the surrounding circulation system would be minimal during construction, and access routes would remain available to ensure the adequate provision of emergency services to the area during Project construction. Thus, during construction of the proposed Project, there would be a less than significant impact.

i) According to the Southwest Area Plan Figure 8, Southwest Area Trails and Bikeway System, there are no regional trails planned in the immediate vicinity of the Project site. Accordingly, there would be no impact.

**Mitigation:**

- **TRANS 1:** Intersection #2. Winchester Road (SR-79) / Benton Road: Restripe the northbound approach to convert the northbound right-turn lane to a shared through/right-turn lane. Restripe the westbound approach to provide a second westbound right-turn lane, shall be performed by the developer.
- **TRANS 2:** Intersection #8. Benton Road / Access A / Penfield Road: Install a traffic signal. Provide one (1) shared through/left-turn lane and one (1) dedicated right-turn lane on the southbound approach. Widen and/or restripe the westbound approach to provide a second westbound through lane. Maintain the existing eastbound left-turn lane for trips turning into the site. This shall be performed by the developer.

**Monitoring:** Monitoring will occur through the Building and Safety plan check and construction process.

**44. Tribal Cultural Resources**

Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

- a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

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

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

b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: Tribal Consultation

Findings of fact:

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eight tribes on September 27, 2017. No response was received from the Ramona Band, Quechan, Colorado River Indian Tribes, Pala or Cahuilla. Requests to consult were received from the Pechanga Band of Luiseno Indians, the Rincon Band of Luiseno Indians and the Soboba Band of Luiseno Indians. The project conditions of approval were provided to the tribes and consultation was concluded with Pechanga on May 21, 2018, with Soboba on November 22, 2017 and with Rincon on January 18, 2018.

Although no specific tribal cultural resources were identified by the tribes, the area is near a village site and the tribes expressed concern that there is a high possibility for subsurface resources to be present. Each of the consulting tribes recommended that a Native American monitor be present during grading of the property. Because of the sensitivity of the area, the project has been conditioned for a Native American Monitor to be present during ground disturbing activities. Therefore impacts in this regard are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**45. Bike Trails**

Source: Riverside County General Plan

Findings of Fact:

According to the Southwest Area Plan Figure 8, Southwest Area Trails and Bikeway System, there are no bike trails planned in the immediate vicinity of the Project site. Accordingly, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>UTILITY AND SERVICE SYSTEMS</b> Would the project				
<b>46. Water</b>				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a) The Project will receive potable water service from Eastern Municipal Water District. Any connections from the Project site to existing water lines are considered to be part of the Project's construction phase and are evaluated throughout this environmental assessment accordingly. However, the Project would not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Accordingly, there would be a less than significant impact.

b) The Project site is located within the Eastern Municipal Water District (EMWD) service area. EMWD's 2010 Urban Water Management Plan (UWMP) identifies the water district's anticipated future demands for potable water resources and the plans for meeting those demands. The UWMP demonstrates that the EMWD has sufficient supplies to meet its existing and projected demand through 2035. Thus, the Project's demand for domestic water service would not require new or expanded entitlements and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>47. Sewer</b>				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

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

a) The Project will receive sewer service from Eastern Municipal Water District. Any connections from the Project site to existing sewer lines are considered to be part of the Project's construction phase and are evaluated throughout this environmental assessment accordingly. However, the Project would not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Accordingly, there would be a less than significant impact.

b) All sanitary sewer flows from the Project site would be conveyed to the Temecula Valley Regional Water Reclamation Facility (TVRWRF) for treatment. The TVRWRF is located approximately 6.44 miles southwest of the Project site at 42565 Avenida Alvarado, Temecula, CA. The TVRWRF provides primary, secondary, and tertiary treatment for a rated capacity of 18 million gallons per day (mgd) and is currently undergoing an expansion that would increase the capacity of the TVRWRF from 18 mgd to 28 mgd. With completion of the expansion of the existing facility, there would be more than adequate capacity to treat wastewater flows generated by the Project. Accordingly, implementation of the proposed Project would not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects. Impacts are less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**48. Solid Waste**

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

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

Findings of Fact:

a) Construction and operation of the proposed Project would result in the generation of solid waste, requiring disposal at a landfill. The Riverside County Waste Management Department operates six (6) landfills that serve Riverside County residents. During the first quarter of 2015 (January 1 through March 31), waste collected from unincorporated portions of western Riverside County were disposed of at one of four facilities: Badlands Landfill, Blythe Landfill, El Sobrante Landfill, and Lamb Canyon Landfill. Due to the Project's location, it is anticipated that solid waste generated during construction and long-term operation would be disposed of at Badlands Landfill, El Sobrante Landfill, and/or Lamb Canyon Landfill. These landfills have a permitted daily disposal capacity of between 3,000 and 16,054 tons per day. Therefore, the proposed Project would be served by landfills with adequate capacity to accommodate the Project's solid waste needs during both construction and long-term operation.



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

Although the Project would likely contribute to the ultimate need for landfill expansion as needed to accommodate future growth within Riverside County, such potential landfill expansion would not be the direct result of the proposed Project. Furthermore, any environmental impacts that could result from such landfill expansions cannot be determined at this time, as the environmental impacts would be evaluated as part of a future CEQA document prepared in support of future landfill expansion efforts. Accordingly, environmental impacts that may result from future landfill expansions are herein evaluated as speculative in nature.

b) The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan (CIWMP)(adopted January 14, 1997), which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of AB 939 and its diversion mandates.

In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project Applicant would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991, the Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before building permit final inspection. The implementation of these requirements would reduce the amount of solid waste generated by the Project, which in turn would aid in the extension of the life of affected disposal sites. As such, the Project would comply with mandates of applicable solid waste statutes and regulations and impacts would 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:

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

a-g) Implementation of the proposed Project would require the construction of numerous facilities as necessary to provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable), storm water drainage facilities, and street lighting. In addition, the Project would introduce new public roads on-site that would require maintenance by Riverside County. Impacts associated with the provision of utility service to the site are discussed below for each utility.

Electricity, Natural Gas, and Communications Systems

Electrical service is currently available in the Project area and would be provided by Southern California Edison (SCE), natural gas would be provided by Southern California Gas Company, and communication systems would be provided by Verizon. Although the project does not depict proposed electricity, natural gas, or communication systems facilities, as these would be identified in the future as part of implementing improvement plans, due to the presence of existing industrial uses to the west and south of the site, it can reasonably be concluded that these facilities exist in the Project area. Any necessary connections to these existing points of connection would occur either on-site, or within off-site improved rights-of-way. Physical impacts associated with the construction of such facilities are evaluated throughout this environmental assessment. Where necessary, mitigation measures have been identified to reduce identified impacts as a result of the overall project construction to a level below significance. However, specific construction of electrical, natural gas, and communication systems to serve the project are not anticipated to have any significant impacts that would require mitigation. Accordingly, impacts due to the construction of new electrical facilities, natural gas lines, and communication systems as necessary to serve the Project would be less than significant.

Street Lighting

In accordance with Riverside County requirements, street lights would be provided along all roadways planned for improvement by the Project. Impacts associated with the construction of street lights have been evaluated in association with the physical impact of on- and off-site roadway construction throughout this environmental assessment. Any impacts due to construction of street lights would be less than significant.

Storm Water Drainage

All proposed improvements would occur entirely within the Project boundary or immediately adjacent to the Project boundary. Areas subject to physical impacts in association with the construction of storm water drainage facilities as needed to serve the proposed Project have been analyzed throughout this environmental assessment. Where necessary, mitigation measures have been identified to reduce identified impacts as a result of the overall project construction to a level below significance. However, specific construction of storm drain facilities to serve the project are not anticipated to have any significant impacts that would require mitigation. Accordingly, impacts due to the construction of Project-related storm drainage facilities are less than significant and no mitigation is required.

Public Facilities Maintenance

There would be no impacts to the environment resulting from routine maintenance of public roads or the water quality basin. These activities would be limited in their scope in terms of vehicle trips, equipment utilized, and any indirect impacts that any impacts could not be determined to be significant. Accordingly, no impact would occur and no mitigation is required.

Other Governmental Services

There are no other governmental services or utilities needed to serve the proposed Project beyond what is evaluated and disclosed above and throughout the remaining sections of this Initial Study. Accordingly, no impact would occur.

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

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?

Source: Project Implementation Materials

Findings of Fact: Project implementation would result in the conversion of the subject site from its existing, undeveloped condition to a commercial retail site. This land use transition would increase the site's demand for energy. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County's General Plan land use designations for the property; thus, energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Furthermore, the State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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

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

important examples of the major periods of California history or prehistory?

**Source:** Staff review, Project Application Materials

**Findings of Fact:** As indicated in the discussion and analysis of Biological Resources (Section 7), Cultural Resources (Section 8), Archaeological Resources (Section 9), and Paleontological Resources (Section 10), 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. Impacts would be less than significant.

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

**Source:** Staff review, Project Application Materials

**Findings of Fact:** There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this environmental assessment, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner.

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

**Source:** Staff review, project application

**Findings of Fact:** The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. Accordingly, no additional impacts would occur, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner.

**VI. EARLIER ANALYSES**

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

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

**VII. AUTHORITIES CITED**

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



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez  
Agency Director*



09/19/18, 4:02 pm

PPT180016

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PPT180016. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1      AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plot Plan No. 180016 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2      AND - Project Description & Operational Limits**

Plot Plan No. 180016 proposes to construct 15 buildings totaling 138,495 square feet consisting of 49,100 square feet of retail and 89,395 square feet of business park on 14.06 acres. The project site will encompass seven (7) office/business park buildings and eight (8) retail buildings. Four (4) of the retail buildings may include restaurants. Retail and service uses may include, but are not limited to automobile parts and supply stores, banks and financial institutions, barber and beauty shops, clothing stores, department stores, drug stores, florist shops, hardware stores, and restaurants, which are permitted uses in the C-P-S zone. The site will also include a total of 544 parking stalls and all other necessary and required improvements, including required landscaping.

Tentative Parcel Map No. 37399 proposes Schedule E a subdivision of 14.06 acres into 15 parcels ranging from 0.33 to 2.01 acres in size.

The plot plan and tentative parcel map (project) is located Northerly of Benton Road, southerly and easterly of Winchester Road, and westerly of Leon Road.

**Advisory Notification. 3      AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards

**Advisory Notification. 4      AND - Exhibits**

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 4 AND - Exhibits (cont.)

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS

Tentative Map No. 37399

Exhibit A (Site Plan)

Exhibit B (Elevations)

Exhibit C (Floor Plans)

Exhibit G (Conceptual Grading Plan)

Exhibit L (Conceptual Landscaping and Irrigation Plans)

Exhibit P (Phasing Plan)

#### Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

##### 1. Compliance with applicable Federal Regulations, including, but not limited to:

- National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)

##### 2. Compliance with applicable State Regulations, including, but not limited to:

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
    - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
    - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}

##### 3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
  - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
  - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
    - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
    - Ord. No. 460 (Division of Land) {for TTMs and TPMS}
    - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
    - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
    - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
    - Ord. No. 671 (Consolidated Fees) {All case types}
    - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
    - Ord. No. 787 (Fire Code)
    - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 5      AND - Federal, State & Local Regulation Compliance  
(cont.)

- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}

#### 4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

### BS-Plan Check

BS-Plan Check. 1      0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS

**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

E Health. 1      0010-E Health-USE - WATER AND SEWER SERVICE

PPT180016/PM37399 is proposing potable water service and sanitary sewer service





**ADVISORY NOTIFICATION DOCUMENT**

## Fire

## Fire. 4 0010-Fire-USE\* -#23-MIN REQ FIRE FLOW (cont.)

Minimum required fire flow shall be available before any combustible material is placed on the job site. Fire flow will be based on type of construction per the CFC/ CBC and Building(s) having a fire sprinkler system.

## Flood

## Flood. 1 0010-Flood-USE PROJECT SUMMARY COMMENT

Conditional Use Permit (CUP) 3777 is a proposal for a retail commercial and office center on a 14.1-acre site in the French Valley area. The site is located on the northwest corner of Benton Road and Leon Road. The site is within the Dutch Village Specific Plan (SP) 106. This project is being processed concurrently with Parcel Map (PM) 37399, which is a proposal to subdivide the site for commercial use and was previously reviewed as Pre-Application Review (PAR) 1492.

Quinta Do Lago Specific Plan 284, which is just north, south and east of the site, has a regional detention basin just north of this site to provide mitigation of the incremental increased runoff for the entire tributary drainage area within the specific plan boundary. This basin is proposed instead of each tract development constructing its own individual basin. An interim detention basin has been previously constructed on the basin site in order to provide mitigation for the tracts that have been developed. The design and construction for the ultimate basin is being accomplished with Tract Map 36536, which is just east of the site. The proposed large detention basin only provides a regional benefit for the area within the specific plan to facilitate the developments within the specific plan. The District does not maintain this basin.

This site naturally drains in an east-to-west direction. This site was not tabled to drain to the regional detention basin, therefore mitigation for increased runoff and water quality impacts must be done onsite. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

There are no District maintained facilities, either existing or proposed, associated with this project. Therefore, the review and approval of the preliminary and final Water Quality Management Plan (WQMP), plus any associated drainage and grading plans, will be the responsibility of the Transportation Department. No additional mitigation for increased runoff should be required if compliance with the Hydromodification Management Plan (HMP) requirements in the WQMP are met.

This site is located within the bounds of the Warm Springs Valley subwatershed of the Murrieta Creek 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 the issuance of grading or building permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.



### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 7                            0010-Planning-USE - EXTERIOR NOISE LEVELS (cont.)  
permit holder shall comply with the applicable standards of Ordinance No. 847.

Planning. 8                            0010-Planning-USE - FEES FOR REVIEW

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.

Planning. 9                            0010-Planning-USE - IF HUMAN REMAINS FOUND

If human remains are found onsite developer or successor shall comply with the following: Pursuant to State Health and Safety Code Section 7050.5, if human remains are found, no further disturbance shall occur until Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his/her authority as part of a crime

If the Coroner determines the remains to be Native American, Native American Heritage Commission (NAHC) shall be contacted by the Coroner within 24 hours. The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. Descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site

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

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

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

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

"Other culturally appropriate treatment

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

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

Whenever the commission is unable to identify a descendant, or the descendants

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 9                                  0010-Planning-USE - IF HUMAN REMAINS FOUND  
(cont.)

identified fail to make a recommendation, or owner/representative rejects the recommendation of the descendants and the mediation provided for in subdivision(k) of Section 5097.94, if invoked, fails to provide measures acceptable to the owner, the owner/representative shall reinter the remains and items associated with remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following: "Record the site with the commission or the appropriate Information Center." Utilize an open-space or conservation zoning designation or easement. "Record a document with the county in which the property is located. The document shall be titled "Notice of Reinterment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple human remains.

Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

Planning. 10                                  0010-Planning-USE - IND OCCUPANT CHANGE

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

Planning. 11                                  0010-Planning-USE - LAND DIVISION REQUIRED

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

Planning. 12                                  0010-Planning-USE - LIGHTING HOODED/DIRECTED

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

Planning. 13                                  0010-Planning-USE - MT PALOMAR LIGHTING AREA

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.

Planning. 14                                  0010-Planning-USE - NO OUTDOOR ADVERTISING

**ADVISORY NOTIFICATION DOCUMENT****Planning**

Planning. 14                                 0010-Planning-USE - NO OUTDOOR ADVERTISING  
(cont.)

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.

Planning. 15                                 0010-Planning-USE - NOISE MONITORING REPORTS

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

Planning. 16                                 0010-Planning-USE - PDA06000 ACCEPTED

County Archaeological Report (PDA) No. 6000 submitted for this project (CUP03777) was prepared by Jean Keller, Ph.D. and is entitled: "A Phase I Cultural Resources Assessment of French Valley Commons, Conditional Use Permit 03777, Tentative Parcel Map 37399, APN 963-060-032 +/- 14.65 Acres of Land in French Valley, Riverside County, California", dated September 2017.

PDA0600 concludes: No information has been obtained through Native American consultation that the subject property is culturally or spiritually significant and no Traditional Cultural Properties that currently serve religious or other community practices are known to exist within the project area. During the current archaeological evaluation, no artifacts or remains were identified or recovered that could be reasonably associated with such practices. Despite the fact that no cultural resources of prehistoric or historical origin were observed within the boundaries of the French Valley Commons project (CUP 03777 and TPM 37399), the property is situated in an area considered to be archaeologically and historically sensitive. One of the largest known Luiseño villages, Adobe Springs, is located less than one-half mile west of the property, and 23 other archaeological sites of prehistoric origin are located within a one-mile radius of the property; a number of these sites are within one-quarter mile. In addition, the subject property was part of one of the original French Valley homesteads that was occupied by Alexandre Vial for decades, beginning in 1885. Considering these facts, there is at least a possibility of a subsurface cultural deposit existing within the property boundaries.

PDA0600 recommends: that all ground-disturbing activities associated with development of the French Valley Commons project be actively monitored by a Riverside County-qualified archaeologist and a tribal representative.

The Rincon Band of Luiseño Indians has stated an interest in providing such monitoring. Should any cultural resources be discovered during monitoring, ground disturbing activities shall be diverted or halted until a determination of the resources'

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 16                               0010-Planning-USE - PDA06000 ACCEPTED (cont.)  
 significance according to CEQA criteria can be made and the appropriate level of mitigation recommended.  
 PDA06000 has been accepted and these documents are herein incorporated as a part of the record for project.

Planning. 17                               0010-Planning-USE - PERMIT SIGNS SEPARATELY

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

Planning. 18                               0010-Planning-USE - PREVENT DUST & BLOWSAND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

Planning. 19                               0010-Planning-USE - RECLAIMED WATER

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.

Planning. 20                               0010-Planning-USE - UNANTICIPATED RESOURCES

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. \* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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

### ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 21                      0010-Planning-USE\*- COLORS & MATERIALS (cont.)

Planning. 21                      0010-Planning-USE\*- COLORS & MATERIALS

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBITS

Planning. 22                      0010-Planning-USE\*- MAINTAIN LICENSING

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

Planning. 23                      0010-Planning-USE\*- NO RESIDENT OCCUPANCY

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.

Planning. 24                      0020-Planning-USE - EXPIRATION DATE USE CASE

This approved permit shall be used within eight (8) years from the approval date; otherwise, the permit shall be null and void.

The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 8 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

Planning-All

Planning-All. 1                      0010-Planning-All-USE\* - HOLD HARMLESS

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.



## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 1                      0010-Planning-All-USE\* - HOLD HARMLESS (cont.)

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.

### Planning-EPD

Planning-EPD. 1                      015-HANS-JPR Requirement

This Project is located in the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP) Criteria Area and as such the Project requires a Habitat Acquisition and Negotiation Strategy (HANS) Review. A HANS Application must be filed with Environmental Programs Department (EPD). HANS must be completed and all other MSHCP requirements must be met prior to request for Joint Project Review (JPR). JPR shall be completed by the Regional Conservation Authority (RCA) prior to scheduling this case for any public hearing.

Planning-EPD. 2                      015-MSHCP Consistency Analysis

[X] This case falls within the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). This case is required to provide documentation to comply with the WRMSHCP requirements listed below prior to scheduling this case for any public hearing.

A habitat suitability assessment(s) and potentially focused survey(s) for the following species are required to complete WRMSHCP review:

Riparian/Riverine Area and Vernal Pool Species (WRMSHCP, Section 6.1.2)

[x] An assessment onsite pursuant to Section 6.1.2 shall include the identification and mapping of all Riparian/Riverine and Vernal Pool features and a description of the functions and values of the mapped areas with respect to the species listed under the "Purpose." Factors to be considered include hydrologic regime, flood storage and flood flow modification, nutrient retention and transformation, sediment trapping and transport, toxicant trapping, public use, wildlife Habitat, and aquatic Habitat. The functions and values assessment will identify areas that should be considered for priority acquisition for the MSHCP Conservation Area, as well as those that affect downstream values related to Conservation of Covered Species.

If the mapping required in Section 6.1.2 identifies suitable habitat for any of the six species listed below and the proposed project design does not incorporate avoidance of

## ADVISORY NOTIFICATION DOCUMENT

### Planning-EPD

Planning-EPD. 2                      015-MSHCP Consistency Analysis (cont.)  
the identified habitat, focused surveys shall be required.

- Least Bell's vireo (*Vireo bellii pusillus*)
- Southwestern willow flycatcher (*Empidonax traillii extimus*)
- Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)
- Riverside fairy shrimp (*Streptocephalus woottoni*)
- Santa Rosa Plateau fairy Shrimp (*Linderiella santarosae*)
- Vernal Pool fairy shrimp (*Branchinecta lynchi*)

All Riparian/Riverine, Vernal Pools and other species' suitable habitat identified onsite shall be delineated on the proposed project exhibit submitted through the Planning Department application process.

#### Narrow Endemic Plant Species (WRMSHCP, Section 6.1.3)

- California Orcutt grass (*Orcuttia californica*)
- many-stemmed dudleya (*Dudleya multicaulis*)
- Munz's onion (*Allium munzii*)
- San Diego ambrosia (*Ambrosia pumila*)
- spreading navarretia (*Navarretia fossalis*)
- Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*)

#### Criteria Area Species with Additional Survey Requirements (WRMSHCP, Section 6.3.2)

- Coulter's goldfields (*Lasthenia glabrata* ssp. *coulteri*)
- Davidson saltscale (*Atriplex serenana* var. *davidsonii*)
- little mousetail (*Myosurus minimus*)
- mud nama (*Nama stenocarpum*)
- Parish's brittlescale (*Atriplex parishii*)
- round-leaved filaree (*Erodium macrophyllum*)
- Smooth tarplant (*Centromadia pungens laevis*)
- thread-leaved brodiaea (*Brodiaea filifolia*)
- burrowing owl (*Athene cunicularia*)

-- Focused surveys for the plant species listed above may only be undertaken during the blooming period during years with at least normal rainfall (WRMSHCP, Section 6.1.3, page 6-31).

Each specific species account should be reviewed in the WRMSHCP Volume 2 Reference Document, Section B, for specific species conservation objectives.

#### Urban Wildlands Interface Guidelines (WRMSHCP, Section 6.1.4)

If the proposed project is located in proximity to a WRMSHCP Conservation Area which may result in Edge Effects that would adversely affect biological resources, an Urban/Wildlands Interface analysis will need to be prepared. (See WRMSHCP - Section 6.1.4, pages 6-42 through 6-46). Edge effects associated with existing and future land

## ADVISORY NOTIFICATION DOCUMENT

### Planning-EPD

Planning-EPD. 2                      015-MSHCP Consistency Analysis (cont.)  
uses in proximity to the MSHCP Conservation Area shall address:

- Drainage
- Toxics
- Lighting
- Noise
- Invasive landscape species
- Barriers
- Grading/Land Development

The EPD requires biological consultants to have a Memorandum of Understanding (MOU) on file with the County prior to any work being performed for an applicant.

### Transportation

Transportation. 1                      0015-TRANS- USE - COUNTY WEB SITE

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.

Transportation. 2                      0015-TRANS. USE - STD INTRO (ORD 461)

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.

Transportation. 3                      0015-TRANS. USE - TUMF CREDIT AGREEMENT

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation Please contact (951) 955-6800 for additional information.

Transportation. 4                      0015-TRANS.- USE- CREDIT/REIMBURSEMENT 4 IMP

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 4                      0015-TRANS.- USE- CREDIT/REIMBURSEMENT 4 IMP  
(cont.)

shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link: <http://rctlma.org/tran s/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works- Bidding-Requirements>.

Transportation. 5                      LSP - Landscape Requirement

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Transportation. 6                      Traffic Study Conditions

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.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 6 Traffic Study Conditions (cont.)

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

Winchester Road (SR-79) (NS) at:

Via Mira Mosa-Auld Road (EW)

Benton Road (EW)

Max Gillis Boulevard-Thompson Road (EW)

Jean Nicholas Road-Skyview Road (EW)

Pourroy Road-Whisper Heights Road (EW)

Pourroy Road (NS) at:

Thompson Road (EW)

Benton Road (EW)

West Access-Penfield Road (NS) at:

Benton Road (EW)

East Access NS) at:

Benton Road (EW)

Leon Road (NS) at:

North Access-Via Quinta Do Reyes (EW)

South Access (EW)

Benton Road (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.

Plan: PPT180016

Parcel: 963060032

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS GRADE - If WQMP is Required                      Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 2                      0060-BS GRADE - Improvement Securities                      Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

060 - BS-Grade. 3                      0060-BS GRADE - USE-ESMTS/PERMISSON                      Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

Flood

060 - Flood. 1                      0060-Flood-USE MITCHARGE                      Not Satisfied

The County Board of Supervisors has adopted the Murrieta Creek/Warm Springs Valley 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) 3777 is located within the limits of the Murrieta Creek/Warm Springs Valley 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 14.1 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.

Planning

060 - Planning. 1                      0060 - PALEO PRIMP/MONITOR                      Not Satisfied

County Paleontological Report (PDP) No. 1584, prepared by Archaeological Associates recommended a qualified vertebrate paleontologist be retained to develop a program to mitigate impacts to paleontological resources and to monitor excavations.

HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County 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 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 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.

Plan: PPT180016

Parcel: 963060032

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      0060 - PALEO PRIMP/MONITOR (cont.)                      Not Satisfied

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.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County "SABER Policy", paleontological fossils found in the County 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. PG), as appropriate. One original signed copy of the report(s) shall be submitted to 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, Plan Check staff, 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)

060 - Planning. 2                      0060-Planning-MAP - GRADING PLAN REVIEW                      Not Satisfied

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

060 - Planning. 3                      0060-Planning-MAP - PALEONTOLOGIST REQUIRED                      Not Satisfied

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential palaeontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of palaeontological resources.

060 - Planning. 4                      0060-Planning-USE - GRADING PLANS                      Not Satisfied

If grading is proposed, the project must comply with the following:

- a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be

Plan: PPT180016

Parcel: 963060032

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4                      0060-Planning-USE - GRADING PLANS (cont.)                      Not Satisfied

additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

060 - Planning. 5                      0060-Planning-USE - NATIVE AMERICAN MONITOR                      Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the Soboba tribe for a Native American Monitor. The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor, the Native American 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. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning. 6                      0060-Planning-USE - PLNTLOGST RETAINED (1)                      Not Satisfied

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential palaeontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

060 - Planning. 7                      0060-Planning-USE - PROJECT ARCHAEOLOGIST                      Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements.

Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Transportation

060 - Transportation. 1                      SUBMIT FINAL WQMP                      Not Satisfied

This project is located in the Santa Margarita watershed. Prior to the issuance of a grading permit, the project-proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, in accordance with the latest version of the WQMP manual as determined by the California Regional Water Quality



Plan: PPT180016

Parcel: 963060032

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1                      SUBMIT FINAL WQMP (cont.)                      Not Satisfied

Board and the Transportation Department. All water quality features shall be included on the grading plan. Guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes).

The following comments must be addressed with the final WQMP.

1. At the northwesterly corner of the site adjacent to proposed Building 15 there is an existing 54" RCP that receives surface runoff from the east. Additionally, there is an interim detention basin associated with development of Tract 36536 to the east. Currently in process are plans for final design of this detention basin (see attached - sheet 8 of RCFCWCD Drawing 7-0541). The primary outlet of the basin drains to the northwest, however, it appears that the secondary spillway of the basin will be located directly adjacent to and easterly of Building 15. The applicant shall demonstrate that the emergency spillway flows and other tributary flows from the area adjacent to the basin can enter the existing 54" RCP given the proposed site layout, ensuring that Building 15 and adjacent structures will be free from flooding. This can be addressed with the submittal of the final WQMP.

2. In Appendix 1, the WQMP Site Plan (DMA Map) shows a detail for the Bioretention Basins. The detail shows 10" of ponded water above the soil media. Note that per the LID Handbook referenced below, ponding is limited to 6". The detail shows the soil media depth at 18", which is the minimum allowed. Note that 36" of soil media is the maximum allowed for volume calculation purposes. Increasing the media depth will help offset the reduction of ponded depth from 10" to 6". The applicant shall revise the design to comply with the LID Handbook. This can be addressed with the submittal of the final WQMP.

3. In Appendix 7, hydromodification calculations, please note that currently all project DMAs flow into BMP 27, while only DMA 27 is required to be treated by BMP 27. 1) There appears to be only one POC for this project, POC 1. The applicant shall review page 17 of Appendix G of the Santa Margarita Region Hydromodification Management Plan for the definition of Point of Compliance. 2) Treated flows that exit a BMP, should not be designed to mix with un-treated stormwater flows. This may lead to flooding of the downstream BMP, e.g. BMP 27, and therefore may likely create short-circuiting of the device. Also, note that if there are 4 POCs, then there are 4 directions in which flow leaves the project site in the existing condition and post-development condition. The applicant shall provide a pre-development DMA exhibit with the final WQMP to clarify the correct number of POCs for the project. 3) Lastly, note that the model only demonstrates that flows from DMAs 10 through 14, and DMAs 24 through 27 are routed through BMP 27 in the PCSWMM model. However, the DMA map shows that all other on-site DMAs and several off-site areas flow to this BMP. The applicant shall consider routing flows from DMAs other than DMA 27 around BMP 27 or increase the size of BMP 27 to handle the additional flows

4. The applicant shall address treatment and hydromodification for off-site areas being conditioned for this project, such as flows from new paved portions of Benton Road and Leon Road. The applicant may consider addressing these areas by adequately sized Self-Retaining areas next to the road. These items can be addressed with the final WQMP for the project.

060 - Transportation. 2                      0060-TD\_PLNCK. USE – SUBMIT GRADING PLANS                      Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

060 - Transportation. 3                      0060-TRANS.- USE - FILE L&LMD APPLICATION                      Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA. Refer to condition of approval in the 80 and 90 Trans. (USE-Annex L&LMD/Other Dist) conditions of approval for annexation requirements.

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

060 - Transportation. 4                      0060-TRANS. USE - PRIOR TO ROAD CONSTRUCT                      Not Satisfied

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

Plan: PPT180016

Parcel: 963060032

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 4                      0060-TRANS. USE - PRIOR TO ROAD CONSTRUCT (cont.)                      Not Satisfied  
of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

060 - Transportation. 5                      0060-TRANS. USE- CREDIT/REIMBURSEMENT 4 IMP                      Not Satisfied

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:  
<http://rctlma.org/transportation/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

060 - Transportation. 6                      0060-Transportation-USE – WQMP ACCESS AND MAINT EASEMENT                      Not Satisfied

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 on-site and off-site property.

060 - Transportation. 7                      WQMP ACCESS AND MAINT EASEMENT                      Not Satisfied

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 for the WQMP. This requirement applies to both onsite and offsite property.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1                      0070-Planning-USE - ARTIFACT DISPOSITION                      Not Satisfied

Prior to Grading Permit Final: The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through one of the following methods.

1. 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. Details of contents and location of the reburial shall be included in the Phase IV Report.

2. Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

070 - Planning. 2                      0070-Planning-USE - PHASE IV CULTURAL RPT.                      Not Satisfied

Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

Plan: PPT180016

Parcel: 963060032

70. Prior To Grading Final Inspection

Planning

- |                   |  |               |
|-------------------|--|---------------|
| 070 - Planning. 2 | 0070-Planning-USE - PHASE IV CULTURAL RPT. (cont.) | Not Satisfied |
| 070 - Planning. 3 | 0070-Planning-USE - PLNTLGST CERTIFIED (2)         | Not Satisfied |

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

80. Prior To Building Permit Issuance

BS-Grade

- |                   |   |               |
|-------------------|---|---------------|
| 080 - BS-Grade. 1 | 0080-BS GRADE - No Building Permit W/O Grading Permit | Not Satisfied |
|-------------------|---|---------------|

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.

- |                   |                                      |               |
|-------------------|--------------------------------------|---------------|
| 080 - BS-Grade. 2 | 0080-BS GRADE - Rough Grade Approval | Not Satisfied |
|-------------------|--------------------------------------|---------------|

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 Grading 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 Transportation Department Inspector.

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

E Health

- |                   |                                     |               |
|-------------------|-------------------------------------|---------------|
| 080 - E Health. 1 | 0080-E Health-USE - FOOD PLANS REQD | Not Satisfied |
|-------------------|-------------------------------------|---------------|

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.

- |                   |                         |               |
|-------------------|-------------------------|---------------|
| 080 - E Health. 2 | Water and Sewer Service | Not Satisfied |
|-------------------|-------------------------|---------------|

Provide documentation establishing water and sewer service.

Fire

- |               |                              |               |
|---------------|------------------------------|---------------|
| 080 - Fire. 1 | 0080-Fire-USE-#4-WATER PLANS | Not Satisfied |
|---------------|------------------------------|---------------|

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water



Plan: PPT180016

Parcel: 963060032

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1                      0080-TRANS - USE - LIGHTING PLAN                      Not Satisfied

Note: Phase 1 of the development includes any improvements west of the drive aisle which begins at the east driveway access on Benton Road. Phase 2 of the development includes any improvements east of the drive aisle which begins at the east driveway access on Benton Road. Improvements may be constructed by phase. A separate street light 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.

080 - Transportation. 2                      0080-TRANS. USE - CORNER CUT-BACK I                      Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C ' of the Countywide Design Guidelines.

080 - Transportation. 3                      0080-TRANS. USE - TUMF CREDIT AGREEMENT                      Not Satisfied

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

080 - Transportation. 4                      0080-TRANS. USE - UTILITY PLAN                      Not Satisfied

Note: Phase 1 of the development includes any improvements west of the drive aisle which begins at the east driveway access on Benton Road. Phase 2 of the development includes any improvements east of the drive aisle which begins at the east driveway access on Benton Road. Improvements may be constructed by phase.

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

080 - Transportation. 5                      0080-TRANS. USE\* - R-0-W DEDICATION 1                      Not Satisfied

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

Sufficient public street right-of-way along Leon Road shall be conveyed for public use to provide for a 59'-76 foot half-width right-of-way per County Standard No. 93, Ordinance 461.

080 - Transportation. 6                      0080-TRANS. USE\*-ANNEX L&LMD/OTHER DIST                      Not Satisfied

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 Leon Road and Benton Road.
2. Street lights.

Plan: PPT180016

Parcel: 963060032

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6                      0080-TRANS. USE\*-ANNEX L&LMD/OTHER DIST (cont.)                      Not Satisfied

3. Traffic signals per the traffic condition of approval.

4. 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.

080 - Transportation. 7                      0080-TRANS. USE\*-LANDSCAPING/TRAIL COM/IND                      Not Satisfied

Landscaping (and/or trails) 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 Leon Road and Benton Road and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

080 - Transportation. 8                      ESTABLISH WQMP MAINT ENTITY                      Not Satisfied

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.

080 - Transportation. 9                      IMPLEMENT WQMP                      Not Satisfied

The project-proponent shall construct BMP facilities described in the approved Final WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. 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.

080 - Transportation. 10                      LSP - LANDSCAPE COMMON AREA                      Not Satisfied

Prior to issuance of building permits, the project proponent shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule. Each review may take at least 5 weeks to complete. At a minimum for landscaping and maintenance, the permanent maintenance organization shall comply with the latest adopted version of Ordinance No. 859 and the County of Riverside Guide to California Friendly Landscaping. CC&R's shall prohibit the use of water-intensive landscaping. The approved Landscape Maintenance Exhibit defines the Common Maintenance Areas for the project.

080 - Transportation. 11                      LSP - LANDSCAPE INSPECTION DEPOSIT                      Not Satisfied

Prior to building permit issuance, all landscape inspection deposits and plan check fees shall be paid.

080 - Transportation. 12                      LSP - LANDSCAPE PLOT PLAN/PERMIT REQUIRED                      Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall apply for a Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF

Plan: PPT180016

Parcel: 963060032

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 12                      LSP - LANDSCAPE PLOT PLAN/PERMIT REQUIRED (cont.)                      Not Satisfied

fees).

Provide construction level landscape plans in PDF (all sheet compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. Drawings shall be completed on standard County Transportation Department plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. 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/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, 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, Landscape Section 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, Landscape Section 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, Landscape Section shall clear this condition.

080 - Transportation. 13                      LSP - LANDSCAPING PROJECT SPECIFIC                      Not Satisfied

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

080 - Transportation. 14                      Traffic Study - Geometrics (Phase 1)                      Not Satisfied

Note: Phase 1 of the development includes any improvements west of the drive aisle which begins at the east driveway access on Benton Road. Phase 2 of the development includes any improvements east of the drive aisle which begins at the east driveway access on Benton Road. Improvements may be constructed by phase.

The following are required for Phase 1

The intersection of West Access-Penfield Road (NS) at Benton Road (EW) shall be signalized and improved to provide the following geometrics:

- Northbound: one shared left-turn/through lane/right-turn lane
- Southbound: one shared left-turn/through lane, one right-turn lane

Plan: PPT180016

Parcel: 963060032

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 14 Traffic Study - Geometrics (Phase 1) (cont.) Not Satisfied

Eastbound: one left-turn lane, one through lane, one shared through/right-turn lane  
Westbound: one left-turn lane, one through lane, one shared through/right-turn lane

The intersection of East Access (NS) at Benton Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one right-turn lane

Eastbound: one through lane

Westbound: one through lane, one shared through/right-turn lane

NOTE: This access shall be restricted to right-in/right-out turning movements. Appropriate channelization shall be provided by the project proponent.

The intersection of Winchester Road (SR-79) (NS) at Benton Road (EW) shall be improved to provide the following geometrics:

Northbound: two through lanes, and one shared through/right-turn lane

Southbound: one left-turn lane, two through lanes

Eastbound: N/A

Westbound: two left-turn lanes, one right-turn lane

NOTE: The project proponent shall obtain an encroachment permit from Caltrans, District 8.

The intersection of Winchester Road (SR-79) (NS) at Max Gillis Road-Thompson Road (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane, and one shared through/right-turn lane

Southbound: one left-turn lane, two through lanes, one right-turn lane

Eastbound: one left-turn lane, one through lane, two right-turn lanes

Westbound: one left-turn lane, one shared through/right-turn lane

NOTE: The project proponent shall obtain an encroachment permit from Caltrans, District 8.

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

080 - Transportation. 15 Traffic Study - Geometrics (Phase 2) Not Satisfied

Note: Phase 1 of the development includes any improvements west of the drive aisle which begins at the east driveway access on Benton Road. Phase 2 of the development includes any improvements east of the drive aisle which begins at the east driveway access on Benton Road. Improvements may be constructed by phase.

The following are required for Phase 2

The intersection of Leon Road (NS) at Benton Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one left-turn lane, one right-turn lane

Eastbound: one left-turn lane, one through lane

Westbound: one through lane, one shared through/right-turn lane



Plan: PPT180016

Parcel: 963060032

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 15

Traffic Study - Geometrics (Phase 2) (cont.)

Not Satisfied

The intersection of Leon Road (NS) at South Access (EW) shall be improved to provide the following geometrics:

Northbound: two through lanes

Southbound: one through lane, one shared through/right-turn lane

Eastbound: one right-turn lane

Westbound: N/A

NOTE: This access shall be restricted to right-in/right-out turning movements. Appropriate channelization shall be provided by the project proponent.

The intersection of Leon Road (NS) at North Access-Via Quinta Do Reyes (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane, one shared through/right-turn lane

Southbound: one left-turn lane, one through lane, one shared through/right-turn lane

Eastbound: one shared left-turn/through/right-turn lane

Westbound: one shared left-turn/through/right-turn lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

080 - Transportation. 16

Traffic Study - Signal Design

Not Satisfied

Note: Phase 1 of the development includes any improvements west of the drive aisle which begins at the east driveway access on Benton Road. Phase 2 of the development includes any improvements east of the drive aisle which begins at the east driveway access on Benton Road. Improvements may be constructed by phase.

The following are required for Phase 1

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

Winchester Road (SR-79) (NS) at Benton Road (EW) – signal modification

Winchester Road (SR-79) (NS) at Max Gillis Road-Thompson Road – signal modification

West Access-Penfield Road (NS) at Benton Road (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

Waste Resources

080 - Waste Resources. 1

Gen - Recyclables Collection and Loading Area

Not Satisfied

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

Plan: PPT180016

Parcel: 963060032

80. Prior To Building Permit Issuance

Waste Resources

- 080 - Waste Resources. 1 Gen - Recyclables Collection and Loading Area (cont.) Not Satisfied  
plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
- 080 - Waste Resources. 2 Gen - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, 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.

90. Prior to Building Final Inspection

BS-Grade

- 090 - BS-Grade. 1 0090-BS GRADE - Precise Grade Approval Not Satisfied

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

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

E Health

- 090 - E Health. 1 0080-E Health-USE - HAZMAT CONTACT/REVIEW Not Satisfied

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. Contact the Hazardous Materials Management Division for review of the project at 951-358-5055.

Fire

- 090 - Fire. 1 0090-Fire-USE-#12A-SPRINKLER SYSTEM Not Satisfied

Install a complete fire sprinkler system per NFPA 13 in all buildings 3600 sq. ft. or greater. Sprinkler system(s) 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



Plan: PPT180016

Parcel: 963060032

90. Prior to Building Final Inspection

Planning

- |                   |   |               |
|-------------------|---|---------------|
| 090 - Planning. 6 | 0090-Planning-USE - UTILITIES UNDERGROUND (cont.) | Not Satisfied |
| 090 - Planning. 7 | 0090-Planning-USE*- ACCESSIBLE PARKING            | Not Satisfied |

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.

- |                   |   |               |
|-------------------|---|---------------|
| 090 - Planning. 8 | 0090-Planning-USE*- EXTENDED TRUCK IDLING | Not Satisfied |
|-------------------|---|---------------|

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the warehouse facility and at the truck parking area as shown on APPROVED EXHIBIT A.

The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups.

The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 15 minutes.

- |                   |  |               |
|-------------------|--|---------------|
| 090 - Planning. 9 | 0090-Planning-USE*- INSTALL BIKE RACKS | Not Satisfied |
|-------------------|--|---------------|

A bicycle rack shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

Transportation

- |                         |   |               |
|-------------------------|---|---------------|
| 090 - Transportation. 1 | 0090- TRANS. USE STREET LIGHT AUTHORIZATION | Not Satisfied |
|-------------------------|---|---------------|

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.

- |                         |   |               |
|-------------------------|---|---------------|
| 090 - Transportation. 2 | 0090-TRANS . USE* - EXISTING MAINTAINED SL1 | Not Satisfied |
|-------------------------|---|---------------|

Note: Phase 1 of the development includes any improvements west of the drive aisle which begins at the east driveway access on Benton Road. Phase 2 of the development includes any improvements east of the drive aisle which begins at the east driveway access on Benton Road. Improvements may be constructed by phase.

The following are required for Phase 1

Benton Road along project boundary is a paved County maintained road designated as 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 must 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, Ordinance 461. The entire frontage (Phase 1 and 2) of Benton Road shall provide AC paving, curb and gutter as described above.

Plan: PPT180016

Parcel: 963060032

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2                      0090-TRANS. USE\* - EXISTING MAINTAINED SL1 (cont.)                      Not Satisfied

NOTE:

1. A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404. East of the Phase 1 boundary, the sidewalk improvement may be substituted with an ADA compliant walkway. Concrete sidewalk east of the Phase 1 boundary shall be provided during Phase 2.

2. The easterly driveway shall be right-in and right-out only and shall be constructed per County Standard No. 207-A, Ordinance 461.

3. Raised curb median along project boundary shall be constructed at centerline per County Standard No. 113, Ordinance 461 to prohibit left-turn movements.

090 - Transportation. 3                      0090-TRANS. USE - CONSTRUCT RAMP                      Not Satisfied

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

090 - Transportation. 4                      0090-TRANS. USE - IMP PLANS                      Not Satisfied

Note: Phase 1 of the development includes any improvements west of the drive aisle which begins at the east driveway access on Benton Road. Phase 2 of the development includes any improvements east of the drive aisle which begins at the east driveway access on Benton Road. Improvements may be constructed by phase.

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>

090 - Transportation. 5                      0090-TRANS. USE - SIGNING & STRIPING                      Not Satisfied

Note: Phase 1 of the development includes any improvements west of the drive aisle which begins at the east driveway access on Benton Road. Phase 2 of the development includes any improvements east of the drive aisle which begins at the east driveway access on Benton Road. Improvements may be constructed by phase.

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.

090 - Transportation. 6                      0090-TRANS. USE - STREET LIGHTS INSTALL                      Not Satisfied

Note: Phase 1 of the development includes any improvements west of the drive aisle which begins at the east driveway access on Benton Road. Phase 2 of the development includes any improvements east of the drive aisle which begins at the east driveway access on Benton Road. Improvements may be constructed by phase.

Install street lights 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 street lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

Plan: PPT180016

Parcel: 963060032

90. Prior to Building Final Inspection

Transportation

- |                         |   |               |
|-------------------------|---|---------------|
| 090 - Transportation. 6 | 0090-TRANS. USE – STREET LIGHTS INSTALL (cont.) | Not Satisfied |
| 090 - Transportation. 7 | 0090-TRANS. USE - UTILITY INSTALL               | Not Satisfied |

Note: Phase 1 of the development includes any improvements west of the drive aisle which begins at the east driveway access on Benton Road. Phase 2 of the development includes any improvements east of the drive aisle which begins at the east driveway access on Benton Road. Improvements may be constructed by phase.

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.

- |                         |   |               |
|-------------------------|---|---------------|
| 090 - Transportation. 8 | 0090-TRANS. USE* - DEDICATION SLI (Phase 2) | Not Satisfied |
|-------------------------|---|---------------|

Note: Phase 1 of the development includes any improvements west of the drive aisle which begins at the east driveway access on Benton Road. Phase 2 of the development includes any improvements east of the drive aisle which begins at the east driveway access on Benton Road. Improvements may be constructed by phase.

The following are required for Phase 2

Leon Road is designated as a Major Highway and shall be improved with 59' -76 foot part-width (38' -55' project side and 21' on the other side of the centerline) AC pavement and 8" concrete curb and gutter within the 82' to 99' part-width dedicated right-of-way, minimum, (59' to 76' project side and 23' minimum on the other side of the centerline) in accordance with County Standard No. 93, Page (1 of 2) and (2 of 2), Ordinance 461.

NOTE:

1. A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404. Concrete sidewalk shall be provided on Benton Road within the Phase 2 boundary.
2. The southerly driveway, on Leon Road, shall be restricted to right-in and right-out turning movements and shall be constructed per County Standard No.207-A, Ordinance 461.
3. Appropriate channelization shall be provided to prohibit left-turn movements at the southerly driveway as directed by the Director of Transportation.
4. The northerly driveway, on Leon Road, shall be aligned or off-set by 5 feet (+/-) with Via Quinta Do Reyes and shall be constructed per County Standard No. 207-A, Ordinance 461.

- |                         |   |               |
|-------------------------|---|---------------|
| 090 - Transportation. 9 | 0090-TRANS. USE* - LANDSCAPING COMM/IND | Not Satisfied |
|-------------------------|---|---------------|

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

- |                          |                                |               |
|--------------------------|--------------------------------|---------------|
| 090 - Transportation. 10 | 0090-TRANS. USE* - LANDSCAPING | Not Satisfied |
|--------------------------|--------------------------------|---------------|

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

Plan: PPT180016

Parcel: 963060032

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 10                    0090-TRANS. USE\* - LANDSCAPING (cont.)                    Not Satisfied  
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 Leon Road and Benton Road as those phases are completed.

090 - Transportation. 11                    0090-TRANS. USE\* - R & B B D                    Not Satisfied  
Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "D" of the Southwest Road and Bridge Benefit District.

NOTE: The project gross/net acreage is 14.06 acres

090 - Transportation. 12                    0090-TRANS. USE\* - ST DESIGN/IMP CONCEPT                    Not Satisfied  
The street design and improvement concept of this project shall be coordinated with PM37399.

090 - Transportation. 13                    0090-TRANS. USE\*-ANNEX L&LMD/OTHER DIST                    Not Satisfied  
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 Leon Road and Benton Road.
2. Streetlights
3. Traffic signals per the traffic condition of approval.
4. Street sweeping

090 - Transportation. 14                    0090-TRANS. USE - WRCOG TUMF                    Not Satisfied  
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.

090 - Transportation. 15                    0090-Transportation-WQMP REGISTRATION                    Not Satisfied  
Prior to Building Final Inspection, the project-proponent is required to register the project with the Transportation Department's Business Registration Division.

090 - Transportation. 16                    LSP - LANDSCAPE INSPECTION DEPOSIT                    Not Satisfied  
Prior to building permit final inspection, all landscape inspection deposits and plan check fees shall be paid.

090 - Transportation. 17                    LSP - LANDSCAPE INSPECTION REQUIRED                    Not Satisfied  
The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation

Plan: PPT180016

Parcel: 963060032

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 17 LSP - LANDSCAPE INSPECTION REQUIRED (cont.) Not Satisfied  
systems are properly constructed and determined to be in good working order.

Non-residential permits - After a successful landscape ONE-YEAR POST-ESTABLISHMENT INSPECTION, the Landscape Inspector and the Licensed/Registered Landscape Architect shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. Landscape Bonds may be released at that time.

090 - Transportation. 18 Traffic Study - Signal Installation Not Satisfied

Note: Phase 1 of the development includes any improvements west of the drive aisle which begins at the east driveway access on Benton Road. Phase 2 of the development includes any improvements east of the drive aisle which begins at the east driveway access on Benton Road. Improvements may be constructed by phase.

The following are required for Phase 1

The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit:

- Winchester Road (SR-79) (NS) at Benton Road (EW) – signal modification
- Winchester Road (SR-79) (NS) at Max Gillis Road-Thompson Road – signal modification
- West Access-Penfield Road (NS) at Benton Road (EW)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

090 - Transportation. 19 Traffic Study - Signal Interconnect Not Satisfied

Note: Phase 1 of the development includes any improvements west of the drive aisle which begins at the east driveway access on Benton Road. Phase 2 of the development includes any improvements east of the drive aisle which begins at the east driveway access on Benton Road. Improvements may be constructed by phase.

The following are required for Phase 1

The project proponent shall interconnect the traffic signal at Temeku Street (NS) at Benton Road (EW) to the signal at West Access-Penfield Road (NS) and Benton Road (EW). Interconnect shall utilize fiber connections.

or as approved by the Transportation Department.

090 - Transportation. 20 WQMP COMPLETION Not Satisfied

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.

090 - Transportation. 21 WQMP REGISTRATION Not Satisfied

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

Waste Resources



09/20/18  
09:58

Riverside County PLUS  
CONDITIONS OF APPROVAL

Page 20

Plan: PPT180016

Parcel: 963060032

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 1      Gen - Recyclables Collection and Loading Area Inspection      Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot 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.

090 - Waste Resources. 2      Gen - Waste Reporting Form and Receipts      Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling 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.



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez  
Agency Director*



09/20/18, 9:51 am

PM37399

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PM37399. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1      AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Parcel Map 37399 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2      AND - Project Description & Operational Limits**

Plot Plan No. 180016 proposes to construct 15 buildings totaling 138,495 square feet consisting of 49,100 square feet of retail and 89,395 square feet of business park on 14.06 acres. The project site will encompass seven (7) office/business park buildings and eight (8) retail buildings. Four (4) of the retail buildings may include restaurants. Retail and service uses may include, but are not limited to automobile parts and supply stores, banks and financial institutions, barber and beauty shops, clothing stores, department stores, drug stores, florist shops, hardware stores, and restaurants, which are permitted uses in the C-P-S zone. The site will also include a total of 544 parking stalls and all other necessary and required improvements, including required landscaping.

Tentative Parcel Map No. 37399 proposes Schedule E a subdivision of 14.06 acres into 15 parcels ranging from 0.33 to 2.01 acres in size.

The plot plan and tentative parcel map (project) is located Northerly of Benton Road, southerly and easterly of Winchester Road, and westerly of Leon Road.

**Advisory Notification. 3      AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards

**Advisory Notification. 4      AND - Exhibits**

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 4 AND - Exhibits (cont.)

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS

Tentative Map, Amended No. 37399

Exhibit A (Site Plan)

Exhibit B (Elevations)

Exhibit C (Floor Plans)

Exhibit G (Conceptual Grading Plan)

Exhibit L (Conceptual Landscaping and Irrigation Plans)

Exhibit P (Phasing Plan)

#### Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

##### 1. Compliance with applicable Federal Regulations, including, but not limited to:

- National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)

##### 2. Compliance with applicable State Regulations, including, but not limited to:

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
    - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
    - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}

##### 3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
  - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
  - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
    - Ord. No. 460 (Division of Land) {for TTMs and TPMS}
    - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
    - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
    - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
    - Ord. No. 671 (Consolidated Fees) {All case types}
    - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
    - Ord. No. 787 (Fire Code)
    - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
    - Ord. No. 857 (Business Licensing) {Land Use Entitlements}

### ADVISORY NOTIFICATION DOCUMENT

#### Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTM's and TPM's}
- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

#### E Health

E Health. 1 0010-E Health-USE - WATER AND SEWER SERVICE

PPT180016/PM37399 is proposing potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

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

E Health. 2 ECP COMMENTS

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

#### Fire

Fire. 1 0010-Fire-MAP-#50-BLUE DOT REFLECTORS

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation,

**ADVISORY NOTIFICATION DOCUMENT**

## Fire

Fire. 1                                    0010-Fire-MAP-#50-BLUE DOT REFLECTORS (cont.)  
placement of markers must be approved by the Riverside County Fire Department.

Fire. 2                                    0010-Fire-MAP\*-#15-POTENTIAL FIRE FLOW

The water mains shall be capable of providing the required fire flow available from any one hydrant at 20 PSI residual operating pressure.

## Flood

Flood. 1                                    0010-Flood-MAP FLOOD HAZARD REPORT

Parcel Map (PM) 37399 is a proposal to subdivide a 14.1-acre parcel for commercial retail use in the French Valley area. The site is located on the northwest corner of Benton Road and Leon Road. The site is within the Dutch Village Specific Plan (SP) 106. This map is being processed concurrently with Plot Plan No.180016, which is a proposal for a retail commercial and office center on the site and was previously reviewed as Pre-Application Review (PAR) 1492.

Quinta Do Lago Specific Plan 284, which is just north, south and east of the site, has a regional detention basin just north of this site to provide mitigation of the incremental increased runoff for the entire tributary drainage area within the specific plan boundary. This basin is proposed instead of each tract development constructing its own individual basin. An interim detention basin has been previously constructed on the basin site in order to provide mitigation for the tracts that have been developed. The design and construction for the ultimate basin is being accomplished with Tract Map 36536, which is just east of the site. The proposed large detention basin only provides a regional benefit for the area within the specific plan to facilitate the developments within the specific plan. Therefore, the District cannot use public funds to maintain the basin.

This site naturally drains in an east-to-west direction. This site was not tabled to drain to the regional detention basin, therefore mitigation for increased runoff and water quality impacts must be done onsite. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

There are no District maintained facilities, either existing or proposed, associated with this project. Therefore, the review and approval of the preliminary and final Water Quality Management Plan (WQMP), plus any associated drainage and grading plans, will be the responsibility of the Transportation Department. No additional mitigation for increased runoff should be required if compliance with the Hydromodification Management Plan (HMP) requirements in the WQMP are met.

This site is located within the bounds of the Warm Springs Valley subwatershed of the Murrieta Creek 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 the issuance of grading or building permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by

**ADVISORY NOTIFICATION DOCUMENT**

Flood

Flood. 1                                    0010-Flood-MAP FLOOD HAZARD REPORT (cont.)  
cashier's check or money order only. The District will not accept personal or company checks.

Planning

Planning. 1                                0010-Planning-MAP - IF HUMAN REMAINS FOUND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes: Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime.

If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.

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

"The nondestructive removal and analysis of human remains and items associated with Native American human remains. "Preservation of Native American human remains and associated items in place. "Relinquishment of Native American human remains and associated items to the descendants for treatment. "Other culturally appropriate treatment. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

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

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains

**ADVISORY NOTIFICATION DOCUMENT**

## Planning

Planning. 1                      0010-Planning-MAP - IF HUMAN REMAINS FOUND  
(cont.)

with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

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

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

"Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section.

The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains.

Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

## Planning. 2                      0010-Planning-MAP - UNANTICIPATED RESOURCES

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

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

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

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

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

## Transportation

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 1                    COUNTY WEB SITE (cont.)

Transportation. 1                    COUNTY WEB SITE

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.

Transportation. 2                    CREDIT/REIMBURSEMENT 4 IMP

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link: [http://rctlma.org/tran\\_s/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements](http://rctlma.org/tran_s/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements).

Transportation. 3                    DRAINAGE 1

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

Transportation. 4                    OFF-SITE PHASE

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

Transportation. 5                    STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and



## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 5                    STD INTRO 3(ORD 460/461) (cont.)  
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.

Transportation. 6                    TUMF CREDIT AGREEMENT

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation Please contact (951) 955-6800 for additional information.

Plan: PM37399

Parcel: 963060032

50. Prior To Map Recordation

Fire

050 - Fire. 1                      0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS                      Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

Flood

050 - Flood. 1                      0050-Flood-MAP ADP FEE NOTICE                      Not Satisfied

A notice of drainage fees shall be placed on the Environmental Constraint Sheet (ECS) to accompany the final map. The exact wording of the note shall be as follows:

**NOTICE OF DRAINAGE FEES**

Notice is hereby given that this property is located in the Murrieta Creek/Warm Springs Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

050 - Flood. 2                      0050-Flood-MAP SUBMIT ECS & FINAL MAP                      Not Satisfied

A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

Planning

050 - Planning. 1                      Map - CC&R Reciprocal Easement                      Not Satisfied

"\*The land divider shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which documents shall be subject to County Counsel approval:

050 - Planning. 2                      Map - ECS Note-Mt. Palomar Lighting                      Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS: This property is subject to lighting restrictions as required by Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with Ordinance No. 655."

050 - Planning. 3                      Map - ECS Shall be Prepared                      Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

Survey

050 - Survey. 1                      EASEMENT                      Not Satisfied

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

Transportation

050 - Transportation. 1                      ANNEX L&LMD/OTHER DIST                      Not Satisfied

Prior to map recordation, 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

Plan: PM37399

Parcel: 963060032

50. Prior To Map Recordation

Transportation

050 - Transportation. 1 ANNEX L&LMD/OTHER DIST (cont.) Not Satisfied

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. Street lights.
2. Traffic signal(s) per the traffic condition of approval.
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

050 - Transportation. 2 CORNER CUT-BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit ' C ' of the County-wide Design Guidelines.

050 - Transportation. 3 DEDICATION SLI Not Satisfied

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

Sufficient public street right-of-way along Leon Road shall be conveyed for public use to provide for a 59'-76 foot half-width right-of-way per County Standard No. 93, Ordinance 461.

050 - Transportation. 4 INTERSECTION/SO' TANGENT Not Satisfied

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 5 OFF-SITE . PHASE Not Satisfied

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

050 - Transportation. 6 ST DESIGN/IMPRV CONCEPT Not Satisfied

The street design and improvement concept of this project shall be coordinated with PPT180016.

050 - Transportation. 7 TUMF CREDIT AGREEMENT Not Satisfied

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

60. Prior To Grading Permit Issuance

Plan: PM37399

Parcel: 963060032

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-MAP - EASEMENTS/PERMISSION                      Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2                      0060-BS-Grade-MAP - If WQMP is Required                      Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3                      0060-BS-Grade-MAP - Improvement Securities                      Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Flood

060 - Flood. 1                      0060-Flood-MAP ADP FEES                      Not Satisfied

Parcel Map 37399 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Planning

060 - Planning. 1                      SMP - Fee Balance                      Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

Transportation

060 - Transportation. 1                      CREDIT/REIMBURSEMENT FOR IMP                      Not Satisfied

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955 1667.

For more information regarding the public work bidding requirements please visit the following link:  
<http://rctlma.org/tran s/Land Development/Funding Programs/ Road and Bridge Benefit District RBBB/Public Works-Bidding Requirements>.

060 - Transportation. 2                      CREDIT/REIMBURSEMENT FOR IMPROVEMENTS                      Not Satisfied

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work

Plan: PM37399

Parcel: 963060032

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2                    CREDIT/REIMBURSEMENT FOR IMPROVEMENTS (cont.)                    Not Satisfied  
shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:  
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD>.

060 - Transportation. 3                    FINAL WQMP                    Not Satisfied

This project is located in the Santa Margarita watershed. Prior to the issuance of a grading permit, the project proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, in accordance with the currently effective NPDES municipal storm water permit (California Regional Water Quality Board Order No. R9 2013 0001 (Santa Margarita) 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.rcfood.org/npdes](http://www.rcfood.org/npdes). For any questions, please contact (951) 712 5494.

060 - Transportation. 4                    SUBMIT GRADING PLAN                    Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

060 - Transportation. 5                    WQMP ACCESS AND MAINT EASEMENT                    Not Satisfied

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 on site and off site property.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                    0080-BS-Grade-MAP - NO BP'S W/O L.U. PRMT                    Not Satisfied

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

Fire

080 - Fire. 1                    Prior to permit                    Not Satisfied

1. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
2. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Flood

080 - Flood. 1                    0080-Flood-MAP ADP FEES                    Not Satisfied

Plan: PM37399

Parcel: 963060032

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1                                    0080-Flood-MAP ADP FEES (cont.)                                    Not Satisfied

Parcel Map 37399 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Planning

080 - Planning. 1                                    0080-Planning-USE\*- CC&R C/I MO COMMON LOT                                    Not Satisfied

The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents to for review along with the current fee, which documents shall be subject County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by County Counsel.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress and parking, c) provide for the establishment of a maintenance operator, c) provide for the ownership of the common area by the owners of each individual parcel as tenants in common, and d) contain the following provisions verbatim: "Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The Maintenance Operator established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '\_\_\_', attached hereto, and shall not be sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The Maintenance Operator shall have the right to assess the owners of each individual parcel for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment.

An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

080 - Planning. 2                                    0080-Planning-USE\*- CC&R C/I POA COMMON LOT                                    Not Satisfied

The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which documents shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and

Plan: PM37399

Parcel: 963060032

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2                      0080-Planning-USE\* - CC&R C/I POA COMMON LOT (cont.)                      Not Satisfied

Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by County Counsel. The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide reciprocal easements for ingress, egress and parking, c) provide for the establishment of a property owners' association comprised of the owners of each individual parcel, d) provide for the ownership of the common area by either the property owners' association or the owners of each individual parcel as tenants in common, and e) contain the following provisions verbatim: "Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '\_\_\_', attached hereto, and shall not be sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

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

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

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

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division.

Transportation

080 - Transportation. 1                      ESTABLISH WQMP MAINT ENTITY                      Not Satisfied

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.

080 - Transportation. 2                      IMPLEMENT WQMP                      Not Satisfied

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.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS Grade-MAP - No Precise Grade Approval                      Not Satisfied

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

Transportation

090 - Transportation. 1                      ANNEX L&LMD/OTHER DIST                      Not Satisfied

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

Plan: PM37399

Parcel: 963060032

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1                    ANNEX L&LMD/OTHER DIST (cont.)                    Not Satisfied

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. Street lights
2. Traffic signal(s) per traffic condition of approval.
3. Street sweeping

090 - Transportation. 2                    R & B B D                    Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "D" of the Southwest Road and Bridge Benefit District.

090 - Transportation. 3                    STREETLIGHT AUTHORIZATION                    Not Satisfied

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

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

090 - Transportation. 4                    WQMP COMPLETION                    Not Satisfied

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.

090 - Transportation. 5                    WRCOG TUMF                    Not Satisfied

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.



**LAND DEVELOPMENT COMMITTEE (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE  
PO Box 1409  
Riverside, 92502-1409**

DATE: September 26, 2017

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riverside County Flood Control  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Regional Parks & Open Space  
P.D. Environmental Programs Division  
P.D. Geology Section

Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
Riv. Co. Airport Land Use Commission  
French Valley Airport, Attn. General Manager  
Board of Supervisors - Supervisor: 3rd District-  
Washington  
Planning Commissioner: 3rd District- Taylor-  
Berger  
Temecula Sphere of Influence

Eastern Municipal Water District (EMWD)  
Southern California Edison Co. (SCE)  
Southern California Gas Co.  
California Council for the Blind

**CONDITIONAL USE PERMIT NO. 3777 and PARCEL MAP NO. 37399 – EA 43055 – Applicant/Owner:** W. Development Partners of Temecula – Engineer Representative: EJR Group – Third Supervisorial District – Highway 79 Policy Area – Southwest Area Plan – Land Use Designation: Community Development: Commercial Retail (CD: CR) – Location: north of Benton Road, east of Highway 79, west of Leon Road – Zoning: Dutch Village Specific Plan - **REQUEST:** Development of approximately 143,565 square feet of retail commercial and office buildings, and all other necessary and required improvements on a 14.06 acre site. – APN: 963-060-032. **BBID: 606-652-770, UPROJ: CUP03777**

**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 October 19, 2017**. 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. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above: <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

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.*

Any questions or comments regarding this project should be directed to David Alvarez, Project Planner at (951) 955-5719, or e-mail at [daalvarez@rivco.org](mailto:daalvarez@rivco.org) / MAILSTOP #: 1070

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

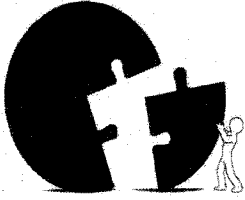
COMMENTS:

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.*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

September 27, 2017

Cahuilla Band of Indians  
Anthony Madrigal  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03777, EA43055)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 27, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**CONDITIONAL USE PERMIT NO. 3777 and PARCEL MAP NO. 37399** – EA 43055 – Applicant/Owner: W. Development Partners of Temecula – Engineer Representative: EJR Group – Third Supervisorial District – Highway 79 Policy Area – Southwest Area Plan – Land Use Designation: Community Development; Commercial Retail (CD: CR) – Location: north of Benton Road, east of Highway 79, west of Leon Road – Zoning: Dutch Village Specific Plan

**REQUEST:** Development of approximately 143,565 square feet of retail commercial and office buildings, and all other necessary and required improvements on a 14.06 acre site. – APN: 963-060-032.

Sincerely,

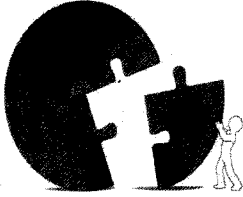
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: David Alvarez, [daalvarez@rivco.org](mailto:daalvarez@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

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

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

September 27, 2017

Colorado River Indian Tribes (CRIT)  
David Harper, Director  
26600 Mohave Road, Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03777, EA43055)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by October 27, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**CONDITIONAL USE PERMIT NO. 3777 and PARCEL MAP NO. 37399** – EA 43055 – Applicant/Owner: W. Development Partners of Temecula – Engineer Representative: EJR Group – Third Supervisorial District – Highway 79 Policy Area – Southwest Area Plan – Land Use Designation: Community Development: Commercial Retail (CD: CR) – Location: north of Benton Road, east of Highway 79, west of Leon Road – Zoning: Dutch Village Specific Plan

**REQUEST:** Development of approximately 143,565 square feet of retail commercial and office buildings, and all other necessary and required improvements on a 14.06 acre site. – APN: 963-060-032.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: David Alvarez, [daalvarez@rivco.org](mailto:daalvarez@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

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

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040